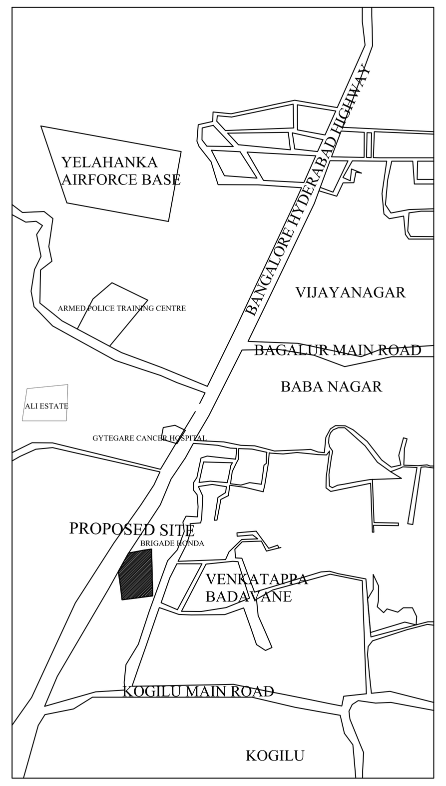
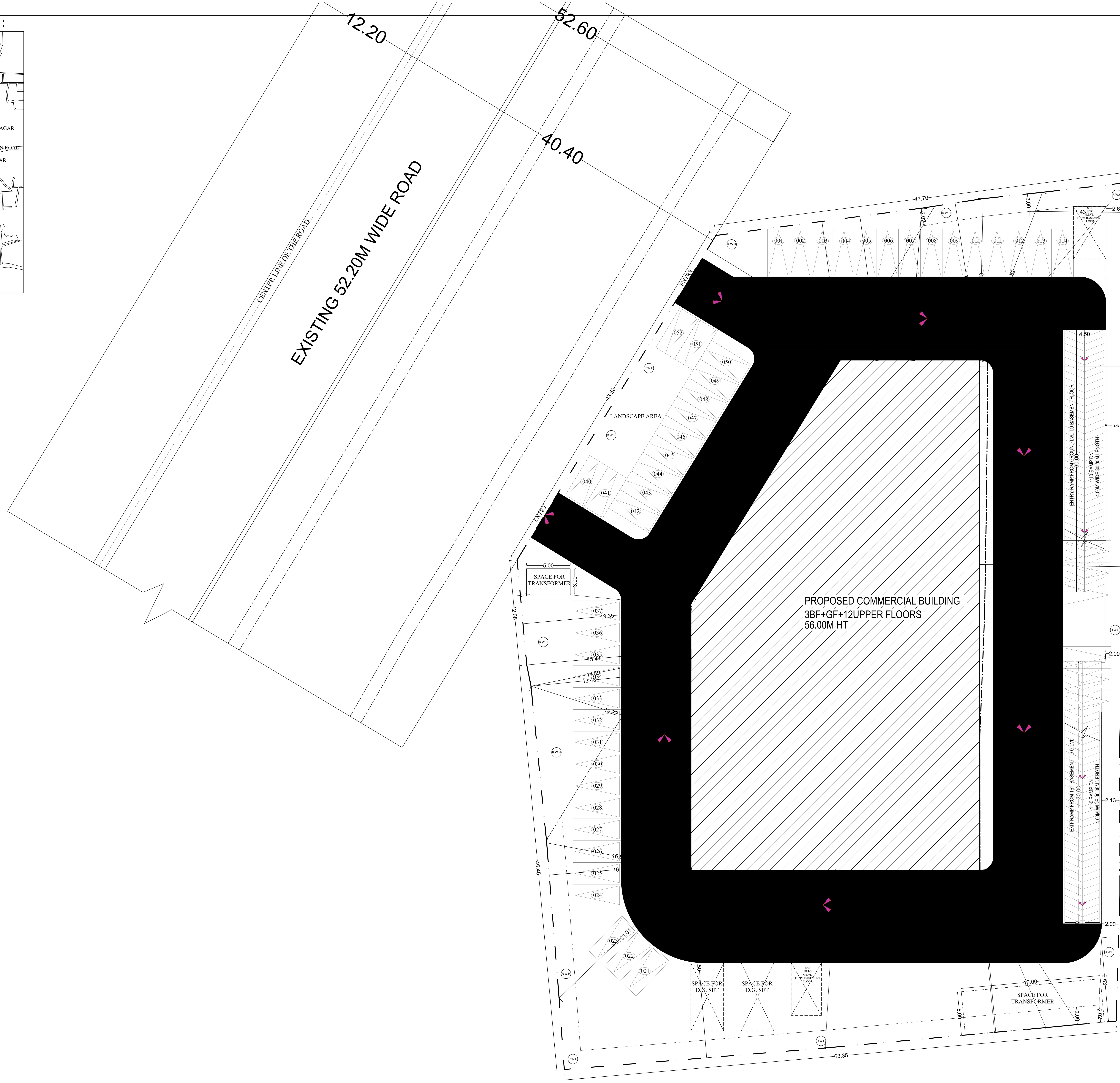
LOCATION PLAN :





