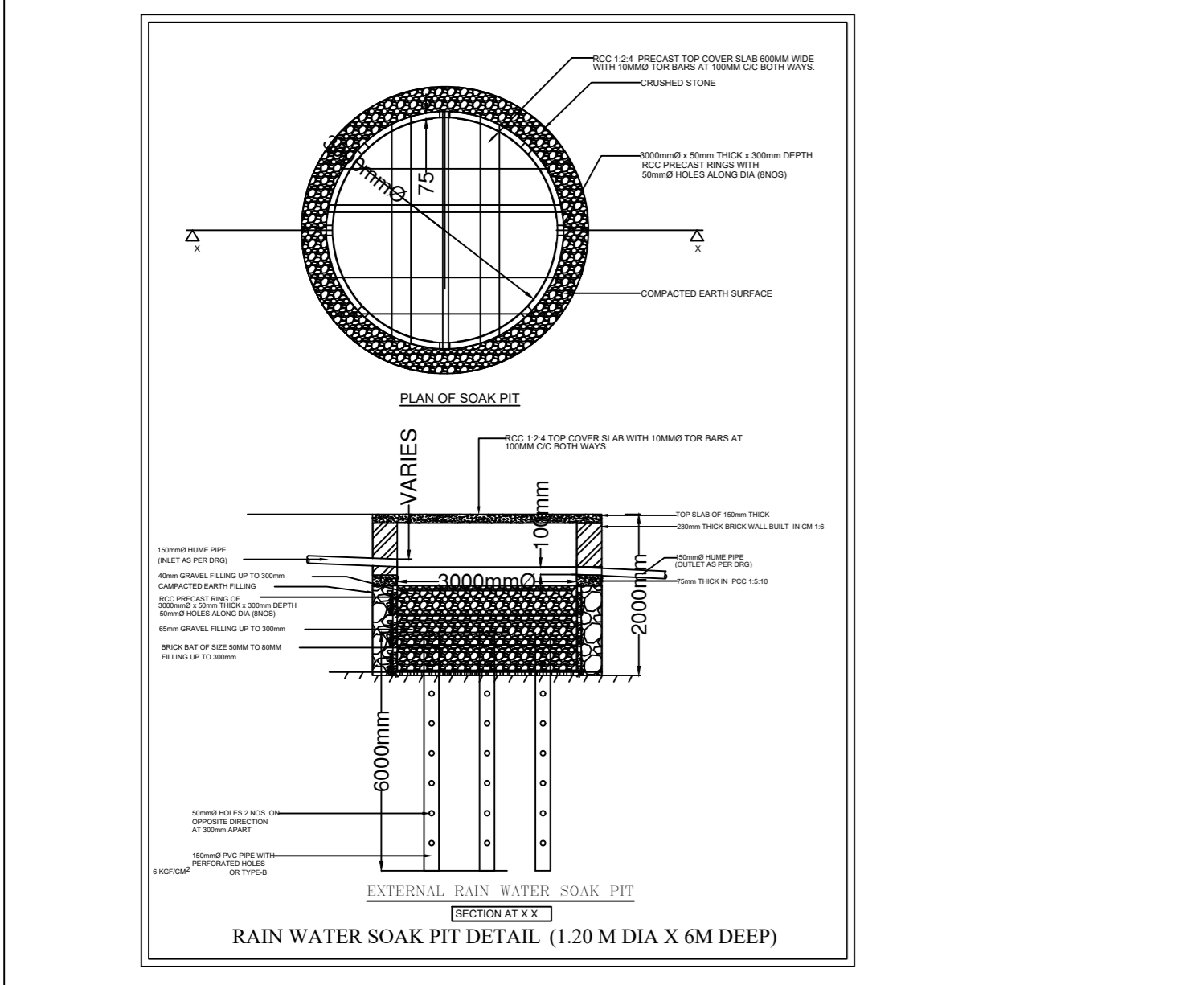


SCALE 1:300

SITE PLAN
SURFACE CAR PARKING - 52 nos.



BMP/ADDL DIR/JD CENTRAL/LP/0004/2019-20
BMP/ADDL DIR/JD NORTH/LP/0175/2013-14

- This Modified Plan Sanction is issued subject to the following conditions:
1. Modified Sanction is accorded for the Residential Apartment and Commercial Building at Katha No. 1871, Sy No. 641, 642, 643, 644, Kakkondrahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Bellanduru, Marathahalli Division, Mahadevapura Zone, Bangalore.
 2. The Applicant/Owner/Developer shall be responsible for the construction of the building and shall be liable for the payment of all taxes and charges.
 3. The Applicant/Owner/Developer shall be responsible for the construction of the building and shall be liable for the payment of all taxes and charges.
 4. Development charges towards increasing the capacity of water supply, sanitary and power main shall 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 the workers 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 / 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. (E&D) code leaving 3.00 mts. from the building within the premises.
 11. The applicant shall provide a separate room preferably 4.0 x 3.05 m in the basement for installation of fire-fighting equipment and also make provisions for telephony services as per B.P. Code 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 10 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 license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and shall be made available during inspections.
 16. If any engineer / builder contravenes the provisions of Building By-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned, 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 (By-laws No. 3) under sub-section 10(4) (e) to (h).
 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 By-law-32(a).
 24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and the 'Criteria for earthquake resistant design of structure' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 25. Traffic Management Plan shall be obtained from the Department of Traffic Management every year.
 26. Facilities for physically handicapped persons prescribed in schedule XI (By-laws - 31) of Building by-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 S.I. 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 (Application for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
 31. The structures shall be designed with structural stability and safety to ensure for soil stabilization during the course of excavation for basement works 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 workmen and general public by erecting safety barricades.
 32. Sufficient two wheeler parking shall be provided as per requirement.
 33. The applicant shall obtain clearance from the Department of Fire & Safety 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 Force Department every two years with due inspection by the department regarding working condition of Electrical installation 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 Inspector every two years with due inspection by the Department regarding working condition of Electrical installation / lifts etc. The certificate should be produced to the BMPM and shall get the renewal of the permission issued that once in Two years.

Block -TOWER 4 (COMMERCIAL)

Floor Name	Gross Built Up Area (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)										Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tent (No.)	
			Column	LR	LR	LR	Substructure	Ramp	Penning	Roof	Common	Other				
Terrace Floor	193.33	2.00	195.33	58.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ground Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1st Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2nd Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3rd Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21st Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22nd Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23rd Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31st Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32nd Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33rd Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
37th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
38th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
39th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41st Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42nd Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43rd Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
44th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
45th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
46th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
49th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50th Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51st Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
52nd Floor	178.87	13.80	192.67	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
53rd Floor	178.87	13.80	192.67	0.00	25.00	0										