

JserDefinedMetric	(2000.00	x 900.	00MM
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			ОНТ				
					 	 	1
TERRACE FLOOR LVL	TERRACE FLOOR LVLLVL + 14.93m						
LVL + 14.14m	 LVL + 14.93m FOURTH FLOOR LVL LVL + 12.07 						
THIRD FLOOR LVL LVL + 10.39m	• LVL + 12.07						
LVL + 10.0911	THIRD FLOOR LVL LVL + 9.14m						
SECOND FLOOR LVL	LVL + 9.14m						
LVL +7.13m	♦ SECOND FLOOR LVL LVL + 6.27m						
	 ✓ LVL + 6.27m 						
FIRST FLOOR LVL LVL +3.38m	← FIRST FLOOR LVL						
GROUND FLOOR LVL	Ψ LVL + 3.35m						
LVL + 0 -10m	GROUND FLOOR LVL						ļ
ROAD LVL LVL +/- 0 - 0m BASEMENT LVL	 ↓ LVL + 0.10m ↓ ROAD LVL ↓ LVL +/- 0.0m 	EAS	ST ELEVA	TION			

UnitBUA Table for Block :B W (CLUB HOUSE)

NOC Defails Name UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. GROUND SPLITA IFLAT 1062 58 1086 86 10 10 I Depression I Reference No. & Date Conditions A || Lor | All the condition PLITA ||FICATE-31147/8, PCB.0010D: 77606000 || . Dated: 20-03-2019 | imposed in the 0.00 || letter issued by 0 PLAN SPLITA FLAT DCE(M)-II/TA(M)-III/2218/2019-20, Body should be dated: 14-08-2019 adhered to.

SIZE	AREA	TOTAL AREA	
1.38 X 2 X 1	24.28	24.28	
-	-	24.28	

Setback Line

25.7650m

f 5.0000m → |

BBMP/Addl.Dir/JD NORTH/0049/2018-19 This Plan Sanction is issued subject to the following conditions 1. Sanction is accorded for the Residential Apartment Building at Property Khata no. 1143, Sy No.

106/1,Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 54, Bangalore.

a) Consist of BF + GF + 4UF (Four upper floors) only

. Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use. 3. Basement 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 near by 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. 25. 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. 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 Approval Date: 06/04/2019 4:28:04 PM 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 buildina.

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 FAR & Tenement Details 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 building.

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. γ 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.

1 conditions vide Si. No. 23, 24, 25 a 20 are provided in the second si. **1** 29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of Required Parking(Table 7a) 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** 100 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 neighbouring property, public roads and ~~ [footpaths, and besides ensuring safety of workman and general public by erecting safe barricades. Parking Check (Table 7b) 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. Payment of 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-law-2003. 35. 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. 36. The Construction or reconstruction of building shall be commenced within a period of two (2) Block : B W (CLUB HOUSE) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP 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. 37. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled. 38. The Applicant / Owner / Developer shall abide by the collection of solid waste and its

segregation as per solid waste management bye-law 2016. 39. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016. 40. The Applicant / Owners / Developers shall make necessary provision to charge electrical

vehicles. 41. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sqm b) minimum of two trees for sites measuring with more than 2 to equilibrium of Sqm b) minimum of two trees for sites measuring with more than 2 to equilibrium of Sqm b) sites measuring with more than 2 to equilibrium of Sqm b) sites measuring with more than 2 to equilibrium of Sqm b) sites measuring with more than 2 to equilibrium of Sqm b) sites measuring with more than 2 to equilibrium of Sqm b) sites measuring with more than 2 to equilibrium of Sqm b) sites measuring with more than 2 to equilibrium of Sqm b) sites measuring with more than 2 to equilibrium of Sqm b) sites measuring with more than 2 to equilibrium of Sqm b) sites measuring with more than 2 to equilibrium of Sqm b) sites measure of Sqm b) sites m

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

- 1. Registration of 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"

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abour Department 2. List o which is man 3. Emplo

4. Obtai on work is a must.

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.

