Balcony Calculations Table TOTAL AREA TYPICAL - 1, 2, 3, 4, 5, 6, 7 1.10 X 4.23 X 1 X 10 8, 9& 10 FLOOR PLAN 1.10 X 3.98 X 1 X 10 1.00 X 5.01 X 1 X 10 1.00 X 4.19 X 1 X 10 1.00 X 4.32 X 1 X 10 1.10 X 4.04 X 2 X 10 1.10 X 4.00 X 1 X 10 1.10 X 4.32 X 1 X 10 1.10 X 4.21 X 1 X 10 1.00 X 4.43 X 1 X 10 1.00 X 5.25 X 1 X 10 ELEVENTH FLOOR PLAN 1.10 X 4.97 X 1 X 1 1.10 X 4.78 X 1 X 1 1.00 X 7.19 X 1 X 1 1.00 X 8.12 X 1 X 1 1.10 X 5.27 X 1 X 1 1.10 X 5.34 X 1 X 1 1.10 X 5.07 X 1 X 1 1.10 X 4.20 X 1 X 1 1.10 X 3.45 X 1 X 1

III. NOC Details

SI No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed		
1.	Fire Force	KSFES/GBC(1)/115 & dated: 05-09-2019	All the conditions imposed in the letter issued by		
2.	BWSSB	To be submitted before obtaining OC	the Statutory Body should be		
3.	Airport Authority of India	JAKK/SOUTH/B/040719/386051 & dated: 28-05-2019	adhered to.		
4.	BESCOM	EEE/SND/AEE(O)/AE-T/19-20/342-43 & dated:27-04-2019			
5.	KSPCB	CTE-312724/169 & dated : 18-05-2019			
6.	BSNL	AGM(TP)/S-6/VOL/-82/2018-19/08 & dated : 02-04-2019			

SY.NO. 100/5

BOUNDARY LINE 2 X T RA AR 8.00 M WIDE DRIVEWAY SETBACK LINE -11.98-RESIDENTIAL APARTMENT BUILDING NO.OF FLOOR = BF+GF+12UFHT. OF THE BUILDING = 39.85M $\pm 0.00 \text{ M LVL}$ ± 0.00 M LVL -12.00--12.006 RAMP DN FROM GROUND LYL TO RAMP UP FROM BASEMENT LVL TO GROUND LVL SLOPE 1:10 BASEMENT LVL \$LOPE 1:10 -2.35 M LVL | LENGTH = | 23.52 M |LENGTH = 23.52 M65.12 **BOUNDARY LINE ENTRY** 12.20 M WIDE EXISTING 12.20 M WIDE EXISTING 12.20 M WIDE EXISTING SY.NO 100/4 ROAD ROAD **ROAD**

SITE PLAN

BBMP/ADDL.DIR/JD NORTH/LP/0072/2018-19 This Plan Sanction is issued subject to the following conditions

- 1. Sanction is accorded for the Residential Building at Sy. No. 100/3, Rachenhalli Village, K. R. Puram Hot Bangalore East Taluk, Bangalore, Ward No.06. a) Consist of BF+ GF+ 12UF (Twelve Upper floors) only.
- 2. Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any
- 3.Basement Floor and Surface area reserved for car parking shall not be converted for any other purp 4. Development charges towards increasing the capacity of water supply, sanitary and power main has to
- to BWSSB and BESCOM if any. 5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for of garbage within the premises shall be provided.
- 6. The applicant shall construct temporary toilets for the use of construction workers and it should be dem after the construction. 7. The applicant shall INSURE all workmen involved in the construction work against any accident / untow
- 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 d 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 which shall be accessible to all the tenants and occupants. 10. The applicant shall provide a space for locating the distribution transformers & associated equipment
- 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 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 15.License and approved plans shall be posted in a conspicuous place of the licensed premises. The b license and the copies of sanctioned plans with specifications shall be mounted on a frame and display they shall be made available during inspections.
- 16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Arch
- / 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 A (RESIDENTIAL) Residential Apartment 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 required capacity installed at site for its reuse / 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

 Block :A (RESIDENTIAL) 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 empanelled agencies of the Fire Force 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. 36. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate

- 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 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
- 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 completion of the foundation or footing of walls / columns of the foundation.
- Otherwise the plan sanction deemed cancelled. 41.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
- 42. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid
- 43. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016. 44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 45. 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 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan. 46.NOC obtain from BWSSB shall be submitted before obtaining Occupancy Certificate.

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 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 of 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
- 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.
- 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:10-07-2019 for the following:-	vide Receipt No. BBilli 74000/01//10-	20,
1.Scrutiny Charges	:32,059.262.	
2.License Fees	:6,41,185.203.	
3.Ground Rent	:3,78,299.274.	
4.Betterment Charges		
a) For Building	:14,249.00	
b) b) For Site	:51,899.005.	
5.Security Deposit	:7,12,428.006.	
6.Plan copy charges and Compound Wall Charges	:1,60,000.008.	
7. 1% Service Charge on Labour Cess		
to be paid to BBMP	:13,020.009.	
8.Lake Rejuvation Fees	:64,874.00	

: Rs12.90.000.00 Paid vide RTGS/NEFT No. AAALK-0820C dated: 10-07-2019 7.Labour Cess

20,65,000.00

		VERSION DATE: 01/11/2018				
	PROJECT DETAIL:					
	Authority: BBMP	Plot Use: Residential				
Hobli,	Inward_No: BBMP/Addl.Dir/JD NORTH/0072/18-19					
	Application Type: General	Land Use Zone: Residential (Main)				
	Proposal Type: Building Permission	Plot/Sub Plot No.: Sy.No.100/3				
,	Nature of Sanction: New	City Survey No.: 100/3				
	Location: Ring-III	Khata No. (As per Khata Extract): 28	46/100/3			
rpose. to be paid	Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.N K.R.Puram Hobli, Bengaluru East Ta				
•	Zone: Yelahanka					
r dumping	Ward: Ward-006					
. 0	Planning District: 313-K.R. Puram					
molished	AREA DETAILS:	-	SQ.MT.			
	AREA OF PLOT (Minimum)	(A)	2594.95			
oward	NET AREA OF PLOT	(A-Deductions)	2594.95			
	COVERAGE CHECK	,	•			
debris	Permissible Coverage area (55	5.00 %)	1427.22			
2222	Proposed Coverage Area (16.	31 %)	423.27			
lity areas,	Achieved Net coverage area (16.31 %)	423.27			
,	Balance coverage area left (3	8.69 %)	1003.95			
nt as per	FAR CHECK		-			
it do poi	Permissible F.A.R. as per zoni	ing regulation 2015 (2.25)	5838.63			
- of	Additional F.A.R within Ring I	and II (for amalgamated plot -)	0.00			
n of	Allowable TDR Area (60% of F	Perm.FAR)	0.00			
	Premium FAR for Plot within Ir	mpact Zone (-)	0.00			
nt dust,	Total Perm. FAR area (2.25)		5838.63			
	Residential FAR (99.44%)		5804.40			
	Proposed FAR Area		5837.15			
the work.	Achieved Net FAR Area (2.25	5)	5837.15			
building	Balance FAR Area (0.00)		1.48			
	BUILT UP AREA CHECK					
ayed and	BUILT UP AREA CHECK					
ayed and chitect /	BUILT UP AREA CHECK Proposed BuiltUp Area		7124.28			

Approval Date: 05/14/2019 2:22:37 PM

Payment Details

Sr No.	Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/10968/CH/18-19	BBMP/10968/CH/18-19	4500	Online	8163094701	03/16/2019 1:20:01 PM	-
	No.		Head	Amount (INR)	Remark		
	1	Sc	crutiny Fee		4500	-	
		-					

				o. a.ay . oo		1000	
Block (USE/	SUBUSE [)etails				
Block Na	ame	Block Use	Block SubUse	Block Structure	Block Land	d Use	

Required Parking(Table 7a)

Block	Type	SubUse	Area	Un	its	Car			
Name	Турс	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A RESIDENTIAL)	Residential	tial Apartment	50 - 225	1	-	1	10	-	
			225.01 - 375	1	-	2	20	-	
(CODENTIAL)			675.01 - 825	1	-	5	5	-	
	Total :		-	-	-	-	35	39	

Parking Check (Table 7b)

Vahiala Typa	Re	eqd.	Achieved				
Vehicle Type —	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)			
Car	35	481.25	39	536.25			
Visitor's Car Parking	4	55.00	0	0.00			
Total Car	39	536.25	39	536.25			
TwoWheeler	-	55.00	0	0.00			
Other Parking	-	-	-	451.00			
Total		E01.0E		007.05			

