



SITE PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions : 1.Sanction is accorded for the Residential Building at Khata no. 2904, Sy no. 167, Municipal no. 74 (old sy. no. 42) pattandur agrahara village, K.R. Puram Hobli, Bangalore., Bangalore. a).Consist of 1Basement + 1Ground + 10 Upper floors only.

2.Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any 3.Basement and ground floor area reserved for car parking shall not be converted for any other purpose 4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any. 5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

for dumping garbage within the premises shall be provided. 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 construction. 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 nearby dumping yard. 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 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 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 provisions for telecom services as per Bye-law No. 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 13. The applicant shall plant at least two trees in the premises. 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 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 the Authority in the first instance, warned in

the second instance and cancel the registration if the same is repeated for the third time. 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). 18. The building shall be constructed under the supervision of a registered structural engineer. 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. 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. 21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

competent authority. 22. Drinking water supplied by BWSSB should not be used for the construction activity of the 23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a). 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. 25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the 26.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.

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 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 building. 9. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall 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.

30.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building). 31. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades. 32. Sufficient two wheeler parking shall be provided as per requirement. 33. 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. 34. The Owner / Association of high-rise 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. 35. The Owner / Association of high-rise building shall get the building inspected by empaneled

agencies of the Fire Forece Department to ensure that the equipment's 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. 36. The Owner / Association of high-rise 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 issued that once in Two years.

37. The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect o 38.Payment ground rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye-laws-2003

39.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.

40. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP

41. The construction of reconstruction of building shall be commenced within a period of two years from date of issue of licence. Before the expiry of two years, the owner/Developer shall give intimation to the BBMP(Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further the owner/ Developer shall give intimation on completion of the foundation or footing of walls/ columns of the foundation. Otherwise the plan sanction deemed cancelled.

42. The sanctioned plans are issued based on the Highcourt of Karnataka interim order dt: 01-07-2019 in WP. No. 27570/2019 (LB-BMP). 43.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place. 3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him. 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction

workers Welfare Board". 1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. 3.Employment of child labour in the construction activities strictly prohibited. 4. Obtaining NOC from the Labour Department before commencing the construction work is a must. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question.

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 automatically and legal action will be initiated. SI No. Name of the Statutory Reference No. & Date

UnitBUA Table for Block :A (RESIDENTIAL)

F UNIT BUA-2

F UNIT BUA-5

F UNIT BUA-6 F UNIT BUA-7

F UNIT BUA-8

TY UNIT BUA-3

Block USE/SUBUSE Details

Required Parking(Table 7a)

Parking Check (Table 7b)

Balcony Calculations Table

Vehicle Type

NO.

TY UNIT BUA-1 FLAT

TY UNIT BUA-2 FLAT

 TYPICAL - 2- 10
 TY UNIT BUA-3
 FLAT
 82.15
 82.15
 8

 FLOOR PLAN
 TY UNIT BUA-4
 FLAT
 98.36
 102.05
 9

 TY UNIT BUA-5
 FLAT
 98.36
 102.05
 9

 TY UNIT BUA-6
 FLAT
 98.36
 102.05
 9

 TY UNIT BUA-6
 FLAT
 82.15
 82.15
 8

 Block Name
 Block Use
 Block SubUse
 Block Structure
 Block Land Us Category

 A (RESIDENTIAL)
 Residential
 Apartment
 Highrise
 R

 TY UNIT BUA-7
 FLAT
 82.15
 82.15
 8

 TY UNIT BUA-8
 FLAT
 98.04
 102.24
 9

 Total:
 7211.66
 7349.14
 685
 80

 Block Name
 Type
 SubUse
 Area (Sq.mt.)
 Onits
 Car

 A
 SubUse
 SubUse
 Reqd.
 Prop.
 Reqd./Unit
 Reqd.
 Prop.

