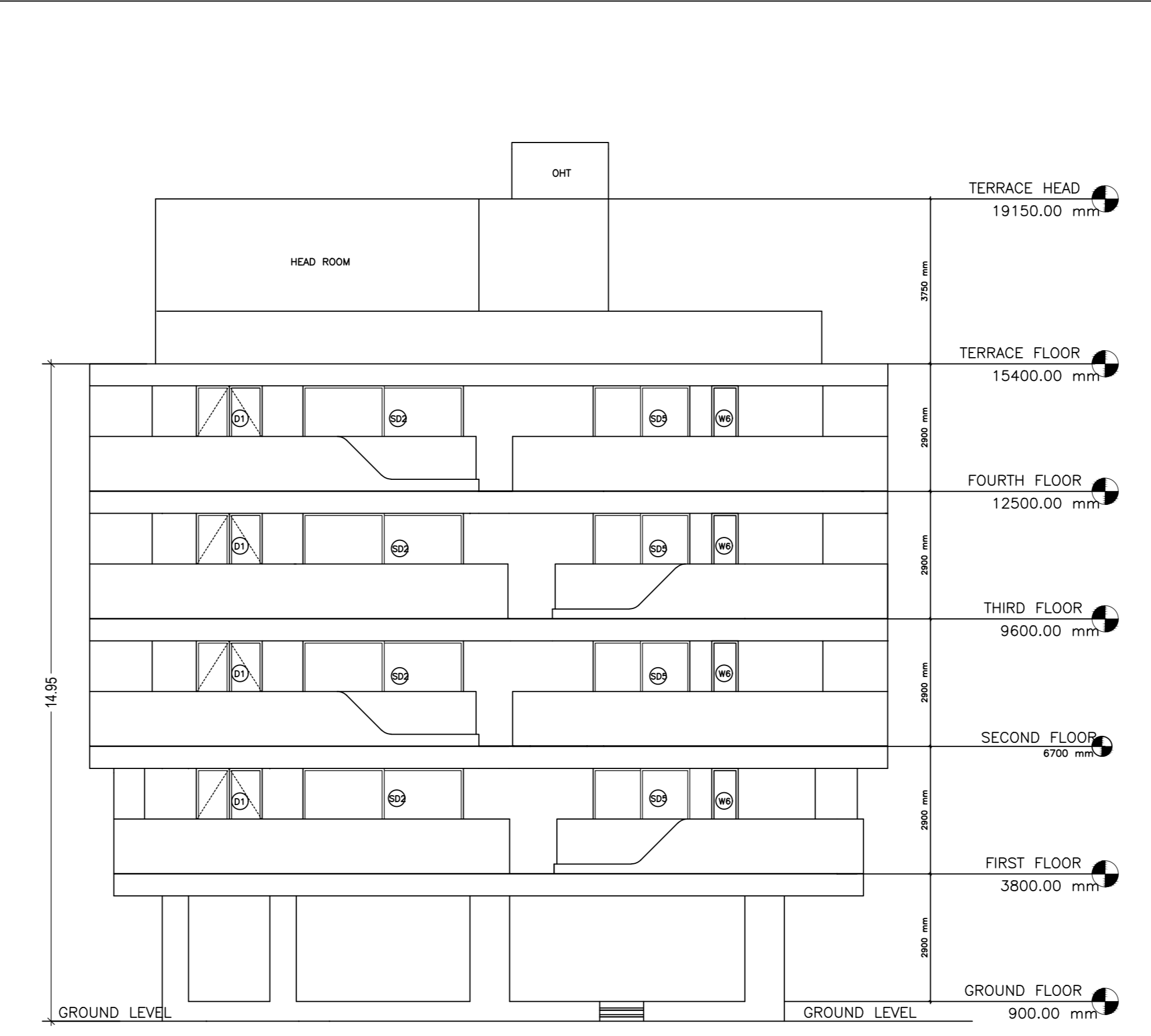
