

													This Plan Sanction is issued subject to the following conditions	1054 074754547		l VE	ERSION NO.:	1.0.9		
Block :A (APARTMENT)													1. Sanction is accorded for the Residential Apartment and Club House Building at Katha No. 798/100/1, Thanisandra, Ward No. 06, Yelahanka Zone				VERSION DATE: 01/11/2018			
									Dronosed	1 V44			Bengaluru.	PROJECT DETAIL: Authority: BBMP		l Dia				
Floor Name	Total Built Up Area		Proposed Add FAR Area In To							Area In	ea In Carpet	Consist of BF+GF+14 UF (Fourteen upper floors) only	Inward_No: BBMP/Addl.Dir/JD Plot Subl Ise: Apartment							
		Deductions (Area in Sq.mt.)					Area (Sq.mt.)	FAR (Sq.mt.)	FAR Area	nmt other	 Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use. Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose. 	NORTH/0039/18-19 Application Type: Gen	oral		·	Residential (M	//ain\			
	(Sq.mt.)	StairCase	Lift	Lift	Void	Substructure	Ramp	Parking	Resi.	Stair	(Sq.mt.)	than Tenement	4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.	Proposal Type: Buildin			lot/Sub Plot No	`	viaiii)	
		+ +		Machine			<u> </u>	ļ	-	-			Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.	Nature of Sanction: Ne	<u> </u>			er Khata Extrac		
Floor	93.81	78.21	10.40	5.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of	Location: Ring-III	I aa aaa 7 D: NA	Lo	ocality / Street	of the property:	y: THANISANDRA	A, BANGALORE.
Fourteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13 0.00	construction.	Building Line Specified Zone: Yelahanka	r as per Z.R. NA					
Thirteenth	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13 0.00	8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.	Ward: Ward-006						
Floor Twelfth	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	-	-	1445.83	13 0.00	9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the	e Planning District: 309-	Tanisandra					
Floor Eleventh			+	+				0.00	 			13 0.00	tenants and occupants. 10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 codes.	AREA DETAILS: OREA OF PLOT (Min	nimum)	(A)	7)			
Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13 0.00	mts. from the building within the premises. 11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make	D 1 (1 (7)	9			
Tenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13 0.00	provisions for telecom services as per Bye-law No. 25.	Kharabl	and Area					
Ninth	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13 0.00	12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.	. 0 ta.:	<u> </u>] /A	A-Deductions)			
Floor Eighth			+	-					-			42 0.00	13. The applicant shall plant at least two trees in the premises.	NET AREA OF PLOT		(A-	A-Deductions)			
Floor Seventh	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13 0.00	14.Permission shall be obtained from forest department for cutting trees before the commencement of the work.15.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned		ible Coverage area ((50.00 %)				
Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13 0.00	plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections. 16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by	· .	ed Coverage Area (2					
Sixth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13 0.00	the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.	Ralance	d Net coverage area coverage area left (· ,				
Fifth	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13 0.00	17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).	FAR CHECK	,	,				
Floor Fourth			+						-				18. The building shall be constructed under the supervision of a registered structural engineer.	Permiss	ible F.A.R. as per zo			•		
Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13 0.00	19.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.	Allowah	ial F.A.R within Ring le TDR Area (60% o	,		olot -)		
Third Floor	1504.79	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1471.55	0.00	1471.55	13 0.00	20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.		le max. F.A.R Plot w			station (-)		
Second	1625.92	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1592.68	0.00	1592.68	13 146.66	21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.	Total Pe	erm. FAR area (2.50			. ,		
Floor First	1674.73	0.00	20.74	0.00	11.42	1.08		0.00	1641.49	0.00	1641.49	13 195.51	22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable		tial FAR (99.30%)					
Floor Ground			+				0.00					13 195.51	purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).	Achieve	ed FAR Area ed Net FAR Area (2.5	50.)				
Floor	2036.22	0.00	20.74	0.00	11.42	1.08	0.00	504.64	1459.61	38.73	1498.34	13 0.00	24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.		FAR Area (0.00)	50 /				
Basement Floor	4078.72	0.00	15.60	0.00	0.00	0.00	328.88	3617.81	0.00	116.44	116.44	0.00	 25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building. 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured. 	BUILT UP AREA CH						
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195 342.17	27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also	0	ed BuiltUp Area cture Area Add in BU	IA (Lavout LvI)	4)			
Total Number													entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry. 28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the	A 1:	d BuiltUp Area	or (Layout Lvi)	'/			
of Same Blocks	1												building. 29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall	Block USE/SUBUS	E Details					
:			1				I	1	1		l I	I								
			+										stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.						Block Land	Use
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195 342	30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unitrequired capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqn	n	Block Use	Block Subl		ock Structure	Block Land Category	Use
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Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195 342	 Sarbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing untirequired capacity in stalled at site for its re-use / disposal (Applicable for Residential units of 5s and above and 5000 Sqr and above built up area for Commercial building). The structures with basement's shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement's with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades. Sufficient two wheeler parking shall be provided as per requirement. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece Department every. Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the equipment everty year. The Owner / Association of highrise building shall got the condition, and an affidiavit to that effect shall be submitted to the Corporation and Fire Fore Department everty year. The Owner / Association of highrise building shall got the structure of the partment regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permanent reg	Required Parking (Total Car Two Stack.Car Visitor's Car Parking Total Car Consumption Can Car	Residential Fable 7a SubUse	Apartmer Area (Sq.mt.) 50 - 225 - 26dd. Area (Sq. 2681.2 - 275.00 2956.2 275.00 - 3 Deductions Lift Machine Nachine S.20 17 56 5.20 17 LENGTH 0.76 0.90 1.06	Units Reqd. 1 1 1 1 1 1 1 1 1	Highrise SS	Category R	r qd. Prop
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195 342	 Sarbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing untrequired capacity in stalled at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqn and above built up area for Commercial building). The structures with basement's shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement's with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public road and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades. Sufficient two wheeler parking shall be provided as per requirement. This comment of the structures which shall be got approved from the Competent Authority if necessary. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forcec Department every Year. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forcec Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission is susted that one in Two years. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the case of summer and another during the summer of Processor in the permission is susted that one in Two years.	Required Parking (Total Parking Total Car Total Parking	Residential Fable 7a Pable	Apartmer Area (Sq.mt.) 50 - 225 - 26qd. Area (Sq. 2681.2 275.00 2956.2 275.00 - 3 Deductions Lift Machine M	Units Reqd. 1 1 1 1 1 1 1 1 1	Highrise S Prop. Re No. 195 30 0 225 0	Category R	r qd. Prop
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3. Employment of child labour in the construction activities strictly prohibited.

