

	BBMP/ADDL.DIR/JD NORTH/LP/0024/2019-20 This Plan Sanction is issued subject to the following conditions			N
	 Sanction is accorded for the Residential Apartment with Club House Building at Katha No. 608/17/4/200, Sy. No. 17/4, Seegehalli Village, Ward No. 53, K.R.Puram Sub Division, Mahadevapura Zone, Bangalore. a) Consists of BF+GF+ 4 UF (Four upper floors) only 	AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	SCALE : 1:100
	 Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use. Basement floor area reserved for car parking shall not be converted for any other 	PROJECT DETAIL: Authority: BBMP Inward No: BBMP/Addl.Dir/JD	Plot Use: Residential	
	 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 	NORTH/0024/19-20 Application Type: General Proposal Type: Building Permission	Plot SubUse: MultiDwelling Units Land Use Zone: Residential (Main) Plot/Sub Plot No.: 608/17/4/200	
	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.	Nature of Sanction: New Location: Ring-III Building Line Specified as per Z.R: NA	City Survey No.: 17/4 Khata No. (As per Khata Extract): 608/17/4/ Locality / Street of the property: seegehalli v	
	 The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction. 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. 	Zone: Mahadevapura Ward: Ward-053 Planning District: 313-K.R. Puram	Bangalore	
	 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 	AREA DETAILS: AREA OF PLOT (Minimum) Deduction for NetPlot Area	(A)	SQ.MT. 4147.99
	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.	Road Widening Area Total NET AREA OF PLOT	(A-Deductions)	154.49 154.49 3993.50
	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.	COVERAGE CHECK Permissible Coverage area (55 Proposed Coverage Area (37.6	,	2196.42 1511.19
A	 The applicant shall plant at least two trees in the premises. Permission shall be obtained from forest department for cutting trees before the commencement of the work. License and approved plans shall be posted in a conspicuous place of the licensed 	Achieved Net coverage area (Balance coverage area left (1 FAR CHECK	(.16 %)	1511.19 685.23
	 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 	Permissible F.A.R. as per zonii Additional F.A.R within Ring I a Allowable TDR Area (60% of F	nd II (for amalgamated plot -) erm.FAR)	7258.98 0.00 0.00
	 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 	Premium FAR for Plot within In Total Perm. FAR area (1.75) Residential FAR (100.00%)	pact Zone (-)	0.00 7258.98 7253.38 7252.29
	section IV-8 (e) to (k). 18. The building shall be constructed under the supervision of a registered structural engineer.	Proposed FAR Area Achieved Net FAR Area (1.75 Balance FAR Area (0.00) BUILT UP AREA CHECK)	7253.38 7253.38 5.60
	 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 	Proposed BuiltUp Area Substructure Area Add in BUA Achieved BuiltUp Area	(Layout Lvl)	10278.20 15.00 10293.20
	 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. 	Approval Date : 12/23/2019 7:46:40	PM	
	 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 	Payment Details		
15.00	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	Sr No. Challan Number Receive 1 BBMP/7514/CH/19-20 BBMP/7514/	er Numbe	
	 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. 	No. 1	Head Amount Scrutiny Fee 4456	
10.43	 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 		Type UnitBUA Area Carpet Area No. of Ro	poms No. of Tenement
	 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. 	G-1 FLAT G-10 FLAT G-11 FLAT G-12 FLAT	41.76 41.76 82.97 82.97 82.97 82.97 83.87 83.87	4 9 9