A
(RESIDENTIAL)ResidentialApartment50 - 2251-180-Total :-----80112

 TwoWheeler
 110.00
 0
 0.00

 Other Parking
 2084.94

 Tatal
 1220.00
 3624.04

 FLOOR
 SIZE
 AREA
 TOTAL AREA

 TYPICAL - 2- 10 FLOOR
 1.10 X 3.35 X 2 X 9
 66.42
 137.5

 PLAN
 1.10 X 3.35 X 2 X 9
 66.42
 137.52

 1.25 X 3.35 X 1 X 9
 37.80
 37.80
 33.30

 1.11 X 3.35 X 1 X 9
 33.30
 33.30
 337.52

FIRST FLOOR F UNIT BUA-4 FLAT

PLAN

	Department		
1	Fire	No. KSFES/GBC(1)/021, Docket No. KSFES/NOC/020/2019, Date. 23-02-2019	
2	KSPCB	No.39/PCB/RSEO-BNG-EAST/MDPURA/LO/2018-19/346 Dated: 29-12-2018.	All the conditions imposed in
3	BSNL	DE/SAN/BG/NOC HRB (S-11)-VOLI/73 dt: at BG 41, 17-12-2018.	the letter issued by the Statutor
4	BESCOM	EEE/WF/AEE(O)/NOC/AET/449/ Dated: 21-12-2018.	Body should be adhered to
5	Airport Authority of India	NOC. ID :BANGLORESOUTH/B/012319/366072 Dated: 21-03-2019.	
6	BWSSB	BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)-II/TA(M)-II/TA(M)-III/1628/2019-20, Date, 11-07-2019.	

UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenen

		SCALE : 1:100					
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9	·					
AREA STATEMENT (BBMP)	VERSION DATE: 01/11/2018						
PROJECT DETAIL:							
Authority: BBMP	Plot Use: Residential						
Inward_No: BBMP/Addl.Dir/JD NORTH/0038/18-19	Plot SubUse: Apartment						
Application Type: General	Land Use Zone: Residential (Main)						
Proposal Type: Building Permission	Plot/Sub Plot No.: 2904						
Nature of Sanction: New	Khata No. (As per Khata Extract): 29						
Location: Ring-III	Locality / Street of the property: patta Hobli, Bangalore.	Locality / Street of the property: pattandur agrahara village, K.R. Puram Hobli, Bangalore.					
Building Line Specified as per Z.R: NA							
Zone: Mahadevapura							
Ward: Ward-083							
Planning District: 315-Whitefiled							
AREA DETAILS:	•	SQ.MT.					
AREA OF PLOT (Minimum)	(A)	3943.43					
NET AREA OF PLOT	(A-Deductions)	3943.43					
COVERAGE CHECK	•						
Permissible Coverage area (5	5.00 %)	2168.89					
Proposed Coverage Area (25.	47 %)	1004.42					
Achieved Net coverage area (25.47 %)	1004.42					
Balance coverage area left (2	9.53 %)	1164.47					
FAR CHECK							
Permissible F.A.R. as per zon	ing regulation 2015 (2.25)	8872.72					
	and II (for amalgamated plot -)	0.00					
Allowable TDR Area (60% of	Perm.FAR)	0.00					
Premium FAR for Plot within I	mpact Zone(-)	0.00					
Total Perm. FAR area (2.25)		8872.72					
Residential FAR (100.00%)	8850.37						
Proposed FAR Area	Proposed FAR Area						
Achieved Net FAR Area (2.24	8850.37						
Balance FAR Area (0.01)		22.35					
BUILT UP AREA CHECK							
Proposed BuiltUp Area		12918.02					
Substructure Area Add in BUA	A (Layout Lvl)	15.00					
Achieved BuiltUp Area		12933.03					

Approval Date : 04/09/2019 5:05:14 PM Payment Details

Conditions Imposed

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark		
1	BBMP/5743/CH/18-19	BBMP/5743/CH/18-19	0	Online	7780486887	12/17/2018	-		
	No.		Head	Amount (INR)	Remark				
	1	5	crutiny Fee	0	-				
2	BBMP/14743/CH/19-20	BBMP/14743/CH/19-20	1208000.00	ONLINE	9003195597	04/09/2019	Remarks		
	No.	Head			Amount (INR)	Remarks			
	1.	Scrutiny fee			0.00	urt stay			
	2.	Ground rent (with :	19% GST)		0.00	Hon'ble High court stay			
	3.	Security Deposit			323326.00				
	4.	Lake Rejuvenation	Cess		98586.00				
	5.	Add 1% for adminis cess	trative charges	towards labour	19572.00				
	6.	Licence fee			580049.00				
	7.	Compound wall cha	arges		61600.00				
	8.	Fee U/s 18(1) of KTCP a	act (Betterment Levy	y) for Building	25866.00				
	9.	Fee U/s 18(1) of KTCP a	act (Betterment Levy) for Site	98586.00				
	BBMP/0343/CH/19-20	BBMP/0343/CH/19-20	0494094068	04/09/2019					
	No.	Head		Amount (INR)	Remarks				
	1.	Labour Cess amour	t		1938000.00				

