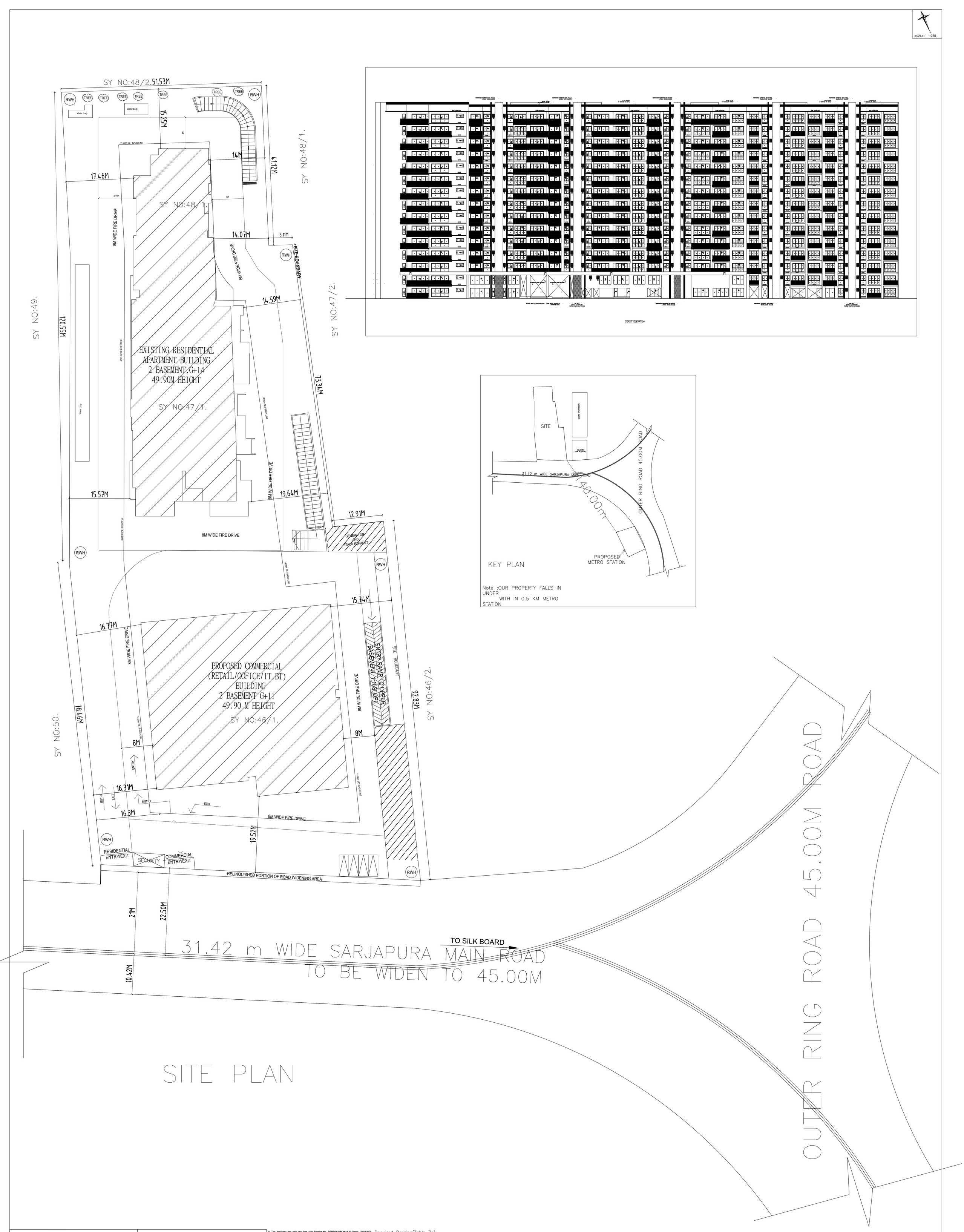

BBMP/ADDL.DIR/JD NORTH/LP/0063/2019-20
BBMP/ADDL.DIR/JD NORTH/LP/0559/2011-12
(Modified Plan)

