

Parking Check (Table 7b)

Vehicle Type

Visitor's Car Parking

Total Car

TwoWheeler

476 949

Achieved

Area (Sq.mt.)

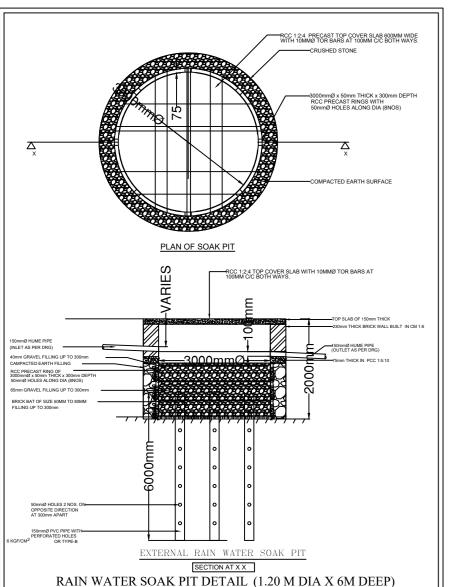
550.00

Area (Sq.mt.)

13048.75

13048.75 0.00

26299.40 39348.15



Block: TOWER 4 (COMMERCIAL)

Floor Name	Gross Builtup Area	Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Deduct		osed FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)				
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial		
Terrace Floor	156.33	0.00	156.33	58.26	0.00	98.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1781.67	13.80	1767.87	0.00	25.00	0.00	50.11	0.36	0.00	0.00	1692.40	0.00	1692.40	04
Third Floor	1781.67	13.80	1767.87	0.00	25.00	0.00	50.11	0.36	0.00	0.00	1692.40	0.00	1692.40	04
Second Floor	1781.63	13.94	1767.69	0.00	25.00	0.00	50.11	0.36	0.00	0.00	823.66	868.56	1692.22	02
First Floor	1781.62	14.63	1766.99	0.00	25.00	0.00	50.11	0.36	0.00	0.00	0.00	1691.52	1691.52	00
Ground Floor	1781.61	15.03	1766.58	0.00	25.00	0.00	48.67	0.36	0.00	0.00	0.00	1692.55	1692.55	00
Basement Floor	2997.47	9.92	2987.55	0.00	24.99	0.00	0.00	0.00	504.10	2458.46	0.00	0.00	0.00	00
Total:	12062.00	81.12	11980.88	58.26	149.99	98.07	249.11	1.80	504.10	2458.46	4208.46	4252.63	8461.09	10
Total Number of Same Blocks	1													
Total:	12062.00	81.12	11980.88	58.26	149.99	98.07	249.11	1.80	504.10	2458.46	4208.46	4252.63	8461.09	10
					_		_							

Block :TOWER 3 (BLOCK G H J)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)		Deduc	tions (Area		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.		
Terrace Floor	219.95	0.00	219.95	114.43	0.00	105.52	0.00	0.00	0.00	0.00	0
Ninth Floor	3180.04	619.61	2560.43	0.00	24.51	0.00	92.39	1.35	2442.18	2442.18	10
Eighth Floor	3180.04	619.61	2560.43	0.00	24.51	0.00	92.39	1.35	2442.18	2442.18	16
Seventh Floor	3180.04	619.61	2560.43	0.00	24.51	0.00	92.39	1.35	2442.18	2442.18	16
Sixth Floor	3180.04	619.61	2560.43	0.00	24.51	0.00	92.39	1.35	2442.18	2442.18	10
Fifth Floor	3180.04	619.61	2560.43	0.00	24.51	0.00	92.39	1.35	2442.18	2442.18	16
Fourth Floor	3180.04	619.61	2560.43	0.00	24.51	0.00	92.39	1.35	2442.18	2442.18	16
Third Floor	3180.04	619.61	2560.43	0.00	24.51	0.00	92.39	1.35	2442.18	2442.18	10
Second Floor	3180.04	619.61	2560.43	0.00	24.51	0.00	92.39	1.35	2442.18	2442.18	10
First Floor	3180.04	619.61	2560.43	0.00	24.51	0.00	92.39	1.35	2442.18	2442.18	10
Ground Floor	3180.05	619.80	2560.25	0.00	24.51	0.00	93.72	1.35	2440.67	2440.67	14
Total:	32020.36	6196.29	25824.07	114.43	245.10	105.52	925.23	13.50	24420.29	24420.29	158
Total Number of Same Blocks	1										
Total:	32020.36	6196.29	25824.07	114.43	245.10	105.52	925.23	13.50	24420.29	24420.29	15

Block :TOWER 2 (BLOCK E F)