	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.	G-12 FLAT G-13 FLAT G-14 FLAT G-15 FLAT	83.87 83.87 70.92 70.92 70.92 70.92 106.24 106.24	9 8 8 10
	 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 57 KLD 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). 	GROUND FLOOR PLAN G-2 FLAT G-3 FLAT G-4 FLAT	106.24 106.24 82.35 82.35 82.35 82.35 76.18 76.18	10 15 8 15 8 8
	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	G-5 FLAT G-6 FLAT G-7 FLAT	76.18 76.18 76.18 76.18 76.18 76.18 76.18 76.18	8 8 8
	 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 	G-8FLATG-9FLATFI-1FLAT	76.18 76.18 76.18 76.18 82.35 82.35	8 8 8
	 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 &3.9 of 	FI-10FLATFI-11FLATFI-12FLATFI-12FLAT	82.97 82.97 82.97 82.97 83.87 83.87 70.00	9 9 9
	 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 	FI-13 FLAT FI-14 FLAT FI-15 FLAT FIRST FLOOR FI-16 FLAT	70.92 70.92 70.92 70.92 86.75 86.75 106.24 106.24	8 8 9 10
33.80 33.80 RMP RMP	 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) years from date of issue of licence. Before the expiry of two years, the Owner / 	FIRST FLOOR FI-16 FLAT PLAN FI-2 FLAT FI-3 FLAT FI-4 FLAT	82.35 82.35 82.35 82.35 76.18 76.18	10 8 8 8
	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	FI-5 FLAT FI-6 FLAT FI-7 FLAT	76.18 76.18 76.18 76.18 76.18 76.18 76.18 76.18	8 8 8 8
	 deemed cancelled. 37. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016. 38. The applicant/owner/developer shall abide by sustainable construction and 	FI-8FLATFI-9FLATTYI-1FLAT	76.18 76.18 76.18 76.18 82.35 82.35	8 8 8
	 demolition waste management as per solid waste management bye-law 2016. 39. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles. 40. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR 	TYI-10FLATTYI-11FLATTYI-12FLAT	82.97 82.97 82.97 82.97 83.87 83.87	9 9 9
	 area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan. 41. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding 	TYI-13 FLAT TYI-14 FLAT TYI-15 FLAT	70.92 70.92 70.92 70.92 86.75 86.75	8 8 9
	utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs42. In case of any false information, misrepresentation of facts, or pending court	TYPICAL - 2- 4 FLOOR PLAN TYI-2 FLAT TYI-3 FLAT TYI-4 FLAT	106.24 106.24 82.35 82.35 82.35 82.35 76.18 76.18	10 8 8 8
	cases, the plan sanction is deemed cancelled. <u>Special Condition as per Labour Department of Government of Karnataka vide</u> <u>ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013</u>	TYI-4TEATTYI-5FLATTYI-6FLATTYI-7FLAT	76.18 76.18 76.18 76.18 76.18 76.18 76.18 76.18	8 8 8 8
	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 .	TYI-8 FLAT TYI-9 FLAT Total: -	76.18 76.18 76.18 76.18 6316.53 6316.53	8 8 657 79
	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	Block USE/SUBUSE De		
	 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 	Block NameBlock UseA (RESIDENTIAL)Residential	Diook Sublico I Diook Structuro I	Block Land Use Category R
	construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"	Required Parking(Table	Area Units	Car
	 Note: 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. 	A (RESIDENTIAL) MultiDwellin Units	(Sq.mt.) Reqd. Prop. Reqd./L ng 0 - 50 2 - 1 50 - 225 1 - 1	Jnit Reqd. Prop. 0.5 - 78 -
	 List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. Employment of child labour in the construction activities strictly prohibited. Obtaining NOC from the Labour Department before commencing the construction 	Parking Check (Table 7	· · · · ·	79 90
	work is a must. 5. BBMP will not be responsible for any dispute that may arise in respect of property in question.	Vehicle Type Re No. Car 79		Area (Sq.mt.) 1237.50
