

## BBMP/ADDL.DIR/JD NORTH/LP/0069/2018-19 This Plan Sanction is issued subject to the following conditions

- 1. Sanction is accorded for the **Modified Residential Apartment Building** at Khata No1582/3/9, 3/10 (NP), Thindlu Village, Yelahanka Hobli, Bangalore North Taluk, Ward No. 9, Yelahanka Zone, Bangalore.
- a) Consist of 2BF+GF+13 UF (Thirteen upper floors) only 2. Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use.
- 3. 2Basement Floors and Surface 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 / puilder 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.
- 5.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 5. BBMP will not be responsible for any of 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.
- Construction or reconstruction of the building should be completed before the 3. Ground Rent : 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 building. 23. The applicant shall ensure that the Rain Water Harvesting Structures are 7.Lake Rejuvenation Fee: provided & maintained in good repair for storage of water for non potable purposes 8.Add 1% for administrative charges tow 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 9. Labour Cess: Rs. 39,31,000-/- Paid vide 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.
- 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. 29. The applicant shall ensure that no inconvenience is caused to the neighbours 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 150 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. 32. 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. . 34. 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.
- 35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the equipments

   A (RESIDENTIAL)
   V
   1.20
   1.20

   A (RESIDENTIAL)
   W
   1.80
   2.0
   installed are in good and workable condition, and an affidavit to that effect shall be UnitBUA Table for Block A (RESIDENTIAL) submitted to the Corporation and Fire Force Department every year.
- 36. 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 issued that once in Two years.
- 37. The Owner / Association of the highrise 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 of fire hazards. 38, 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.
- 39. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior 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.
- 40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner /

Developer shall give intimation on cor columns of the foundation. Otherwise 41. In case of any false information cases, the plan sanction is deemed ca The Applicant / Owner / Develop and its segregation as per solid waste 43. The applicant/owner/developer demolition waste management as per s 44. The Applicant / Owners / Develop electrical vehicles.

45. The Applicant / Owner / Develop 180 Sqm upto 240 Sqm b) minimum 240 Sqm. c) One tree for every 240 Apartment / group housing / multi dwel

## Special Condition as per Labour Dep ADDENDUM (Hosadaagi Hoodike) Le

- Registration of Applicant / Builder / C
- working in the construction site with workers Welfare Board"should be stri . The Applicant / Builder / Owner / establishment and list of construction
- Commencement Certificate. A copy concerned local Engineer in order
- registration of establishment and worke 3. The Applicant / Builder / Owner / Contra the list of workers engaged by him.
- 4. At any point of time No Applicant construction worker in his site or work Building and Other Construction worke

## Note:

- 1. Accommodation shall be provided for the children of construction workers in
- 2. List of children of workers shall be furr Department which is mandatory.
- 3. Employment of child labour in the cons 4. Obtaining NOC from the Labour Dep
- work is a must. question.
- 6. In case if the documents submitted in false or fabricated, the plan sanction action will be initiated.

The Applicant has paid the fe RE-ifms331-TP/000098 Dated: 04-06-201

- 1.Licence Fees:
- 2.Scrutiny Fee:
- **4.Betterment Charges**
- 1.For Building:
- 2.For site
- 5.Security Deposit:
- 6.Plan Copy & Compound Wall Charges:

dated: 14-10-2019 and receipt no. HO/2

III.	NOC Details	
SI No	. Name of the Statutory Department	Reference N
1.	SEIAA	No. SEIAA 53 CON 2019, I
2.	KSPCB	CTE-315719 PCB ID: Dated:01-11-2019
3.	Fire Force department	KSFES/GBC(1)/0219, Docl KSFES/NOC/197/2019, da 18-10-2019
4.	Airport Authority of India	No. AAI/KIA/ATM/NOC/234 Dated: 21-07-2015
5.	BSNL	No. DE/SAN/BG/NOCHRB Dated: @ BG-41 Dated:05-
6.	BESCOM	No. EE/HD/AEE(O)/AE-2/6 Dated:24-01-2017
7.	BWSSB	BWSSB/EIC/CE(M)/ACE(M 2294/2019-20 dated: 20-08
8.	Jakkuru Flying Training School	No. GFTS/ATM/NOC/JK-17/20 <sup>-</sup> Dated: 07-10-2015