This Modified Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Commercial and Residential Apartment Building at Khata No. 808/839/892/48/1, 46/1, 47/1, Ambalipura Village, Bellanduru Sub Division, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru.
   a) Block - A, Consisting of GF + 15 UF for Residential Apartment and Block - B Consisting of GF + 11 UF for Commercial with Common 2 Basement Floors.
2. Sanction is accorded for **Commercial and Residential use** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floors and Surface area reserved for car parking shall not be converted for any other 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 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 work.
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.
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 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 Sl. 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.
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 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.
36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate 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 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 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-laws-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 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. The Owner / Developers should adhere to the condition agreed between the parties in all the TRIPARTITE agreement entered in to irrespect 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 Modified NOC from SEIAA, KSPCB, BESCOM and Fire Department Should be submitted in accordance with the proposed of Commercial and Residential Development as per the modified plan before issue of Commencement Certificate for Commercial Building i.e., Block - B.
44. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
45. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
46. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
47. 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.
48. 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 (Hosadaag/Hoodlike) 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 Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.Obtaining NOC from the Labour Department before commencing the construction work is a must.
4. BBMP will not be responsible for any dispute that may arise in respect of property in question.
5. 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 vide Receipt No. BBMP/8249/CH/19-20 Dated: 20-02-2020 Transaction No. 1097765587 59 dated: 24-02-2020 for the following:-

1) Ground Rent	:	1,09,53,412-00
2) GST 18% of Ground Rent	:	19,71,614-00
3) Betterment Charges	:	
a) For Buildpling	:	4,93,935-00
b) For Site	:	0-00
4) Security Deposit	:	2,00,00,136-00
5) Licence Fees	:	1,39,40,706-00
6) Scrutiny Fee	:	9,15,296-00
7) Plan copy fees and Compound Wall fee	:	60,200-00
8) 1% of Service Charges on Labour Cess	:	14,673-00
9) Lake Rejuvenation Fess	:	3,47,227-00
Total	:	3,05,15,197-00
Say Rs	:	3,05,17,000-00

10) Labour Cess : Rs. 73,93,000/- Paid vide RTGS/NEFT No. UTIBR52020021900355950 8, dated: 19-02-2020 Vide Receipt No. HO/39652/2019, dated: 19-02-2020

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1.	Fire Force Department	GBC (1) 494/2011 dt: 11-01-2016	All the conditions mentioned in the letter issued by the Statutory Body should be adhered to.
2.	AAI	ASC/DGM(AO)/131/56-18/1181/2018, Date. 10-12-2018	
3.	SEIAA	SEIAA/14/CON/2016, Dt: 18-10-2016	
4.	BESCOM	SEE/BCS/EE(O)/AEE-1/NOC-26/11-12/1263/ Dated: 17-08-2011	
5.	KSPCB	PCB/ STAN/CNP/09/5037 Dated. 29-11-2016	
6.	BWSSB	No.BWSSB/CE(M)/ACE(M)-I/TA-9/10183/2009-10, Dated: 19-11-2009	
6.	BSNL	No. DE/SAN/BG/S-11/Vol-iii/40, dated @ Bangalore - 41, dated: 29-12-2010	