	 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. III. The Applicant has paid the fees Rs. 27.90.000-00vide Receipt No. BBMP/32955/CH/2019-20, dated. 	Car79Visitor's Car Parking8Total Car87TwoWheeler-	1086.25 90 110.00 0 1196.25 90 110.00 0	1237.50 0.00 1237.50 0.00
	3311878 . 83,373-00	Other Parking - Total Block :A (RESIDENTIAL)		1421.04 2658.54
	3. Betterment Charges : 20,586-00 a) For Building : 82,960-00 b) For Site : 10,29,320-00	Floor Gross Builtup BUA(Area Built Up	Propo FAR Deductions (Area in Sq.mt.) Area	Total Tomt Area
	1. Plan copy charges : 51,600-00 2. 1% Service Charge on LaborCess : 15,870-00 to be paid to BBMP : 3. Lake rejuvenation Fee : 1,03,700-00 4. Compounding Wall : 10,000,00	Name Builtup Area Sq.mt.) (Sq.mt.) Cutout StairCas	e Lift Lift Void Ramp Parking Re:	nt.) (Sq.mt.) (No.) other than Tenement
v	 Compounding Wall : 10,000-00 <u>TOTAL : 27,88,748-00</u> <u>Say Rs: 27,90,000-00</u> LabourCess : Rs. 15,72,000/- Receipt No.HO/35257/2019, NEFT/RTGS No. LC/CP52020010700695269 dated: 07.01.2020 	Terrace 38.18 0.00 38.18 31.1 Floor 1501.35 11.93 1489.42 0.0 Third 1501.35 11.93 1489.42 0.0	0 6.97 0.00 32.60 0.00 0.00 144	
	ICICR52020010700695269 dated: 07-01-2020.	Floor 1501.35 11.93 1489.42 0.0 Floor 1501.35 11.93 1489.42 0.0 First 1501.35 11.93 1489.42 0.0	0 6.97 0.00 32.60 0.00 0.00 144 0 6.97 0.00 32.60 0.00 0.00 144	9.85 1449.85 16 0.00 9.85 1449.85 16 0.00
	SI No. Name of the Statutory Department Reference No. & Date Conditions Imposed 1. KSPCB CTE-313852 PCB ID 80222 Dated: All the conditions imposed in the letter	Floor 1523.13 11.93 1511.20 0.0 Basement Floor 2771.14 0.00 2771.14 0.0 Total: 10337.85 59.65 10278.20 31.2	0 6.97 0.00 0.00 105.63 2658.53	0.00 0.00 00 0.00
	CTE-313852 PCB ID 80222 Dated: imposed in the letter 20-07-2019. issued by the Statutory Body should Statutory Body should BWSSB BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)-II/ TA(M)-III/2296/2019-20 Dated: 20-08-2019 be adhered to.	Total Number of Same 1 Blocks :		
FAR &Teneme			0WNER / GPA HOLDER'S	3.38 7253.38 79 108
No. o	Gross Gross Total Built BUA(Area Built Up Deductions (Area in Sq.mt.)	Proposed FAR Total Tnmt Area	SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER	
Block Same Bldg	Up Area in Area (Sq.mt.) Sq.mt.) (Sq.mt.)	Area (Sq.mt.) FAR Area (Sq.mt.) Initia (No.) other than Resi. Resi. FAR Area (Sq.mt.) Initial (No.) Tenement	M/s Sree Adithya Developers represented by partner G. Koteshwara Reddy & N. Raghava Flat No. G1, Sree Adithya Elite, Sy	r managing
A (RESIDENTIAL)	Culture StairCase Lift Machine Void Ramp Parking 1 10337.85 59.65 10278.20 31.21 41.82 6.97 180.65 105.63 2658.53	7253.38 7253.38 79 107.87	No. 17/3, Sheegehalli, Bangalore-49	
Grand Total:	1 10337.85 59.65 10278.20 31.21 41.82 6.97 180.65 105.63 2658.53	7253.38 7253.38 79.00 107.87	ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE	
	The plans are approved in according for approval by the Commission	ner (<u>NORT</u> H) on date: <u>04/01/202</u> 0vide	Ganesh N #4/2, 8th main, 6th cross, S.R. Nagar, Bangalore E-4289/17-18	W.L.
	Ip number:BBMP/Addl.Dir/A terms and conditions laid down Validity of this approval is two y	along with this building plan approval.	PROJECT TITLE :	
	Name : B l Designatio Organizati	//ANJESH n : Joint Director Town Planning (JDTP) on : BRUHAT BANGALORE MAHANAGARA	PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO. 608/17/4/200, S VILLAGE, K.R PURAM HOBLI, BANGALOR	SY.NO. 17/4, SEEGEHALLI
		n : BRUHAT BANGALORE MAHANAGARA lan-2020 18: 00:06 NORTH	WARD NO. 53. DRAWING TITLE : SITE PLAN	
			SHEET NO: 1	

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