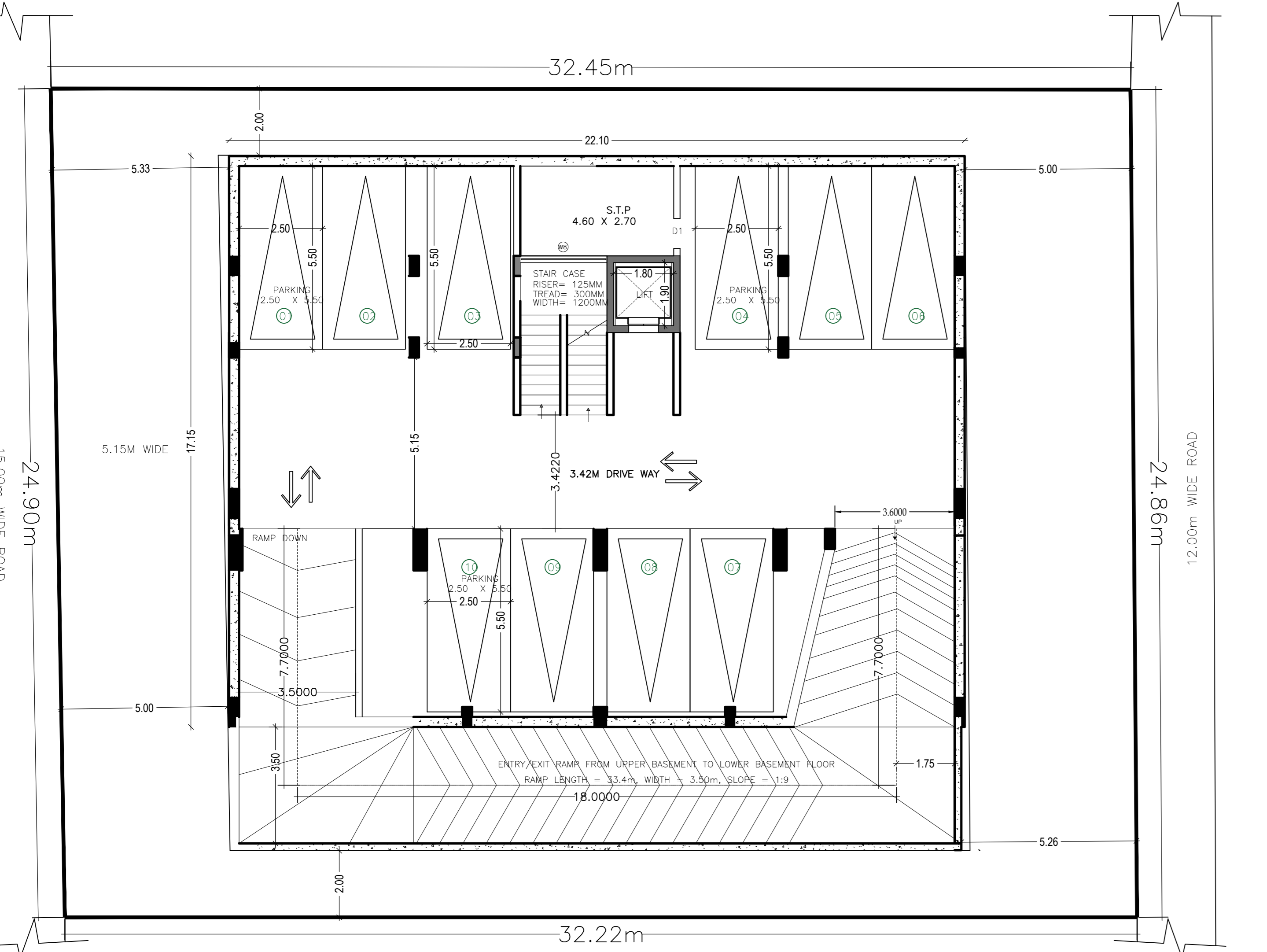