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							AR AR trea Sq.mt.) Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			renemen
Terrace Floor	50.27	0.00	50.27	38.82	0.00	11.45	0.00	0.00	0.00	0.00	0.00	00	00
Tenth Floor	887.97	6.94	881.03	0.00	11.45	0.00	0.15	0.00	0.00	869.43	869.43	08	0.00
Ninth Floor	887.97	6.94	881.03	0.00	11.45	0.00	0.15	0.00	0.00	869.43	869.43	08	0.00
Eighth Floor	887.97	6.94	881.03	0.00	11.45	0.00	0.15	0.00	0.00	869.43	869.43	08	0.00
Seventh Floor	887.97	6.94	881.03	0.00	11.45	0.00	0.15	0.00	0.00	869.43	869.43	08	0.00
Sixth Floor	887.97	6.94	881.03	0.00	11.45	0.00	0.15	0.00	0.00	869.43	869.43	08	0.00
Fifth Floor	887.97	6.94	881.03	0.00	11.45	0.00	0.15	0.00	0.00	869.43	869.43	08	0.00
Fourth Floor	887.97	6.94	881.03	0.00	11.45	0.00	0.15	0.00	0.00	869.43	869.43	08	0.00
Third Floor	887.97	6.94	881.03	0.00	11.45	0.00	0.15	0.00	0.00	869.43	869.43	08	0.00
Second Floor	887.97	6.94	881.03	0.00	11.45	0.00	0.15	0.00	0.00	869.43	869.43	08	0.00
First Floor	882.11	6.94	875.17	0.00	11.45	0.00	0.15	0.00	0.00	863.57	863.57	08	0.00
Ground Floor	1004.42	4.57	999.85	0.00	11.45	0.00	0.00	0.00	896.40	92.00	92.00	0	92.00
Basement Floor	3068.22	4.7500	3063.47	0.00	11.45	0.00	0.00	248.83	2728.54	69.89	69.89	00	69.89
Total:	12996.74	78.72	12918.02	38.82	137.40	11.45	1.50	248.83	3624.94	8850.33	8850.33	80	161.89
Total Number of Same Blocks	1												
: Total:	12996.74	78.72	12918.02	38.8200	137.40	11.4500	1.50	248.83	3624.94	8850.33	8850.33	80	162

FAR &Ten	emer	nt Deto	ails									
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Built BUA(Area Built Up Deductions (Area in Sq.mt.) Ip Area in Area			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	ר (
			Cutout	StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
٨												<u> </u>

Tnmt Area other

 1
 12996.75
 78.72
 12918.03
 38.82
 137.40
 11.45
 1.50
 248.83
 3624.94
 8850.33
 8850.33
 80
 161.89

 CRESIDENTIAL)
 1
 12996.75
 78.72
 12918.03
 38.82
 137.40
 11.45
 1.50
 248.83
 3624.94
 8850.33
 8850.33
 80
 161.89

 Grand Total:
 1
 12996.75
 78.72
 12918.03
 38.82
 137.40
 11.45
 1.50
 248.83
 3624.94
 8850.33
 8850.33
 80
 161.89

137.52

Block Land Use

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : M/s Ankuraa Developers rep by managing partner P. Balasubramanyam &B. Dungal chand #4/1, 3rd floor, pattandur agrahara,

ARCHITECT/ENGINEER SUPERVISOR 'S SIGNATURE Ganesh N #4/2, 8th main, 6th cross, S.R. Nagar, Bangalore E-4289/17-18

lyt

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA

The plans are approved in accordance with the acceptance for approval by the Commissioner BBMP (<u>NORTH</u>) on date: <u>09/04/2019</u> PROJECT TITLE :

vide lp number: BBMP/Addl.Dir/JD_NORTH/0038/18-19______ subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue. NO.2904, MUNICIPAL NO.74, (OLD SY NO.42) NEW SY NO.167, PATTANDUR AGRAHARA VILLAGE, K.R.PURAM HOBLI, BANGALORE

Name : RAJESH S V Designation : Joint Director Town Planning (JDTP) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE Date : 30-Sep-2019 14: 56:33 NORTH

DRAWING TITLE : SITE PLAN

SHEET NO: 1

SOUTH TALUK.

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer