

BBMP/Addl.Dir/JD North/LP/0107/2010-11 BBMP/Addl.Dir/JD North/LP/0063/2018-19

This Plan Sanction is issued subject to the following conditions Sanction is accorded for the Block A7 and Block C3 Commercial (IT) Building at Katha No. 1540, Sy No. 36/2, 36/3, 37, 38(P), 42/1, 42/3, 43/2, 43/3, 44/1, 44/2, 44/3, 44/4, 45/1, 45/2, 45/3, 45/4, 46, 47/1(P), 47/2, 49/1, 49/2, 50/2, 51/2, 51/4, 57(P), 78, 94, 95, 96/P, 136 & 137, Kundalahalli Village, K R Puram Hobli, Bengaluru East Taluk, Mahadevapura Zone, Bengaluru.

2. Sanction is accorded for Commercial (IT) and Block A7 @ 8th Floor For Residential use only. The use of the building shall not be deviated to any other use. 3. Block A7 Two Basement Floor and Block - C3 Three Basement Floor 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

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,

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

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

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

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 400 k.g 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

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 Force Department to ensure that the equipments installed are in good and workable condition, and an

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. 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.

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. If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time. 40. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and

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. 41. 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. 42. If the interim order stayed in W.P.No.41698/2019 (LB-BMP) gets vacated, the applicant shall abide to the outcome of the final order of the Hon'ble High Court, if failed to adhere the Sanctioned Plan will be withdrawn, which is sworn in the affidavit submitted to this office by the Owner/Developer.

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. 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. 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 utilization of treated water for all construction activities of built

up area more than 2000 Sq.mtrs., 48. All other conditions laid down by Bangalore Development Authority approved Development Plan Vide No. BDA/TPM/DLP-17/2018-19/335/2019-20, Dated 03 - 06 - 2019, for the project should be strictly adhered to... 49. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction

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

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

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 must. 5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

SI No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed	
1	Fire Force Department:	A7 - GBC(1)205/2016 Dated: 06-10-2016 & C3 - GBC(1)/427 Dated: 01-02-2019		
2	SEIAA	Corrigendum - SEIAA 19 A Misc 2019 Dated 13-12-2018 & F.NO.21-276/2017-1A-III Dated: 02-07-2018	All the cond	
3	KSPCB	CTE-313238, PCB ID 39586, Dated. 17-06-2019		
4	Airport Authority of India No.	C3 - BANG/SOUTH/B/062117/227484 Dated: 17-07-2017 A7 - BANG/SOUTH/B/062117/227482 Dated:17-07-2017	letter issued Statutory should be a	
5	BSNL.	DE(S)/S-6/IV/2005-06/20 Dated: 16-12-2005		
6	BWSSB	BWSSB/CE(M)/ACE(M)-I/TA-4/DB/741/2006-07 Dated: 30-05-2016		
7	BESCOM	EEE/KMLD/AEE(O)/AE/2016-17/396-9 Dated: 18-02-2017 EE/KMLD/AEE(O)/AE/17-18/1245 Dated: 10-08-2018]	

Date. 10-02-2020 for the following:-

1. License Fee & Scrutiny Fee(As Per Court Order 50%) 81,75,216.00 COURT STAY 2. Ground Rent including 18% GST 1,42,577.00 3. Fee U/S18(1)KTCP act(Betterment Levy) For Building 17,82,214.00 4. Security Deposit (As per court order 50%)Rs.25 Per sqm 5. PLAN COPY CHARGES 1,72,000.00 6. COMPOUND WALL 20,000.00 7. ROAD CUTTING CHARGES COURT STAY 8.Administrative Charges(1%Labour Cess) 1,02,92,008.00 TOTAL 1,02,92,500.00

AREA STATEMENT (BBMP) VERSION DATE: 01/11/2018 Plot Use: Commercial Inward_No: BBMP/Addl.Dir/JD Plot SubUse: IT Office NORTH/0063/18-19 Land Use Zone: Industrial-I(H) (Hi-Tech) Application Type: General Proposal Type: Building Permission Plot/Sub Plot No.: 1540 Nature of Sanction: Modify 36/2,36/3,37,38(P),42/1,42/3,43/2,43/3,44/1,44/2,44/3,44/4,45/1,45/2,45/3,45/4,46,47/1(P),47/2,49/1,49/2,50/2,51/2,51/4,57(P),78,94,95,96/P, Khata No. (As per Khata Extract): 1540 Locality / Street of the property: KUNDALAHALLI VILLAGE,K R PURAM Building Line Specified as per Z.R: NA HOBLI, BENGALURU EAST TALUK,BENGALURU Zone: Mahadevapura Ward: Ward-085 Planning District: 315-Whitefiled AREA OF PLOT (Minimum) Deduction for NetPlot Area Road Widening Area NET AREA OF PLOT Deduction for Balance Plot Area Road Widening Area Park And OpenSpace Area Amenity Area BALANCE AREA OF PLOT (A-Deductions COVERAGE CHECK Permissible Coverage area (50.00 %) Proposed Coverage Area (2.17 %) Existing coverage area to be retained (23.07%) Achieved Net coverage area (25.25 %) Balance coverage area left (24.75 %) Permissible F.A.R. as per zoning regulation 2015 (2.50 Additional F.A.R within Ring I and II (for amalgamated plot -Allowable TDR Area (60% of Perm.FAR) Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-Total Perm. FAR area (2.50 Commercial FAR (94.86% Proposed FAR Area Existing FAR Area Achieved Net FAR Area (2.3 Balance FAR Area (0.18 BUILT UP AREA CHECK Proposed BuiltUp Area Existing BUA Area for Existing Structure Substructure Area Add in BUA (Layout Lvl) Achieved BuiltUp Area Block USE/SUBUSE Details Block Name Block Use Block SubUse Block Structure Commercial IT Office

