

1. Sanction is accorded for the Residential Apartment Building at Khata 171, Sy No. 58/1, Ward No. 52, Bhattarahalli Village, Biderahalli Hobli, Mahadevapura Zone, Bengaluru

KSFES/GBC(1)/546, Date. 17-01-2019

BANG/SOUTH/B/042418/300505, Date. 18-05-2018

CTE-308728, PCB D 41882, Dated. 30-11-2018

BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)-II/TA(M)-III/1645/2019-20,

DE/SAN/BG/NOC HRB(S-11(/VOL I/17, Date. 26-05-2018

SEIAA 55 CON 2018, Date. 16-05-2018 letter issued by the SE(Ele)/BEC-304/EE(O)/AEE/NOC/18-19/4723-25, Dated. 04-01-

TOTAL: - 1,33,07,000-00

letter issued by the

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 Archite Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second in 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

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 400 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. 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 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 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 highrise building shall obtain clearance certificate from the Electrical

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

Inspectorate every Two years with due inspection by the Department regarding working condition of

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. If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the 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 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, Block :A0 (TC PALYA) 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 Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per

solid waste management bye-law 2016. 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.

approval by the commissioner on date: 24/08/2019

Name : B MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA
PALIKE

Date : 16-Jan-2020 14: 22:11

vide Ip number: BBMP/Addl.Dir/JD_NORTH/0064/18-19

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

	ADEA STATEMENT (DDMD)	VERSION NO.: 1.0.10						
BBMP/Add1.Dir/JD North/LP/0064/2018-19 This Plan Sanction is issued subject to the following conditions	AREA STATEMENT (BBMP)	VERSION DATE: 01/11/2018						
·	PROJECT DETAIL:							
1.Sanction is accorded for the Residential Apartment Building at Khata 171, Sy No. 58/1, Ward No. 52, Bhattarahalli Village, Biderahalli Hobli, Mahadevapura Zone, Bengaluru	Authority: BBMP	Plot Use: Residential						
 a) consisting of BF+ GF+14UF (Fourteen Uppers Floors) only. 2.Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to 	Inward_No: BBMP/Addl.Dir/JD NORTH/0064/18-19	Plot SubUse: Apartment						
any other use.	Application Type: General							
3.Basement Floor and surface area reserved for car parking shall not be converted for any other purpose.	Proposal Type: Building Permission	Plot/Sub Plot No.: 171						
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.	Nature of Sanction: New	City Survey No.: 58/1						
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for	Location: Ring-III	Khata No. (As per Khata Extract): 171						
dumping garbage within the premises shall be provided.	Location: Ming-in	Locality / Street of the property: BHATTARAHA	III DIDADAHAHI HODI I					
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.	Building Line Specified as per Z.R: NA	ILLI, BIDAKAHALLI HUBLI,						
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward	Zone: Mahadevapura							
incidents arising during the time of construction.	Ward: Ward-052							
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.	Planning District: 311-Horamavu							
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility	AREA DETAILS:		SQ.MT.					
areas, which shall be accessible to all the tenants and occupants.	AREA OF PLOT (Minimum)	(A)	16820.30					
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as	Deduction for NetPlot Area	()	10020.00					
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			4400.05					
telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.	Road Widening Area		1408.25					
12. The applicant shall maintain during construction such barricading as considered necessary to prevent	Total		1408.25					
dust, debris & other materials endangering the safety of people / structures etc. in & around the site.	NET AREA OF PLOT	(A-Deductions)	15412.04					
13. The applicant shall plant at least two trees in the premises.	COVERAGE CHECK							
 Permission shall be obtained from forest department for cutting trees before the commencement of the work. 	Permissible Coverage area (7706.02						
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The	Proposed Coverage Area (38	5973.65						
building license and the copies of sanctioned plans with specifications shall be mounted on a frame and	Achieved Net coverage area	•	5973.65					
displayed and they shall be made available during inspections.	Balance coverage area left (
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect /	` `	11.24 //)	1732.37					
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.	FAR CHECK							
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and	Permissible F.A.R. as per zon		37845.67					
responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).	Additional F.A.R within Ring	I and II (for amalgamated plot -)	0.00					
18. The building shall be constructed under the supervision of a registered structural engineer.	Allowable TDR Area (60% of	Perm.FAR)	0.00					
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.	Premium FAR for Plot within	Impact Zone (-)	0.00					
20. Construction or reconstruction of the building should be completed before the expiry of five years from the	Total Perm. FAR area (2.25)	37845.67					
date of issue of license & within one month after its completion shall apply for permission to occupy the	Residential FAR (99.03%)	28879.13						
building.	Proposed FAR Area	29161.18						
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.	Achieved Net FAR Area (1.7	3)	29161.18					
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good	Balance FAR Area (0.52)	8684.49						
repair for storage of water for non potable purposes or recharge of ground water at all times having a	BUILT UP AREA CHECK							
minimum total capacity mentioned in the Bye-law 32(a).	Proposed BuiltUp Area	50929.91						
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	Substructure Area Add in BU	15.00						
the Bureau of Indian Standards making the building resistant to earthquake.	Achieved BuiltUp Area	50944.91						
	·							