SITE PLAN
SCALE 1:100

SCALE : 1:150

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Commercial Building at 23/3 , VENKATALA VILLAGE,YALAHANKA HOBLI, Bangalore.
a).Consist of 3Basement + 1Ground + 12 only.
2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
3.12228.93 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. 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 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 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 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 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 Sl. No. 23, 24, 25 & 26 are provided in the building.
29.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 f
fire hazards.
38.Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2993/2008.

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.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 :

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".

Note :

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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9 VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Commercial	
Inward_No: BBMP/Addl.Dir/JD NORTH/0042/18-19	Plot SubUse: Business Office	
Application Type: General	Land Use Zone: Residential (Mixed)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 23/3	
Nature of Sanction: New	City Survey No.: 23/3	
Location: Ring-III	Khata No. (As per Khata Extract): 1302/23/3	
Building Line Specified as per Z.R: NA	Locality / Street of the property: VENKATALA VILLAGE,YALAHANKA HOBLI	
Zone: Yelahanka		
Ward: Ward-001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	5996.24
NET AREA OF PLOT	(A-Deductions)	5996.24
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2998.12
Proposed Coverage Area (24.08 %)		1444.16
Achieved Net coverage area (24.08 %)		1444.16
Balance coverage area left (25.92 %)		1553.96
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		19487.78
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-)		0.00
Total Perm. FAR area (3.25)		19487.78
Commercial FAR (99.42%)		19300.63
Proposed FAR Area		19412.91
Achieved Net FAR Area (3.24)		19412.91
Balance FAR Area (0.01)		74.87
BUILT UP AREA CHECK		
Proposed BuiltUp Area		32596.65
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		32611.64

Approval Date : 04/22/2019 12:01:32 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/5010/CH/18-19	BBMP/5010/CH/18-19	222466	Online	7760561499	12/12/2018 1:07:48 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			222466	-	
2	BBMP/10751/CH/19-20	BBMP/10751/CH/19-20	5160632.00	Online	8449453851	25/07/2019	
	No.	Head			Amount (INR)	Remark	
	1.	Security Deposit			815291.00		
	2.	Lake Rejuvenation Cess			149906.00		
	3.	Administrative charges			49093.00		
	4.	License fee			3068103.00		
	5.	Scrutiny fee			153405.00		
	6.	Compound wall charges			149000.00		
	7.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Building			326116.00		
	8.	Ground Rent			0.00		
	9.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Site			449718.00		
	BBMP/0349/CH/19-20		4861000.00	UTIBR52019072400671286		24/07/2019	
	No.	Head			Amount (INR)	Remark	
	1.	Labour Cess amount			4861000.00		

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	No.GBC(1)186/2018 DATED:29/06/2018.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India / KIA	NOC .ID : JAKK/SOUTH/B/031718/287231 DATED : 28/03/2018.	
3	KSPCB	Consent order No.311656,PCB ID : 64079 Dated :25/03/2019.	
4	BESCOM	SEE/BEC/EEE(O)/AEE-2/2099-101 DATED – 12/07/2018.	
5	SEIAA	SEIAA 128 CON 2018. DATED : 13-11-2018.	
6	BWSSB	Acknowledgement Dated : 14/07/2018	