(COMMERCIAL | Commercial | IT Office | > 0 | 50 | 12289.34 | 1 | 246 Total: - - - 914

Commercial IT Office

FAR &Tenement Details

ock	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR A (Sq.mt	
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Commercial	Stair	
IERCIAL NG)	1	51868.65	1618.61	50250.04	60.93	703.17	265.36	306.79	267.26	531.32	13336.82	33378.56	1399.81	34778
IERCIAL NG)	1	22053.80	1015.27	21038.53	38.06	291.79	96.02	191.74	96.75	293.76	6666.99	12289.34	1074.09	13363
	2	73922.45	2633.88	71288.57	98.99	994.96	361.38	498.53	364.01	825.08	20003.81	45667.90	2473.90	48141
g Block Details														
	T		-	1 0			T	=	T 5					

| Corporate | Building | Highrise | 29.85 | 7 | 24175.26 | 31689.80 Office Suitable 25.05 / 27175.20 51005.00 Corporate Ruilding Highrise 38.70 0 47716.31 60093.37 Office | J Commercial Office Building Highrise 40.20 10 32442.16 58284.53 Residential Apartment Building Highrise 44.95 15 22535.06 23253.83 H - 3 BLOCK Residential Apartment Building Highrise 26.70 8 5524.02 5626.72 H - 02 BLOCK Commercial Cyber Cafe Building Bldg upto 11.5 mt. Ht. 9.70 2 2760.89 3955.80 Commercial Parlor Building Bldg upto 1.5 mt. Ht. 4.50 1 96.90 96.90

| Residential | Apartment | Building | Highrise | 59.80 | 20 | 90094.70 | 172289.11 |

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
Structure H - 01 BLOCK (OFFICE)	65578.79	53607.53
Structure A - 03 BLOCK	31689.80	24175.26
Structure A - 01 BLOCK	60983.37	47716.21
Structure B - 04 BLOCK	61990.64	36994.80
Structure H - 04 BLOCK (MLCP)	15433.64	1849.00
Structure A - 02 BLOCK	33686.10	18201.30
Structure A - 04 BLOCK	57996.79	39490.09
Structure C - 01 BLOCK	97494.90	52536.02
Structure B - 05 BLOCK	18619.00	14049.47
Structure A - 06 BLOCK	32753.72	31444.13
Structure A - 05 BLOCK	58284.53	32442.16
Structure R - 01 BLOCK	26386.77	25859.64
Structure R - 02 BLOCK	23253.83	22535.06
Structure R - 03 BLOCK	18750.41	17715.44
«Structure H - 3 BLOCK (ESIDENTIAL)	5626.72	5524.02
«Structure H - 02 BLOCK «AFETERIA)	3955.80	2760.89
(Structure H - 5 BLOCK (VISITORSAZA)	96.90	96.90
Structure R - 04 BLOCK	172289.11	90094.70
otal:	784870.82	517092.62

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER MR MUNIREDDY & OTHERS (OWNERS) M/S SHYAMARAJU & CO.(INDIA) PVT.LTD

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Shashidhara. N. R BCC/BL-3.2.3/E-1085/92-93 V.S.Associates, 1st Main, Maratha Hostel Complex, SiddagangaExtn B.H.Road.

Name : B MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA
PALIKE
Date : 18-Mar-2020 13: 20:26

The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 29/06/2019 vide lp number:BBMP/Addl.Dir/JD North/LP/0063/2018-19 subject to terms and conditions laid down along with this modified building plan appro**va**lidity of this approval is two years from the date of issue.

NORTH

| Modified Commercial (IT) Building (Block A7 and Block C3) at Katha No. 1540, Sy No. 36/2, 36/3, 37, 38/p, 42/1, 42/3, 43/2 & 3, 44/1 to 44/4, 45/1 to 4, 46, 47/1p, 47/2, 49/1 & 2, 50/2, 51/2, 51/4, 57p and others, Kundalahalli Village, K R Puram Hobli, Bengaluru East Taluk, Ward No.0085 Mahadevapura Zone, Bengaluru. DRAWING TITLE: SITE PLAN

SHEET NO: 01