Floor Name	Gross Builtup Area	Gross BUA(Area in Sq.mt.)		FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)					
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.		
Terrace Floor	128.64	0.00	128.64	31.65	0.00	96.99	0.00	0.00	0.00	0.00	00
Ninth Floor	1381.00	53.52	1327.48	0.00	16.34	0.00	25.71	0.72	1284.71	1284.71	08
Eighth Floor	1381.00	53.52	1327.48	0.00	16.34	0.00	25.71	0.72	1284.71	1284.71	08
Seventh Floor	1381.00	53.52	1327.48	0.00	16.34	0.00	25.71	0.72	1284.71	1284.71	08
Sixth Floor	1381.00	53.52	1327.48	0.00	16.34	0.00	25.71	0.72	1284.71	1284.71	30
Fifth Floor	1381.00	53.52	1327.48	0.00	16.34	0.00	25.71	0.72	1284.71	1284.71	30
Fourth Floor	1381.00	53.52	1327.48	0.00	16.34	0.00	25.71	0.72	1284.71	1284.71	30
Third Floor	1381.00	53.52	1327.48	0.00	16.34	0.00	25.71	0.72	1284.71	1284.71	30
Second Floor	1381.00	53.52	1327.48	0.00	16.34	0.00	25.71	0.72	1284.71	1284.71	30
First Floor	1381.00	53.52	1327.48	0.00	16.34	0.00	25.71	0.72	1284.71	1284.71	30
Ground Floor	1407.78	53.52	1354.26	0.00	16.34	0.00	30.09	0.72	1307.11	1307.11	30
Total:	13965.42	535.20	13430.22	31.65	163.40	96.99	261.48	7.20	12869.50	12869.50	80
Total Number of Same Blocks	1										
Total:	13965.42	535.20	13430.22	31.65	163.40	96.99	261.48	7.20	12869.50	12869.50	80

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Dedu	ctions (Area	a in Sq.mt.)			Propo Area (Sq.m	sed FAR t.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout	1	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial		
TOWER 4 (COMMERCIAL)	1	12062.00	81.12	11980.88	58.26	149.99	98.07	249.11	1.80	504.10	2458.46	4208.46	4252.63	8461.09	10
TOWER 1 (BLOCK AB CD)	1	59332.58	5805.96	53526.62	63.30	441.20	165.19	476.74	6.48	1354.84	31421.67	19597.18	0.00	19597.18	144
TOWER 2 (BLOCK E F)	1	13965.42	535.20	13430.22	31.65	163.40	96.99	261.48	7.20	0.00	0.00	12869.50	0.00	12869.50	80
TOWER 3 (BLOCK G H J)	1	32020.36	6196.29	25824.07	114.43	245.10	105.52	925.23	13.50	0.00	0.00	24420.29	0.00	24420.29	158
Grand Total:	4	117380.36	12618.57	104761.79	267.64	999.69	465.77	1912.56	28.98	1858.94	33880.14	61095.43	4252.63	65348.06	392.00

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

This Modified Plan Sanction is issued subject to the following conditions . Modified Sanction is accorded for the Residential Apartment and Commercial Building at Katha No. 1871, Sy No. 64/1, 64/2, 64/3, 64/4, Kaikondrahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Bellanduru, Marathahalli Sub-division, Mahadevapura Zone, Bangalore.

a) Tower - 1, Block - A, B, C, & D Consistig of GF+8 UF b) Tower - 2, Block - E and F Consisting of GF+8 UF c) Tower - 3, Block - G, H & J Consisting of GF+9 UF with Common 2 Basement Floors

d) And Commercial Block Consisting of BF+GF+4 UF 2. Sanction is accorded for **Residential and Commercial use** only. The use of the building shall not be deviated

3. 2 Basement Floors and Surface area reserved for car parking shall not be converted for any other 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 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 (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 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. 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. 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 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. Sufficient two wheeler parking shall be provided as per requirement.

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 Forece 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.

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

36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical

installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the

Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures

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 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 the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy

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. The Owner / Developers should adhare to the condition agreed between the parties in all the TRIPARTITE agreement entered in to inrespect of ownership of cancelled or revoked. 42. In case in future if any adverse order is passed in any Courts / Authorities in respect of ownership of the property in question, the plan sanctioned will be cancelled or revoked. 43. The Applicant / Owner / Developer shall abide by the collection of solid waste and its

segregation as per solid waste management bye-law 2016. 44. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016. 45. The Applicant / Owners / Developers shall make necessary provision to charge

electrical vehicles. 46. 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. 47. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority vide No. BDA vide No.BDA/TPM/DLP-71/2011-12/345/2019-20 dated:

03-06-2019 while approving the Modified Development Plan for the project should be strictly adhered to. 48. The Modified NOC from BWSSB Should be submitted before issue of Occupancy Certificate 49. Owner / Developer should abide to the Interim / Final Order of the Hon'ble High Court in respect of order dated: 09-07-2019 vide W.P No. 50652/2019 (LB-BMP), pertaining to depositing of fee in full as per Demand Notice dated: 25-10-2019.

50. NOC from HAL should be submitted before commencement of 5th floor construction of the 51. 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 (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 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 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

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

Department which is mandatory.