Block :A0 (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Existing FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
				Ser Ro	Lift	Lift Machine	Void	Substructure	Parking				
Terrace Floor	136.00	0.00	136.00	0.00	136.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fifteenth Floor	688.61	688.61	0.00	34.58	0.00	345.31	0.98	0.00	307.74	307.74	00	0.00	0.00
Fourteenth Floor	2394.11	2394.11	0.00	34.58	0.00	393.78	0.98	0.00	1964.77	1964.77	07	0.00	0.00
Thirteenth Floor	2403.71	2403.71	0.00	34.58	0.00	393.83	0.98	0.00	1974.32	1974.32	07	0.00	0.00
Twelfth Floor	2385.23	2385.22	0.00	34.58	0.00	393.58	0.98	0.00	1956.09	1956.09	07	0.00	0.00
Eleventh Floor	2403.71	2403.71	0.00	34.58	0.00	393.83	0.98	0.00	1974.32	1974.32	07	0.00	0.00
Tenth Floor	2385.23	2385.22	0.00	34.58	0.00	393.58	0.98	0.00	1956.09	1956.09	07	0.00	0.00
Ninth Floor	2403.71	2403.71	0.00	34.58	0.00	393.83	0.98	0.00	1974.32	1974.32	07	0.00	0.00
Eighth Floor	2385.23	2385.22	0.00	34.58	0.00	393.58	0.98	0.00	1956.09	1956.09	07	0.00	0.00
Seventh Floor	2403.71	2403.71	0.00	34.58	0.00	393.83	0.98	0.00	1974.32	1974.32	07	0.00	0.00
Sixth Floor	2385.23	2385.22	0.00	34.58	0.00	393.58	0.98	0.00	1956.09	1956.09	07	0.00	0.00
Fifth Floor	2403.71	2403.71	0.00	34.58	0.00	393.83	0.98	0.00	1974.32	1974.32	07	0.00	0.00
Fourth Floor	2385.23	2385.22	0.00	34.58	0.00	393.58	0.98	0.00	1956.09	1956.09	07	0.00	0.00
Third Floor	2403.71	2403.71	0.00	34.58	0.00	393.83	0.98	0.00	1974.32	1974.32	07	0.00	0.00
Second Floor	2401.52	2401.52	0.00	34.58	0.00	393.79	0.98	0.00	1972.18	1972.18	07	0.00	0.00
First Floor	2478.37	2478.37	0.00	34.58	0.00	848.83	0.98	0.00	1593.98	1593.98	04	0.00	0.00
Ground Floor	2339.66	2343.50	0.00	34.58	0.00	171.18	1.93	911.12	1220.85	1220.85	01	792.62	
Total:	36786.68	36654.47	136.00	553.28	136.00	6483.76	16.63	911.12	28685.89	28685.89	96	792.62	
Total Number of Same Blocks	1												
Total:	36786.68	36654.47	136.00	553.28	136.00	6483.76	16.63	911.12	28685.89	28685.89	96	793	

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
					StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking		Commercial	Stair			
A0 (RESIDENTIAL)	1	36786.68	36654.47	136.00	0.00	553.28	136.00	6483.76	16.63	0.00	911.12	28685.89	0.00	0.00	28685.89	96	792.62
A0 (COMMERCIAL)	1	49393.09	0.00	49393.09	128.88	659.05	6.36	6346.27	111.33	1289.13	18892.86	28685.89	21666.10	151.21	21565.83	00	0.00
Grand Total:	2	86179.77	36654.47	49529.09	128.88	1212.33	142.36	12830.03	127.96	1289.13	19803.98	28685.89	21666.10	151.21	50251.72	96.00	792.62

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Regd.	Prop.	Reqd./Unit	Reqd.	Prop.
A0 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	40	-
			225.001 - 375	1	-	2	110	-
			675.001 - 825	1	-	5	5	-
A0 (COMMERCIAL)	Commercial	Corporate Office	> 0	50	21666.10	1	433	-
	Total :		-	-	-	-	588	605

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	588	8085.00	406	5582.50
Mech.Car	-	-	199	2736.25
Visitor's Car Parking	16	220.00	0	0.00
Total Car	604	8305.00	605	8318.75
TwoWheeler	-	825.00	0	0.00
Other Parking	-	-	-	14336.34
Total		9130.00		22655.09

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A0 (RESIDENTIAL)	Residential	Apartment	Highrise	R
A0 (COMMERCIAL)	Commercial	Corporate Office	Highrise	C3