> dated: 20-09-2019 for the following:-7,38,867-00

27929-27932/2019(LB-BMP) dated: 08-07-2019	:	0-00
3. Betterment Charges		
a) For Building	:	32,839-00
b) For Site	:	2,20,548-00
4. Security Deposit	:	16,41,926-00
5. Plan copy charges	:	1,00,000-00
6. Compound Wall Charges	:	10,000-00
7. Lake Improvement Charges	:	2,75,686-00
8. Scrutiny fees	:	36,944-00
9. 1% Service Charge on Labour Cess		
to be naid to BBMP ((High Court Stay vide WP No		

to be paid to BBMP ((High Court Stay vide WP No. 27929-27932/2019(LB-BMP) dated: 08-07-2019

TOTAL: 30,56,810-00 Labour Cess : High Court Stay vide WP No. 27929-27932/2019(LB-BMP) dated: 08-07-2019

: 00-00

	VERSION DATE. 01/11/2010				
PROJECT DETAIL:					
Authority: BBMP	Plot Use: Residential				
Inward_No: BBMP/Addl.Dir/JD NORTH/0049/18-19	Plot SubUse: Apartment				
Application Type: General	Land Use Zone: Residential (Main)				
Proposal Type: Building Permission	Plot/Sub Plot No.: 1143				
Nature of Sanction: New	Khata No. (As per Khata Extract): 106/1/114	13			
Location: Ring-III	Locality / Street of the property: HOODI VILI	LAGE,K.R.PURAM			
Building Line Specified as per Z.R: NA					
Zone: Mahadevapura					
Ward: Ward-054					
Planning District: 313-K.R. Puram					
AREA DETAILS:		SQ.MT.			
AREA OF PLOT (Minimum)	(A)	11027.42			
NET AREA OF PLOT	(A-Deductions)	11027.42			
COVERAGE CHECK					
	. ,	5513.71			
		2481.69			
•	%) 2481.69 22.5 %) 2481.69				
Balance coverage area left	t (27.5 %)	2.5 %) 2481.69			
FAR CHECK					
		19297.98			
		0.00			
ward_No: BBMP/Addl.Dir/JD IORTH/0049/18-19Plot SubUse: ApartmentApplication Type: GeneralLand Use Zone: Residential (Main Proposal Type: Building PermissionPlot/Sub Plot No.: 1143lature of Sanction: NewKhata No. (As per Khata Extract): Locality / Street of the property: He Building Line Specified as per Z.R: NAVard: Ward-054Vard: Ward-054Varda DETAILS: AREA OF PLOT (Minimum)AREA OF PLOT (Minimum)COVERAGE CHECKPermissible Coverage area (50.00 %)Proposed Coverage Area (22.5 %) Balance coverage area left (27.5 %)		0.00			
		0.00			
		19297.98			
Residential FAR (99.49%)		10016.92			
•		10068.46			
Achieved Net FAR Area (0.91)	10068.46			
Balance FAR Area (0.84)		9229.52			
· · ·		16404.26			
	BUA (Layout LvI)	15.00			
Achieved BuiltUp Area		16419.26			

VERSION NO.: 1.

VERSION DATE: 01/11/2018

Payment Details

AREA STATEMENT (BBMP)

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/5816/CH/18-19	BBMP/5816/CH/18-19	65856	Online	7788256683	12/19/2018 1:11:04 PM	-
	No.		Head	Amount (INR)	Remark		
	1	S	crutiny Fee		65856	-	
Block l	JSE/SUBUSE	Details					
Block N	ame Block Us	Block SubUse Block Structure			ock Land Use		

Block Name	BRR (RAMESH REDDY) Residential		Block Structure	Block Land Use Category
· ·	Residential	Apartment	Highrise	R
B W (CLUB HOUSE)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

										Proposed	Add			
Block	No. of Same Bldg	Total Built Up Area		Deductions (Area in Sq.mt.)							Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
		(S	(Sq.mt.)	StairCase	Lift	Lift Machine	OTS	Void	Ramp	Parking	Resi.	Stair	(04.110)	
BRR (RAMESH REDDY)	1	14984.81	80.99	64.41	10.17	1486.00	159.34	303.42	3874.62	8954.32	51.54	9005.86	110	
B W (CLUB HOUSE)	1	1419.45	26.69	13.56	3.39	0.00	313.23	0.00	0.00	1062.58	0.00	1062.58	01	
Grand Total:	2	16404.26	107.68	77.97	13.56	1486.00	472.57	303.42	3874.62	10016.90	51.54	10068.44	111.00	

Block	Туре	Sublice	Area	Un	iits		Car	
Name	туре	SubUse Apartment Apartment	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BRR (RAMESH	Residential	Anartment	0 - 50	2	-	1	15	-
REDDY)	Residential	Apartment	50 - 225	1	-	1	80	-
B W (CLUB HOUSE)	Residential	Apartment	975.01 - 1125	1	-	1	7	-
	Total :		-	-	-	-	102	132