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH									
A (RESIDENTIAL)	D2	0.75									
A (RESIDENTIAL)	D1	0.90									
A (RESIDENTIAL)	1.10										
SCHEDULE OF JOINERY:											
BLOCK NAME	NAME	LENGTH									
A (RESIDENTIAL)	V	1.20									

FLOOR	Name	UnitBUA Type	UnitBUA Area				
TLOOK	FF-01	FLAT	124.27				
	FF-02	FLAT	89.78				
	FF-03	FLAT	88.58				
	FF-04	FLAT	107.94				
FIRST FLOOR	FF-05	FLAT	87.44				
PLAN	FF-06	FLAT	86.69				
	FF-07	FLAT	89.78				
	FF-08	FLAT	86.37				
	FF-09	FLAT	140.01				
	FF-10	FLAT	87.63				
	TYF-01	FLAT	124.27				
	TYF-02	FLAT	89.78				
	TYF-03	FLAT	88.58				
	TYF-04	FLAT	108.88				
TYPICAL - 2- 14	TYF-05	FLAT	87.44				
FLOOR PLAN	TYF-06	FLAT	86.69				
	TYF-07	FLAT	89.78				
	TYF-08	FLAT	86.37				
	TYF-09	FLAT	140.01				
	TYF-10	FLAT	87.63				
Tatalı			12051 15				