Block :A0 (COMMERCIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Commercial	Stair	
Terrace Floor	168.63	128.88	33.39	6.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eleventh Floor	2354.58	0.00	39.75	0.00	1689.29	1.10	0.00	0.00	624.44	0.00	624.44
Tenth Floor	2391.11	0.00	39.75	0.00	142.56	1.10	0.00	0.00	2207.70	0.00	2207.70
Ninth Floor	2391.32	0.00	39.75	0.00	1859.62	1.10	0.00	0.00	490.85	0.00	490.85
Eighth Floor	2391.11	0.00	39.75	0.00	142.56	1.10	0.00	0.00	2207.70	0.00	2207.70
Seventh Floor	2390.51	0.00	39.75	0.00	668.13	1.10	0.00	0.00	1681.53	0.00	1681.53
Sixth Floor	2391.32	0.00	39.75	0.00	277.33	1.10	0.00	0.00	2073.14	0.00	2073.14
Fifth Floor	2391.11	0.00	39.75	0.00	142.56	1.10	0.00	0.00	2207.70	0.00	2207.70
Fourth Floor	2391.11	0.00	39.75	0.00	142.56	1.10	0.00	0.00	2207.70	0.00	2207.70
Third Floor	2391.11	0.00	39.75	0.00	142.56	1.10	0.00	0.00	2207.70	0.00	2207.70
Second Floor	2391.11	0.00	39.75	0.00	142.56	1.10	0.00	0.00	2207.70	0.00	2207.70
First Floor	2356.58	0.00	39.75	0.00	349.31	1.10	0.00	0.00	1966.42	0.00	1966.42
Ground Floor	2218.26	0.00	39.75	0.00	413.81	99.23	0.00	81.94	1583.53	0.00	1583.53
Upper Basement Floor	10449.42	0.00	74.33	0.00	109.91	0.00	638.70	9276.43	0.00	75.60	-43.34
Lower Basement Floor	10325.81	0.00	74.33	0.00	123.51	0.00	650.43	9534.48	0.00	75.61	-56.94
Total:	49393.09	128.88	659.05	6.36	6346.27	111.33	1289.13	18892.86	21666.10	151.21	21565.83
Total Number of Same Blocks	1										
Total:	49393.09	128.88	659.05	6.36	6346.27	111.33	1289.13	18892.86	21666.10	151.21	21565.83

UnitBUA Table for Block :A0 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF 02	FLAT	Existing	210.35	196.53	12
	FF 03	FLAT	Existing	302.32	280.05	16
	FF 1	FLAT	Existing	364.93	345.69	12
	split tenement	FLAT	Existing	815.52	640.27	1
SECOND FLOOR PLAN	SF 01	FLAT	Existing	341.82	324.71	14
	SF 02	FLAT	Existing	220.69	210.78	14
	SF 03	FLAT	Existing	197.87	186.29	11
	SF 04	FLAT	Existing	216.07	206.39	13
	SF 05	FLAT	Existing	278.87	265.55	16
	SF 06	FLAT	Existing	293.88	279.29	17
	SF 07	FLAT	Existing	296.19	280.54	17
TYPICAL - 3, 5, 7, 9, 11 ,13 FLOOR PLAN	TF 01	FLAT	Existing	351.98	334.38	14
	TF 02	FLAT	Existing	223.33	212.04	14
	TF 03	FLAT	Existing	198.34	185.71	11
	TF 04	FLAT	Existing	208.90	196.62	13
	TF 05	FLAT	Existing	278.86	265.55	16
	TF 06	FLAT	Existing	293.47	276.36	17
	TF 07	FLAT	Existing	294.33	279.20	17
TYPICAL - 4, 6, 8, 10& 12 FLOOR PLAN	FOUR 01	FLAT	Existing	341.77	324.53	14
	FOUR 02	FLAT	Existing	220.75	210.78	14
	FOUR 03	FLAT	Existing	197.85	184.76	11
	FOUR 04	FLAT	Existing	204.94	193.51	13
	FOUR 05	FLAT	Existing	278.86	265.53	16
	FOUR 06	FLAT	Existing	294.72	279.07	17
	FOUR 07	FLAT	Existing	292.37	276.84	17
FOURTEENTH FLOOR PLAN	14 01	FLAT	Existing	346.34	327.83	14
	14 02	FLAT	Existing	220.73	210.78	14
	14 03	FLAT	Existing	198.66	185.42	11
	14 04	FLAT	Existing	204.38	192.94	13
	14 05	FLAT	Existing	278.87	265.55	16
	14 06	FLAT	Existing	294.72	279.08	17
	14 07	FLAT	Existing	296.16	280.51	17
FIFTEENTH FLOOR PLAN	SPLIT TENEMENT	FLAT	Existing	0.00	0.00	1
	SPLIT TENEMENT	FLAT	Existing	0.00	0.00	3
	SPLIT TENEMENT	FLAT	Existing	0.00	0.00	1
	SPLIT TENEMENT	FLAT	Existing	0.00	0.00	1
	SPLIT TENEMENT	FLAT	Existing	0.00	0.00	1
GROUND FLOOR PLAN	GF-01	FLAT	Existing	345.67	345.67	14
Total:	-	-	-	25976.54	24475.18	1388