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	Floor Name	Built Up Area		1	Deductions	(Area in S	Sq.mt.)			Area (Sq.mt.)	FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Area other than
issued once in Two years.		(Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Stair	(oq.mi.)		Tenement
35. The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Fire Force 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.	Terrace Floor	40.87	29.21	0.00	11.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
36. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate	Twelfth Floor	266.44	0.00	8.82	0.00	1.69	0.72	0.00	0.00	238.40	16.80	255.21	00	0.00
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	Eleventh Floor	471.88	0.00	0.00	0.00	1.69	1.24	0.00	0.00	468.95	0.00	468.95	01	0.00
that once in Two years.	Tenth Floor	480.91	0.00	8.82	0.00	2.25	1.44	0.00	0.00	468.40	0.00	468.40	02	0.00
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 of fire hazards.	Ninth Floor	480.91	0.00	8.82	0.00	2.25	1.44	0.00	0.00	468.40	0.00	468.40	02	0.00
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.	Eighth Floor	480.91	0.00	8.82	0.00	2.25	1.44	0.00	0.00	468.40	0.00	468.40	02	0.00
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	Seventh Floor	480.91	0.00	8.82	0.00	2.25	1.44	0.00	0.00	468.40	0.00	468.40	02	0.00
the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning	Sixth Floor	480.91	0.00	8.82	0.00	2.25	1.44	0.00	0.00	468.40	0.00	468.40	02	0.00
Regulations, Standing Orders and Policy Orders of the BBMP.	Fifth Floor	480.91	0.00	8.82	0.00	2.25	1.44	0.00	0.00	468.40	0.00	468.40	02	0.00
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	Fourth	480.91	0.00	8.82	0.00	2.25	1.44	0.00	0.00	468.40	0.00	468.40	02	0.00
(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.	Third Floor	480.91	0.00	8.82	0.00	2.25	1.44	0.00	0.00	468.40	0.00	468.40	02	0.00
Otherwise the plan sanction deemed cancelled. 41.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is	Second Floor	480.91	0.00	8.82	0.00	2.25	1.44	0.00	0.00	468.40	0.00	468.40	02	0.00
deemed cancelled.	First Floor	480.91	0.00	8.82	0.00	2.25	1.44	0.00	0.00	468.40	0.00	468.40	02	0.00
42. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.	Ground Floor	423.27	0.00	8.82	0.00	0.00	1.44	0.00	0.00	413.01	0.00	413.01	00	413.01
43. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.	Basement Floor	1112.72	0.00	8.82	0.00	0.00	0.00	251.95	836.00	0.00	15.95	15.95	00	0.00
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.	Total: Total	7124.28	29.21	114.66	11.66	25.88	17.80	251.95	836.00	5804.36	32.75	5837.12	21	413.01
45. 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 Sq.m of FAR	Number of Same	1												
area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan. 46.NOC obtain from BWSSB shall be submitted before obtaining Occupancy Certificate.	Blocks :													i
40.1400 obtain from D4400D Shall be Submitted before obtaining Occupancy Certificate.	Total:	7124.28	29.21	114.66	11.66	25.88	17.80	251.95	836.00	5804.36	32.75	5837.12	21	413

FAR &Tenement Details

ck	No. of Same Bldg	Total Built Up Area		1	Deductions	(Area in S	Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than
	Blag (So	(Sq.mt.)	StairCase	Lift	Lift Machine	Duct	Void	Ramp	Parking	Resi.	Stair	(Sq.mi.)		Tenemen
NTIAL)	1	7124.28	29.21	114.66	11.66	25.88	17.80	251.95	836.00	5804.36	32.75	5837.12	21	413.0
	1	7124.28	29.21	114.66	11.66	25.88	17.80	251.95	836.00	5804.36	32.75	5837.12	21.00	413.0

UnitBUA Table for Block :A (RESIDENTIAL)

The plans are approved in accordance with the acceptance for

Validity of this approval is two years from the date of issue.

Name: RAJESH S V
Designation: Joint Director Town Planning (JDTP)
Organization: BRUHAT BANGALORE MAHANAGARA
PALIKE
Date: 11-Oct-2019 12: 56:25

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4, 5, 6, 7, 8	SPLIT TENEMENT-01	FLAT	214.89	238.05	7	20
, 9& 10 FLOOR PLAN	SPLIT TENEMENT-02	FLAT	253.51	285.23	9	20
ELEVENTH FLOOR PLAN	SPLIT TENEMENT	FLAT	707.36	759.08	13	1
TWELFTH FLOOR PLAN	SPLIT TENEMENT	FLAT	0.00	0.00	3	0
Total:	-	-	5391.39	5991.92	176	21

OWNER / GPA HOLDER'S OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: M/s. QUANTUS URBANSCAPES LLP. A Partnership Firm represented by its

Rachenahalli Village, K.R.Puram Hobli , Bangalore East Taluk, Bangalore.

Partner, Mr. NAYAZ AHMED Sy,No.100/3,

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE RAJKUMAR M R 10 and 11, 2nd floor, HMS Complex, Cubbonpet Main road, Bangalore-560002 BGC/Bb-3.6/A-1913:09-10

approval by the Commissioner BBMP (NORTH) on date: 14/05/2019 vide lp number: BBMP/Addl.Dir/JD_NORTH/0072/18-19____subject PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT to terms and conditions laid down along with this building plan approval. SY. NO. 100 / 3, RACHENAHALLI VILLAGE, K.R. PURAM HOBLI, BENGALURU EAST TALUK BENGALURU. WARD No.06

> DRAWING TITLE : 1340162571-20-05-2019 12-12-21\$_\$20-05-2019

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

SHEET NO: 1

UserDefinedMetric (1189.00 x 841.00MM)