moletion of the fou	ndation or	footing of	walls /		TEMENT (BBN	IP)		VERSION								7	1		
mpletion of the fou the plan sanction de , misrepresentatior	eemed can	ncelled.		Authority: Inward_No	PROJECT DETAIL:         Authority: BBMP         Inward_No: BBMP/Addl.Dir/JD         NORTH/0069/18-19    Plot SubUse: Apartment														
ancelled. per shall abide by t	the collection		-	Application Proposal 1	Application Type: General Proposal Type: Building Permission			Land Use Zone: Residential (Main) Plot/Sub Plot No.: 1582/3/9, 3/10(NP) Khata No. (As per Khata Extract): 1582/3/9, 3				/3/0, 3/10/NID)							
management bye-l shall abide by su	ıstainable		n and	Location: F	Nature of Sanction: New         Location: Ring-III         Building Line Specified as per Z.R: NA			Khata No. (As per Khata Extract): 1582/3/9, 3/ Locality / Street of the property: Thindlu village Bangalore North taluk.				,		SCALE 1:150					
solid waste manage pers shall make ne	•		charge	Zone: Yela Ward: Wa	ihanka														
per shall plant one of two trees for site Sq.m of FAR area	s measurir a as part tl	ng with mor	re than	AREA DE AREA O Deductio		um) ea	a	(A)						SQ.MT. 6423.85 269.20					
elling unit/developme	·	Karnataka	vide		A OF PLOT	Cavarage	area (50.00.%)	(A-Deduct	ions)					269.20					
etter No. LD/95/LE1					Proposed C Achieved N	overage Are et coverage	area (50.00 % ea (20.51 %) e area ( 20.51	%)						3077.32 1262.42 1262.42					
wner / Contractor a the "Karnataka Build ctly adhered to .	ding and O	ther Const	ruction		ECK Permissible Additional f Allowable 1	F.A.R. as p A.R within DR Area (6	Ring I and II ( 0% of Perm.F	ulation 2015 ( ( for amalgam	ated plot -					1814.90 16059.61 0.00 0.00					
Contractor should on workers engage of the same shal	ed at the	time of iss	sue of		Allowable r Total Perm Residential	FAR area (	(2.50)	) Mt radius of	Metro stat	ion ( - )				0.00 16059.61 15995.24					
to inspect the esta ers working at cons ractor shall also info	ablishment struction site	and ensu e or work p	ire the place.		Proposed F Achieved N Balance FA P AREA CHEC	et FAR Area R Area ( 0.0 K	00)							16074.02 16074.02 0.00					
Builder / Owner / place who is not re				Approval Date	Proposed E Achieved B : 08/24/2019 6:41	uiltUp Area								25501.44 25501.44	-				
ers Welfare Board"				Sr No.	Challan Number	Receipt Number 3BMP/11312/CH/	Amount (IN 19-20 115060.54 Head		Transactic Number 881251594 Amount (IN	43 07/26/2019 6:20:02 PM	Remark -								
setting up of schoo the labour camps / nished by the build	constructio	on sites.		Block USE	I E/SUBUSE	Details Block Use	Scrutiny Fee	< SubUse	115060.54	4 -		and Use							
struction activities s partment before co	• •		ruction	A (RESIDE Required		Residential		artment		hrise	Catego	ry R							
dispute that may a	rise in resp	pect of prop	erty in	Block Name A (RESIDEN	(IAL) Reside		bUse Area (Sq. tment 50 -	.mt.) Req	Units d. P	rop. Req	d./Unit 1	140	Prop. - 155						
n respect of propert ned stands cancel	•			Parking C	heck (Table	7b)	Reqd.			- Achi			155						
ees Rs. 32,54,000/ 019 for the followi		lline Recei	pt No.	Car Visitor's Ca Total Car	r Parking	No. 140 14 154	1	ea (Sq.mt.) 1925.00 192.50 2117.50		No. 155 0 155	21	(Sq.mt.)  31.25 0.00  31.25							
	Rs. 22 Rs. 1	,95,129-00 ,14,756-00		TwoWheele Other Parki Total Block :A (		- - AL)		192.50 - 2310.00		-		0.00 354.67 7985.92							
	Rs.	,47,565-00 51,003-00			Cross	Deductions From Gross	Total			Deduction	ns (Area i	in Sa.mt.)			Proposed FAR	Add Area In	Total		Carpet Area
	Rs. 25	,28,477-00 ,50,144-00 ,49,000-00		Floor Name	Builtup	BUA(Area n Sq.mt.) Cutout	Built Up Area (Sq.mt.)	StairCase	Lift	Lift	Void	Substructure	Ramp	Parking	Area (Sq.mt.) Resi.	FAR (Sq.mt.) Stair	FAR Area (Sq.mt.)	Tnmt (No.)	other than Tenement
wards labour cess:	Rs. 1	,60,596-00 39,699-00		Terrace Floor Fourteenth Floor	89.89 1265.37	0.00 74.87	89.89 1190.50	71.14	0.00	Machine 18.75 0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Total: /de Receipt No. HO		,22,000-00 o		Thirteenth Floor Twelfth	1265.37 1265.37	74.87 74.87	1190.50 1190.50	0.00	15.96 15.96	0.00	45.81 45.81	0.75	0.00	0.00	1127.98 1127.98	0.00	1127.98 1127.98	10 10	0.00