4) Security Deposit

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. II NOC Details

SI	Name of the Statutory	Reference No. & Date	Conditions Imposed
No.	Department		
1	Fire Force Department	GBC(1)/464/2013 dated: 16-03-2016	All the conditions
2	Airport Authority of India	BANG/SOUTH/B/ 050716/ 127457 dated:	All the conditions imposed in the letter issued by the Statutory Body
		13-05-2016	
3	BESCOM	EEE/HSRD/AEE(O)/AE-1/NOC-23/19-20/8404,	
		Dated. 08-01-2020	should be adhered
4	KSPCB	PCB/219/CNP/13/H1981, dated: 14-02-2014	to
5	SEIAA	SEIAA 219 CON 2013. dated: 03-10-2013	1
6	BWSSB	BWSSB/EIC/ACE(R)/DCE(M)-I/TA(M)-II/7344/2012-	
		13, dated: 22-01-2013 and Condition imposed to	
		submit the Modified NOC before issue OC	

III. The Applica for the foll

1) Scrutii 2) Ground Vide V Bettern

5) Plan copy charges and Compound Wall Charges

cant has paid the fees vide NEFT/RTGS Transaction N llowing:-	NO. 959552	21639 dated: 04-01-2020	
iny Fees and Licence Fees			
payment as per order of the Hon'ble High Court			
WP No. 50652/2019 (LB-BMP), dated: 18-11-2019	:	15,26,437-00	
nd Rent (High Court Stay vide WP No.			
WP No. 50652/2019 (LB-BMP), dated: 18-11-2019	:	00-00	
rment Charges			
r Building	:	69,318-00	

8,18,645-00

25,00,400-00

25,01,000-00

dated: 22/08/2013 is deemed cancelled.

approval.

approval by the commissioner on date: 25/10/2019.

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

86,000-00

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnm (No.					
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	228.49	0.00	228.49	63.30	0.00	165.19	0.00	0.00	0.00	0.00	0.00	0.00	C
Eighth Floor	2400.69	142.02	2258.67	0.00	32.68	0.00	52.10	0.72	0.00	0.00	2173.17	2173.17	1
Seventh Floor	2400.69	142.02	2258.67	0.00	32.68	0.00	52.10	0.72	0.00	0.00	2173.17	2173.17	1
Sixth Floor	2400.69	142.02	2258.67	0.00	32.68	0.00	52.10	0.72	0.00	0.00	2173.17	2173.17	1
Fifth Floor	2400.69	142.02	2258.67	0.00	32.68	0.00	52.10	0.72	0.00	0.00	2173.17	2173.17	1
Fourth Floor	2400.69	142.02	2258.67	0.00	32.68	0.00	52.10	0.72	0.00	0.00	2173.17	2173.17	1
Third Floor	2400.69	142.02	2258.67	0.00	32.68	0.00	52.10	0.72	0.00	0.00	2173.17	2173.17	1
Second Floor	2400.69	142.02	2258.67	0.00	32.68	0.00	52.10	0.72	0.00	0.00	2173.17	2173.17	1
First Floor	2400.69	142.02	2258.67	0.00	32.68	0.00	52.10	0.72	0.00	0.00	2173.17	2173.17	1
Ground Floor	2447.18	142.02	2305.16	0.00	32.68	0.00	59.94	0.72	0.00	0.00	2211.82	2211.82	1
Basement First Floor	18784.18	2263.89	16520.29	0.00	73.55	0.00	0.00	0.00	857.72	15589.01	0.00	0.00	0
Basement Second Floor	18667.21	2263.89	16403.32	0.00	73.53	0.00	0.00	0.00	497.12	15832.66	0.00	0.00	0
Total:	59332.57	5805.96	53526.61	63.30	441.20	165.19	476.74	6.48	1354.84	31421.67	19597.18	19597.18	14
Total Number of Same Blocks	1												
Total:	59332.57	5805.96	53526.61	63.30	441.20	165.19	476.74	6.48	1354.84	31421.67	19597.18	19597.18	14

OWNER / GPA HOLDER'S SIGNATÚRE

> OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: ALEKHYA PROPERTY DEVELOPMENTS PVT LTD Rep. By. B M JAYESHANKAR & **B M KARUNESH** #10, VITTLMALLYA ROAD, BENGALURU.

/SUPERVISOR 'S SIGNATURE

ARCHITECT/ENGINEER

Shashidhara. N. R Note: Earlier Plan Sanction Vide L.P Nobbmp/Addl.Dir/JDNORTH/175/13-14 The modified plans are Approved in accordance with the acceptance for vide Ip number: BBMP/Addl.Dir/JD_CENTRAL/0004/19-20

BCC/BL-3.2.3/E-1085/92-93 V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road, Bangalore. subject to terms and conditions laid down along with this modified building plan

PROJECT TITLE: MODIFIED SANCTION FOR THE RESIDENTIAL APARTMENT AND COMMERCIAL BUILDING AT KATHA NO. 1871, SY NO. 64/1, 64/2, 64/3, 64/4, KAIKONDRAHALLI VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, WARD NO. 150, BELLANDURU, MARATHAHALLI SUB-DIVISION, MAHADEVAPURA ZONE, BANGALORE. SITE PLAN DRAWING TITLE:

Name : B MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA
PALIKE Date : 28-Jan-2020 16: 12:45

NORTH

SHEET NO:

UserDefinedMetric (900.00 x 1800.00MM)

permission issued that once in Two years.

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