Block :A (COMMERICAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Commercial	Stair	
Terrace Floor			0.00	34.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Twelfth Floor	1319.92	0.00	34.56	0.00	13.60	0.03	0.00	0.00	1271.73	0.00	1271.73
Eleventh Floor	1319.92	0.00	34.56	0.00	13.60	0.03	0.00	0.00	1271.73	0.00	1271.73
Tenth Floor	1319.92	0.00	34.56	0.00	13.60	0.03	0.00	0.00	1271.73	0.00	1271.73
	1462.33	0.00	34.56	0.00	18.46	0.03	0.00	0.00	1409.28	0.00	1409.28
Eighth Floor	1462.33	0.00	34.56	0.00	18.46	0.03	0.00	0.00	1409.28	0.00	1409.28
Seventh Floor	1462.33	0.00	34.56	0.00	18.46	0.03	0.00	0.00	1409.28	0.00	1409.28
Sixth Floor		0.00	34.56	0.00	18.46	0.03	0.00	0.00	1530.80	0.00	1530.80
Fifth Floor	1583.85	0.00	34.56	0.00	18.46	0.03	0.00	0.00	1530.80	0.00	1530.80
Fourth Floor	1583.85	0.00	34.56	0.00	18.46	0.03	0.00	0.00	1530.80	0.00	1530.80
Third Floor	1685.43	0.00	34.56	0.00	18.46	0.03	0.00	0.00	1632.38	0.00	
Second Floor	1685.43	0.00	34.56	0.00	18.46	0.03	0.00	0.00	1632.38	0.00	1632.38
First Floor	1685.43	0.00	34.56	0.00	18.46	0.03	0.00	0.00	1632.38	0.00	1632.38
Ground Floor	1444.16	0.00	34.56	0.00	18.46	0.03	0.00	0.00	1391.11	0.00	1391.11
Basement Floor	4300.75	0.00	34.56	0.00	7.30	254.29	255.00	3586.52	125.66	37.43	163.08
Basement Second Floor	4300.75	0.00	34.56	0.00	7.30	0.00	255.00	3840.81	125.66	37.43	163.08
Basement Third Floor	4300.75	0.00	34.56	0.00	7.30	0.00	284.21	3811.60	125.66	37.43	163.08
Total:	32596.65	61.08	552.96	34.56	247.30	254.68	794.21	11238.93	19300.63	112.29	19412.92
Total Number of Same Blocks :	1										
Total:	32596.65	61.08	552.96	34.56	247.30	254.68	794.21	11238.93	19300.63	112.29	19412.92

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (COMMERICAL)	Commercial	Business Office	Highrise	C2

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERICAL)	Commercial	Business Office	> 0	50	19300.63	1	386	-
	Total :		-	-	-	-	386	403

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
		Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	386	5307.50	381	5238.75
Mech.Car	-	-	22	302.50
Total Car	386	5307.50	403	5541.25
TwoWheeler	-	536.25	0	0.00
Other Parking	-	-	-	6687.68
Total		5843.75		12228.93

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Commercial	Stair	
A (COMMERICAL)	1	32596.64	61.08	552.96	34.56	247.30	254.68	794.21	11238.93	19300.63	112.29	19412.92
Grand Total:	1	32596.64	61.08	552.96	34.56	247.30	254.68	794.21	11238.93	19300.63	112.29	19412.92

The plans are approved in accordance with the acceptance for approval by the Commissioner BBMP (NORTH) on date: 22/04/2019 vide lp number: BBMP/Addl.Dir/JD NORTH/0042/18-19 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.
Name : B MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 04-Dec-2019 18: 08:55

NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s.JKC VARMA &OTHERS AUTHORISED SIGNSTORY J.KRISHNA CHAITHANYA VARMA.GPA HOLDER FOR Y.M.SREENIVASAMURTHY&OTHERS 11,1 ST A MAIN,A SECTOR,YALAHANKA NEW TOWN

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava No 29, 2nd main road, Tata Silk Fsim, Basavanagudi./nNo 29, 2nd main road, Tata Silk Fsim, Basavanagudi.
BCC/BL-3.6/E:3213:08-09

PROJECT TITLE :
PROPOSED COMMERCIAL BUILDING AT KHATHA NO: 1302/23/3, VENKATALA VILLAGE,YALAHANKA HOBLI KEMPEGOWDA WARD No. 001 BANGALORE.

DRAWING TITLE : SITE PLAN

SHEET NO : 1

UserDefinedMetric (1500.00 x 900.00MM)

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