/24747/2019 dated:				Floor Eleventh Floor Tenth Floor	1265.37 1265.37	74.87 74.87	1190.50 1190.50	0.00	15.96 15.96	0.00	45.81 45.81	0.75 0.75	0.00	0.00	1127.98 1127.98	0.00	1127.98 1127.98	10 10	0.00
. & Date	Conditions	Imposed		Ninth Floor Eighth Floor	1265.37 1265.37	74.87 74.87	1190.50 1190.50	0.00	15.96 15.96	0.00	45.81 45.81	0.75 0.75	0.00 0.00	0.00	1127.98 1127.98	0.00 0.00	1127.98 1127.98	10 10	0.00
	Conditions	Imposed		Seventh Floor Sixth Floor	1265.37 1265.37	74.87 74.87	1190.50 1190.50	0.00	15.96 15.96	0.00	45.81 45.81	0.75 0.75	0.00	0.00	1127.98 1127.98	0.00	1127.98 1127.98	10 10	0.00
ate. 03-07-2019	All the conditions	6		Fifth Floor Fourth Floor	1265.37 1265.37	74.87 74.87	1190.50 1190.50	0.00	15.96 15.96	0.00	45.81 45.81	0.75 0.75	0.00	0.00	1127.98 1127.98	0.00	1127.98 1127.98	10 10	0.00 0.00
et No.	imposed i the letter issued by	in		Third Floor Second Floor	1265.37 1265.37	74.87 74.87	1190.50 1190.50	0.00	15.96 15.96	0.00	45.81 45.81	0.75 0.75	0.00	0.00	1127.98 1127.98	0.00 0.00	1127.98 1127.98	10 10	0.00
ed;	the Statutory	, 		First Floor Ground Floor	1265.36 1262.43	74.95 0.00	1190.41 1262.43	0.00	15.96 15.96	0.00	45.86 18.51	0.75	0.00	0.00 1003.31	1127.84 203.72	0.00 20.93	1127.84 224.65	10 00	0.00 203.72
-50	Body should be adhered t			Basement First Floor Basement	3741.16	0.00	3741.16	0.00	15.96	0.00	0.00	0.00	318.46	3378.35	0.00	28.39	28.39	00	0.00
S-11)/VOLI/83 2-2019				Second Floor Total: Total	3741.05 26549.70	0.00	3741.05 25501.44	0.00 71.14	15.96 271.32	0.00	0.00	0.00	310.87 629.33	3384.77 7766.43	0.00	29.45 78.77	29.45 16074.07	00	0.00
15-16 -II/DCE(M)-I/TA(M)-I/				Number of Same Blocks : Total:	1 26549.70	1048.26	25501.44	71.14	271.32	18.75	659.90	10.50	629.33	7766.43	15995.30	78.77	16074.07	140	204
2019 5/749				Total.	20043.10	1040.20	23301.44	/1.14	211.32	10.73	000.00 T	10.50	029.00	1100.40	10000.00	10.11	10074.07	140	204
HEIGHT NOS 2.15 519 2.15 564			No. of	Gross Gros	s Tota			Dedu	ctions (Are	ea in Sq.mt.)			Propos FAR	Area			Carpet Area		
2.15 127 HEIGHT NOS		Block	Same Bldg	Up Area in (Sq.mt.) Sq.n	(Area Built Up A nt.) (Sq.r	nt.)	Case Lift	Lift Machine	Void	SubStruct	ure Ra	amp Parking	Area (Sq.mt Resi		nt.) Area (Sq.mt	(No.)	othor	nt	
1.20         310           2.15         985		(RESIDENTIAL) Grand Total:	)		048.26 2550 048.26 2550		71.14 271.3 71.14 271.3					9.33         7766.43           9.33         7766.43					_	_	
arpet Area         No. of Rooms         No.           124.27         11           89.78         7           88.58         7	. of Tenement																		
107.94         9           87.44         7           86.69         7           89.78         7	10																		
86.37         7           140.01         11           87.63         8           124.27         11																			
89.78         7           88.58         7           108.88         9																			
87.44         7           86.69         7           89.78         7           86.37         7	130											IER / GPA I NATURE	HOLDER	S					
140.01     11       87.63     8       13851.15     1134	140										OWN NUM M/S (Re	IER'S ADDRE IBER & CON S.SUMADHL p.by its Cha IADHU SUE	TACT N JRA INF irman c	JMBER : Rocon	PVT LTD	ctor)			
											(GF	A HOLDER	FOR)				que	to	
											ARC	HITECT/ENG	INEER				6		
											N.G B.C #4/2	PERVISOR 'S ANESH C./B.L/3.6/f 2, 8th main,	E-4289/ 6th cros	17-18 s, S.R.		yt.			
				he plans are poproval by the					nce for		PRO	jar, Bangalo							
			vie to	de lp number terms and co pproval. Valid	BBMP/Addl.	Dir/JD_N down al Name B Pasignatio Organizat PALIKE	ORTH/0069 QNG With th Wo's Real St	1/18-19 is modified BANGALERE	d buildin	subject g plan ≹₩₽₄	PRO NO:	DPOSED RE 1582,SY.NC BLI, WARD	ESIDEN D:3/9 & 3	3/10(NP)	, THINDL	U VILLA	GE,YELA		
				I		-20 ate	Nov-2019 19: :	21.29			DR	AWING TITLE	:	S	ITE PLAN				

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

SHEET NO : 1

NORTH