8775284887, Dated: 19-07-2019 for the following:-

7. Add 1% for administrative charges : Rs. 44,411-00

LabourCess: Rs. 43,97,000/- Paid vide RTGS/NEFT No.CORPR22019071800615102

automatically and legal action will be initiated.

NOC Details

SI No. Name of the Statutory Department

5 Fire Force Department

Ground Rent

GST 18%

3. Betterment Charges 1.For Building

3. Security Deposit

4. Plan Copy

2. Licence Fees & Scrutiny Fee

5. Compound Wall Charges

6. Lake Rejuvenation Fee

towards labour cess

4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled

Reference No. & Date

EEE/SND/AEE(O)/AE-T/18-19, Date. 24-12-2018 AGM(TP)/S-6/Vol-78/2018-19/9, Date. 13-12-2018 SEIAA 40 CON 2019, Date. 23-05-2019, Condition

imposed to be submit the revised NOC before issue

Condition imposed to be submit the same before

KSFES/GBC(1)/099 Docket No. KSFES/NOC/085/

JAKK/SOUTH/B/121118/354307, Date.

of Commencement Certificate.

issue of Occupancy Certificate.

III. The Applicant has paid the fees Rs. 72,83,000/- vide Online NEFT / RTGS Transaction No.

issue of Commencement Certificate

: Rs. 2,20,547-00

: Rs. 1,77,936-00

: Rs. 27,22,805-00

: Rs. 1,50,000-00

: Rs. 10,000-00 : Rs. 2,22,420-00

Total: Rs. 72,82,745-00

dated: 18-07-2019 Vide Receipt No. HO/18652/2019 Dated: 18-07-2019.

: Rs. 24,54,908-00

2019 Dated: 23-07-2019.

Jakkuru Flying Training School Condition imposed to be submit the same before

5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

1:150		Total:	SPLIT 8 SPLIT 9 SPLIT11	FLAT FLAT -	109.65 109.65 90.08 18301.19	97.59 97.59 79.94 16257.61	8 8 6 1271	195	_
OWNER / G SIGNATURE	PA HOLDER'S	Note: The modified papproval by the vide lp number and conditions Validity of this	e commis :BBMP/ laid dow	ssioner on AddL.Dir/ n along w	d in accord date: 03 JD NORT with this m	dance with /07/2019 . H/0039/18 odified bu	8-19 su ilding p	cceptance bject to te lan appro	erms
NUMBER & SRI. BONDU RAI BONDU BHAGAT RAMA RAJU ANI BUILDERS AND	DDRESS WITH ID CONTACT NUMBER: MASWAMY M, SMT. B. R. RAGAMMA, SRI. TH SINGH, SRI. B. R. ALLURI SEETHA D SRI. DEVARAJ. M, M/S SAI KALYAN DEVELOPERS PVT LTD Rep By. ITS	gg gl. Planda de i	PALIKE	R MUDDARAJU on : Joint Director Ti tion : BRUHAT BAN -Aug-2019 19: 45:01		P) IGARA			
ARCHITECT/	PATI SUNIL KUMAR (G.P.A HOLDER) 'ENGINEER	PROJECT T "PLAN SHOW! CLUB HOUSE WARD NO. 06	NG THE BUILDIN	IG AT SIT					
SRI. K. S. PRASA Maratha Hostel (B.H.Road. V.S.A	Complex, Siddaganga Extn Associates, 1st Main, Maratha	DRAWING	TITLE	: Sl	TE PLAN				
Hostel Complex, BCC/BL-3.2.3/E-	Siddaganga Extn B.H.Road. -1085/92-93	SHEET NO): 1						

UnitBUA Table for Block :A (APARTMENT)