Vehicle Type	Re	qd.	Achi	eved
venicie Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	102	1402.50	132	1815.00
/isitor's Car Parking	11 151.25		0	0.00
otal Car	113	1553.75	132	1815.00
woWheeler	-			0.00
Other Parking	-	-	-	2121.78
		1705.00		3936.78

Floor Name	Total Built Up Area (Sq.mt.)	[Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)	
		StairCase	Lift	Lift Lift Machine Void		Resi.	(Sq.mt.)	
Terrace Floor	30.08	26.69	0.00	3.39	0.00	0.00	0.00	00
Third Floor	341.27	0.00	3.39	0.00	271.50	66.38	66.38	00
Second Floor	365.54	0.00	3.39	0.00	0.00	362.15	362.15	00
First Floor	341.30	0.00	3.39	0.00	41.73	296.18	296.18	00
Ground Floor	341.26	0.00	3.39	0.00	0.00	337.87	337.87	01
Total:	1419.45	26.69	13.56	3.39	313.23	1062.58	1062.58	01
Total Number of Same Blocks	1							

Block :BRR (RAMESH REDDY)

Floor Name	Total Built Up Area			Deductio	ns (Area in	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area	Tnmt (No.)			
Name	(Sq.mt.)	StairCase	Lift	Lift Machine	OTS	Void	Ramp	Parking	Resi.	Stair	(Sq.mt.)	(100.)
Terrace Floor	91.16	80.99	0.00	10.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	2127.52	0.00	10.17	0.00	297.20	32.07	0.00	0.00	1788.08	0.00	1788.08	22
Third Floor	2127.52	0.00	10.17	0.00	297.20	32.07	0.00	0.00	1788.08	0.00	1788.08	22
Second Floor	2127.52	0.00	10.17	0.00	297.20	32.07	0.00	0.00	1788.08	0.00	1788.08	22
First Floor	2127.52	0.00	10.17	0.00	297.20	32.07	0.00	0.00	1788.08	0.00	1788.08	22
Ground Floor	2140.43	0.00	10.17	0.00	297.20	31.06	0.00	0.00	1802.00	0.00	1802.00	22
Basement Floor	4243.14	0.00	13.56	0.00	0.00	0.00	303.42	3874.62	0.00	51.54	51.54	00
Total:	14984.81	80.99	64.41	10.17	1486.00	159.34	303.42	3874.62	8954.32	51.54	9005.86	110
Total Number of Same Blocks :	1											
Total:	14984.81	80.99	64.41	10.17	1486.00	159.34	303.42	3874.62	8954.32	51.54	9005.86	110

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER M/s BRR HALLMARK DEVELOPERS LLP K.R.PURA K.R.PURA

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE S Vara Prasad Reddy #17/2, above Sub Registrar office opp:Chairman"s Club, Sahakaranagara BCC/BL/3.6/SE-147/2013-14

C. 5-----

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (NORTH) on date:04/06/2019 vide lp number: BBMP/Addl.Dir/JD_NORTH/0049/18-19______ subject -Validity of this approval is two years from the date of issue. NO-106/1, KATHA NO-1143, HOODI VILLAGE, K. R. PURAM HOBLI, BANGALORE, WARD NO-54.

Name : RAJESH S V Designation : Joint Director Town Planning (JDTP) Organization : BRUHAT BANGALORE MAHANAGARA PALIKE Date : 11-Oct-2019 17: 22:23 ASSISTANT DIRECTOR OF TOWN PLANNING (NORTH

BHRUHAT BENGALURU MAHANAGARA PALIKE SHEET NO :

DRAWING TITLE : SITE PLAN , SECTION AND ELEVATION

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



1. Licence Fees

2. Ground Rent and GST (High Court Stay vide WP No.

modation shall be provided for setting up of schools for imparting education to ction workers in the labour camps / construction sites.
st of children of workers shall be furnished by the builder / contractor to the Labo nandatory.
nployment of child labour in the construction activities strictly prohibited.
ptaining NOC from the Labour Department before commencing the construction
MP will not be responsible for any dispute that may arise in respect of property

The Applicant has paid the fees vide Receipt No. NEFT/RTGS Tramsactopm No. 9068746979