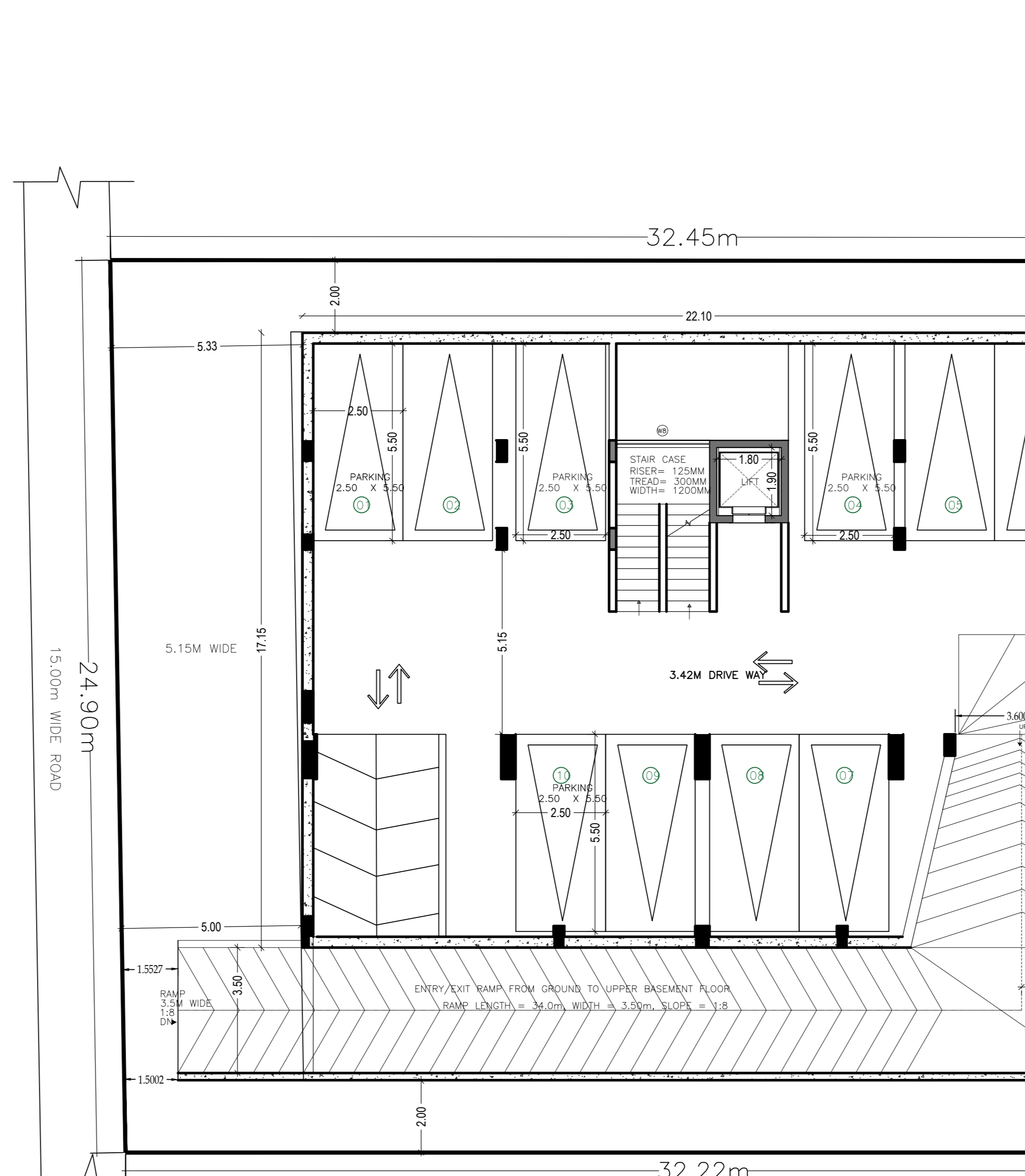
SITE PLAN



EAST ELEVATION



BASEMENT FLOOR - 02



BASEMENT FLOOR - 01

BMP/ADDLDIR/JD NORTH/LP/0046/2019-20
BMP/ADDLDIR/JD NORTH/LP/0216/2014-15 (Old LP No.)

The Modified Plan Sanction is issued under the following conditions:

- Modified Plan Sanction is issued for the Residential Apartment Building at Khata No. 2715/15, Ananthapura Village, Yelahanka Hobli, Bangalore North Taluk, Atkur Ward No. 03, Bangalore.
- Consist of BF+GF+ 4 UF (Four upper floors).
- Sanction is accorded for Residential use only. The use of the building shall not be deviated for any other use.
- Two Basement Floor and Part of Ground Floor area reserved for car parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and should be demolished after the construction.
- The applicant shall INSURE all workers 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.
- 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.
- 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.
- 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 By-Law No. 25.
- 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.
- The applicant shall plant at least ten trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- Licensee and approved plans shall be posted in a conspicuous place of the licensee 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.
- 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.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (By-law No. 3.0) under sub-section IV-3 (a) to (i).
- The building shall be constructed under the supervision of a registered structure engineer.
- 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 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.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- 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 By-Law 3(2)(a).
- The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Code 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 By-Law No. 20 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
- 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.
- 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.
- 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.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 100 kg capacity installed at site for re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
- The structures with basements shall be designed for structural stability and safety & ensure for soil stabilization during the course of excavation for basements with 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 workers and general public by erecting safe barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- 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.
- The NOC from BWSSB should be obtained and shall be submitted to this office before obtaining Occupancy Certificate.
- The Builder / Contractor / Professional responsible for supervision of work shall not start materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the officer about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BSM.
- The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BSM 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.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 180 Sqm upto 240 Sqm by minimum of two trees for areas measuring with more than 240 Sqm. One tree for every 240 Sqm of FAR area as per thereof in case of Apartment / group housing / multi dwelling / redevelopment plan.
- The applicant/owner/developer shall follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A&D/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.m.
- The NOC from BWSSB should be obtained and shall be submitted to this office before obtaining Occupancy Certificate.
- 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 (Dossagaal/Hoodike) Letter No. LD/95/ET/2013, dated: 01-04-2013

- 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.
- 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 work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time the 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:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
- 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 work is a must.
- BMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned shall be cancelled automatically and legal action will be initiated.