35	42	7	7
96			

UnitBUA Table for Block :A0 (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT TENEMENT	OFFICE	1582.11	1518.63	4	1
FIRST FLOOR PLAN	SPLIT TENEMENT	OFFICE	1827.53	1766.20	11	1
THIRD FLOOR PLAN	SPLIT TENEMENT	OFFICE	2068.81	2004.71	11	4
SEVENTH FLOOR PLAN	SPLIT TENEMENT	SHOP	1542.20	1478.11	11	1
ELEVENTH FLOOR PLAN	SPLIT TENEMENT	OFFICE	485.55	422.60	11	1
NINTH FLOOR PLAN	SPLIT TENEMENT	OFFICE	486.65	422.60	11	1
SIXTH FLOOR PLAN	SPLIT TENEMENT	OFFICE	2068.94	2004.75	11	1
EIGHTH FLOOR PLAN	SPLIT TENEMENT	OFFICE	2068.81	2004.71	11	1
TENTH FLOOR PLAN	SPLIT TENEMENT	OFFICE	2068.81	2004.71	11	1
Total:	-	-	20405.85	19641.13	125	12

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018		
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Commercial		
Inward_No: BBMP/Addl.Dir/JD NORTH/0063/19-20	Plot SubUse: Corporate Office		
Application Type: General	Land Use Zone: Commercial (MutationCorridor)		
Proposal Type: Building Permission	Plot/Sub Plot No.: 48/1,46/1,47/1		
Nature of Sanction: Modify	Khata No. (As per Khata Extract): 808/839/892		
Location: Ring-III	Locality / Street of the property: Ambalipura village,varthur hobli,bangalore		
Building Line Specified as per Z.R: NA			
Zone: Mahadevapura			
Ward: Ward-150			
Planning District: 318-Begur			
AREA DETAILS:		SQ.MT.	
AREA OF PLOT (Minimum)	(A)	13889.06	
NET AREA OF PLOT	(A-Deductions)	13889.06	
COVERAGE CHECK			
Permissible Coverage area (45.00 %)		6250.08	
Proposed Coverage Area (32.82 %)		4557.91	
Achieved Net coverage area (32.82 %)		4557.91	
Balance coverage area left (12.18 %)		1692.17	
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.25)		45139.44	
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00	
Allowable TDR Area (60% of Perm.FAR)		27083.66	
Premium FAR for Plot within Impact Zone (-)		0.00	
Total Perm. FAR area (5.20)		72223.10	
Existing Residential FAR (57.08%)		28685.87	
Commercial FAR (43.12%)		21666.10	
Proposed FAR Area		50251.69	
Achieved Net FAR Area (3.62)		50251.69	
Balance FAR Area (1.58)		21971.41	
Achieved Additional FAR Area		5112.25	
BUILT UP AREA CHECK			
Proposed BuiltUp Area		86179.77	
Existing BUA Area		36654.47	
Substructure Area Add in BUA (Layout Lvl)		15.01	
Achieved BuiltUp Area		86198.57	

Approval Date : 02/17/2020 6:45:04 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/29274/CH/19-20	BBMP/29274/CH/19-20	440005.9	Online	9427737259	11/30/2019 3:20:02 PM	-

No.	Head	Amount (INR)	Remark
1	Scrutiny Fee	440005.9	-

Note : Earlier Plan Sanction Vide L.P.No.BBMP/ADDL.DIR/JD NORTH/LP/0559/2011-12 dated **18-01-2013** is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date 17/02/2020 - vide lp number : BBMP/Addl.Dir/JD. NORTH/0063/19-20 subject to terms and conditions laid down along with this modified building plan approval.
Validity of this approval is two years from the date of issue.

Name : B MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 06-Mar-2020 17: 24:21

NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S Krishna E Campus pvt ltd By its Director Mr.RAMESH.S.BULCHANDANI Ambalipura village,varthur hobli,bangalore # 1B Bhagwat niwas,peddar road,opp jaslok hospital ,mumbai

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
vidya NS #4,Next To Lakshmi Medical,Nagashetthalli Rus Stop,Nagashetthalli,Bangalore /A-2817/2017-18

PROJECT TITLE :
Modified proposed Residential Apartment Building at Khata No. 808/839/892/48/1, 46/1, 47/1, Ambalipura Village, Bellanduru Sub Division, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru

DRAWING TITLE : SITE PLAN , LOCATION PLAN AND ELEVATION

SHEET NO : 1

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UserDefinedMetric (980.00 x 1600.00MM)