Block USE/SUBUSE Details

PALYA) Residential Apartment 50 - 225 1 - 1 239

Vehicle Type —	110	qu.	Acilieveu						
No.		Area (Sq.mt.)	No.	Area (Sq.mt.)					
ar	239	3286.25	382	5252.50					
sitor's Car Parking	24	330.00	0	0.00					
otal Car	263	3616.25	382	5252.50					
voWheeler	-	330.00	0	0.00					
her Parking	-	-	-	8950.15					
otal		3946.25	14202.65						

FAR &Tenement Details

Block	No. of Same Bldg	Built Up Area (Sq.mt.)		Deductions (Area in Sq.mt.)									Total FAR Area (Sq.mt.)	T 1)
	" "	co	StairCase	Lift	Lift Machine	отѕ	Void	SubStructure	Ramp	Parking	Resi. Stair	(oq.m.)		
A0 (TC PALYA)	1	50929.91	33.53	426.72	10.86	5179.25	1721.45	272.74	235.15	13931.12	28879.13	282.05	29161.18	
Grand Total:	1	50929.91	33.53	426.72	10.86	5179.25	1721.45	272.74	235.15	13931.12	28879.13	282.05	29161.18	23

 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. 		Area										(Sq.mt.)	(Sq.mt.)	(N
		(Sq.mt.)	StairCase	Lift	Lift Machine	OTS	Void	Substructure	Ramp	Parking	Resi.	Stair	(Sq.mi.)	
45. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.	Terrace Floor	44.39	33.53	0.00	10.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
46. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No.	Fourteenth Floor	842.34	0.00	7.90	0.00	72.54	19.99	0.39	0.00	0.00	741.52	0.00	741.52	
BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.,	Thirteenth Floor	1252.05	0.00	15.80	0.00	174.07	28.92	0.39	0.00	0.00	1032.87	0.00	1032.87	
47. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.	Twelfth Floor	1474.07	0.00	15.80	0.00	207.79	32.53	0.39	0.00	0.00	1217.56	0.00	1217.56	
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM	Eleventh Floor	1763.24	0.00	15.80	0.00	246.90	39.27	0.39	0.00	0.00	1460.88	0.00	1460.88	
(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013	Tenth Floor	2189.97	0.00	23.71	0.00	344.28	48.53	0.39	0.00	0.00	1773.06	0.00	1773.06	
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the	Ninth Floor	2417.57	0.00	23.71	0.00	386.93	53.02	0.39	0.00	0.00	1953.52	0.00	1953.52	
construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to .	Eighth Floor	2654.03	0.00	23.71	0.00	413.62	63.23	0.39	0.00	0.00	2153.08	0.00	2153.08	
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	Seventh Floor	2861.50	0.00	31.61	0.00	430.63	65.77	0.39	0.00	0.00	2333.10	0.00	2333.10	
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.	Sixth Floor	3462.84	0.00	31.61	0.00	511.66	82.68	0.39	0.00	0.00	2836.50	0.00	2836.50	
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.	Fifth Floor	3443.84	0.00	31.61	0.00	513.86	83.14	0.39	0.00	0.00	2814.84	0.00	2814.84	
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his	Fourth Floor	3456.97	0.00	31.61	0.00	511.66	82.68	0.39	0.00	0.00	2830.63	0.00	2830.63	
site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"	Third Floor	3456.73	0.00	31.61	0.00	513.86	83.14	0.39	0.00	0.00	2827.73	0.00	2827.73	
Note:	Second Floor	3455.53	0.00	31.61	0.00	511.66	82.68	0.39	0.00	0.00	2829.19	0.00	2829.19	
 Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites. 	First Floor	3402.31	0.00	31.61	0.00	339.79	955.87	0.39	0.00	0.00	2074.65	0.00	2074.65	
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.	Ground Floor	5973.66	0.00	39.51	0.00	0.00	0.00	218.16	0.00	5554.04	0.00	161.95	161.95	
3.Employment of child labour in the construction activities strictly prohibited.	Basement Floor	8778.87	0.00	39.51	0.00	0.00	0.00	49.12	235.15	8377.08	0.00	120.10	120.10	
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.	Total:	50929.91	33.53	426.72	10.86	5179.25	1721.45	272.74	235.15	13931.12	28879.13	282.05	29161.18	2
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.	Number of Same													
	Blocks	'												
	: Total:	50929.91	33.53	426.72	10.86	5179.25	1721.45	272.74	235.15	13931.12	28879.13	282.05	29161.18	

OWNER / GPA HOLDER'S SIGNATÚRE

> OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : APG ABODE HOMES PVT LTD REP. BY. MR. THIRUPPATHI S II Floor, Embassy Icon Annex, Infantry Road, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

BCC/BL-3.6E-4165/2016-17 #6/1, Tanvi, 1st Floor, 1st Cross, The modified plans are Approved in accordance with the acceptance for

Road, Kumara Park West

to terms and conditions laid down along with this modified building plan Proposed Residential Apartment Building at Khata 171, Sy No.58/1 Bhattarahalli Village, Biderahalli Hobli, Ward No. 52. Mahadevapura Zone, Bengaluru

DRAWING TITLE : SITE PLAN

SHEET NO: 01

NORTH