III. NOC Details

No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1.	Water Dept.	CTE/112/19 PCB No.8405, dated: 09-01-2020	All conditions imposed in the letter should be strictly adhered to.

IV. The Applicant has paid the fees vide Receipt No. BSM/2715/15/20 dated: 31-01-2020.

Sl. No.	Particulars	Amount (Rs.)
1.	Structure Fee	13514.00
2.	Ground Fee	1207.50
3.	Ground Rent	156.464.00
4.	Development Fee	8591.00
5.	For Stamp	50.00
6.	Security Deposit	88.00.00
7.	Labour Department Charges	20.111.00
8.	To be borne Charges on Labour Cases To paid to BSM*	548.00.00
	Total	8,80,000.00

Required Parking (Table 7a)

Block Name	SubUse	Area (Sq.mt)	Units	Prop. Req.	Min. Req.	Car	Prop. Req.	Min. Req.
A (MUNIRAJIAH)	Residential	90-225	1	1	1	9	1	9
Total								

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt)	Area (Sq.mt)
Car	9	1207.50	22
Motor Cycle	1	13.75	0
Other Car	10	137.50	22
Two Wheeler	6	15.00	0
Other Parking	-	-	545.30
Total			842.80

FAR & Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt)	StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Star	Proposed FAR Area (Sq.mt)	Add FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tenmt
A (MUNIRAJIAH)	1	2888.09	36.00	23.94	3.42	24.20	12.45	225.30	862.80	1766.28	33.72	1800.00	09		
Total															

Balcony Calculations Table

FLOOR	Name	UMBUA Type	UMBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	202.43	202.43	11	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	186.27	187.73	8	2
PLAN	SPLIT 3	FLAT	199.34	174.88	8	2
SECOND FLOOR PLAN	SPLIT 4	FLAT	184.39	223.95	8	2
FLOOR PLAN	SPLIT 5	FLAT	189.00	230.60	8	2
THIRD FLOOR PLAN	SPLIT 6	FLAT	186.07	225.27	8	2
PLAN	SPLIT 7	FLAT	189.17	232.83	8	2
FOURTH FLOOR PLAN	SPLIT 8	FLAT	184.55	224.59	8	2
PLAN	SPLIT 9	FLAT	188.43	231.45	8	2
Total						9

CROSS SECTION OF PERCOLATION PIT/TRENCH

DETAILS OF RAIN WATER HARVESTING STRUCTURES

Block :A (MUNIRAJIAH)

Floor Name	Total Built Up Area (Sq.mt)	StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Star	Proposed FAR Area (Sq.mt)	Add FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tenmt (No)
Terrace Floor	3542	36.00	0.00	3.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	410.94	0.00	3.42	0.00	4.92	0.00	0.00	0.00	402.60	0.00	402.60	0.00	402.60	02
Third Floor	412.15	0.00	3.42	0.00	4.92	0.00	0.00	0.00	403.81	0.00	403.81	0.00	403.81	02
Second Floor	410.34	0.00	3.42	0.00	4.92	0.00	0.00	0.00	402.00	0.00	402.00	0.00	402.00	02
First Floor	363.78	0.00	3.42	0.00	4.92	0.00	0.00	0.00	355.44	0.00	355.44	0.00	355.44	02
Ground Floor	3127.1	0.00	3.42	0.00	4.52	0.00	0.00	102.34	202.43	0.00	202.43	0.00	202.43	01
Basement First Floor	578.88	0.00	3.42	0.00	0.00	0.00	119.01	439.59	0.00	16.86	16.86	0.00	16.86	00
Basement Second Floor	459.87	0.00	3.42	0.00	0.00	0.00	106.29	320.96	0.00	16.86	16.86	0.00	16.86	00
Total	2888.09	36.00	23.94	3.42	24.20	12.45	225.30	862.80	1766.28	33.72	1800.00	09		

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 M/s AVANT GARDE HOMES, It's Proprietor Sh. G. SRINIVASA VARMA GPA holder to Sr. N. MUNIRAJIAH No-07, First floor, No-27-27, Yashoda nagar, Jakkur Plantation, Yelahanka, Bangalore-560004, No-07, First floor, No-27-27, Yashoda nagar, Jakkur Plantation, Yelahanka - 560004.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

PROJECT TITLE:
 PLAN OF THE PROPOSED MODIFIED RESIDENTIAL APARTMENT AT SITE NO-27/15/15 ANANTHAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO-03

DRAWING TITLE: SITE PLAN, BASEMENT 01 FLOOR PLAN, BASEMENT 02 FLOOR PLAN & ELEVATION

SHEET NO: 1

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

Name: B MALESIDH
 Designation: Chief Design Team Planning (JETT)
 Designation: (GR/PLAT/BANGALORE/MAHANAGARA)
 Date: 07-Mar-2020 12:16:43

North