

BBMP / Addl.Dir / JD (SOUTH) / LP/0031/19-20 (Modified Plan)

- 1. Sanction is accorded for the proposed Modified Residential Use Only a) Construction of Tower - A, B, & C 3BF+GF+ 18 UF (Ten upper floors) 40. The application for renewal shall made to the authority one month before
- b) Construction of Tower **D Stilt+GF+11UF** (11 upper floors) only 2. Sanction is accorded for Modified **Residential use** only. The use of the
- building shall not be deviated to any other use. 3. Basement & Ground Floor areas reserved for car parking shall not be 41. As per Building Bye-law 2003 Schedule IV 8 (i) the Architect/ Engineer /
- converted for any other purpose.
- and power main has to be paid to BWSSB and BESCOM if any.
- postal services & space for dumping garbage within the premises shall be corporation. provided.
- 6. The applicant shall construct temporary toilets for the use of construction court cases, the plan sanction is deemed cancelled. workers and it should be demolished after the construction. . The applicant shall insure all workmen involved in the construction work
- against any accident / untoward incidents arising during the time of Commencement certificate has to be taken. construction
- 8. The applicant shall not stock any building materials / debris on footpath or on commencement certificate for Block D dumping yard.
- occupants
- 10. The applicant shall provide a space for locating the distribution charge electrical vehicles. 3.00 mts. from the building within the premises.
- for telecom services as per Bye-law No. 25.
- 12. The applicant shall maintain during construction such barricading as 49. The Utilization certificate from Bangalore Development authority vide No FAR & Tenement Details
- 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. 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 owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Construction workers Welfare Board" should be strictly adhered to. Authority in the first instance, warned in the second instance and cancel the 2. The Applicant / Builder / Owner / Contractor should submit the Registration of 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 any of the list of workers engaged by him. foundation and in the case of columnar structure after erecting the columns 4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a "COMMENCEMENT CERTIFICATE" shall be obtained.
- 20. Construction or reconstruction of the building shall start within two years "Karnataka Building and Other Construction workers Welfare Board". and completed before the expiry of five years from the date of issue of license Note: & shall apply for permission to occupy the building after its completion.
- 21. The building should not be occupied without obtaining "OCCUPANCY 1 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.
- (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
- 29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid hindrance during late hours.
- 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recyclingprocessing unit required capacity installed at site for its re-use
- disposal in consultation with BBMP Zonal Health Officer. I. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by Labour Cess fees paid of Rs. 13,10,000/- vide erecting safe barricades.
- 32. The consent for Establishment from the Ministry of Environmental and Vide receipt no.HO/28193/2019 Dt: 22-10-2019 Forest (MOEF) / KSPCB should be taken wherever applicable.
- 33. Sufficient two wheeler parking shall be provided as per requirement.
- 34. 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.
- 35. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection 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 vears.
- 36. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire 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.
- 37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
- 38. 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.

As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for AREA STATEMENT (BBMP) Architect/ Engineer / Supervisor the validity of every registration so granted for the above categories by the authority shall be for a period of five years and renewable thereafter

for every five years unless the same is cancelled by the authority.

the date of expiry of the registration. If any owner/builder contravenes the same to the registered Architect/ Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time.

Supervisor shall not materially and structurally deviate from the sanctioned 4. Development charges towards increasing the capacity of water supply, sanitary plan, without previous approval of authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, and 5. Necessary ducts for running telephone cables, cubicles at ground level for Bye-laws, Zoning Regulation, Standing orders and policy orders of the

> 42. In case of any false information, misrepresentation of facts, or pending 43. The Partial Commencement certificate for Block A.B&C has been regularized by imposing penalty for the said blocks & for block D

> 44. The revised NOC from BESCOM has to be produced before the

roads or on drains. The debris shall be removed and transported to near by 45. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

3. The applicant / builder is prohibited from selling the setback area / open spaces 46. The applicant/owner/developer shall abide by sustainable construction and and the common facility areas, which shall be accessible to all the tenants and demolition waste management as per solid waste management bye-law 2016. 47. The Applicant / Owners / Developers shall make necessary provision to Approval Date : 09/27/2019 4:01:47 PM

transformers & associated equipment as per K.E.R.C (Es & D) code leaving 48. 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 The applicant shall provide a separate room preferably 4.50 x 3.65 m in with more than 240 Sqm. c) One tree for every 240 Sq. of FAR area as part the basement for installation of telecom equipment and also to make provisions thereof in case of Apartment / group housing / multi dwelling unit/development

considered necessary to prevent dust, debris & other materials endangering BDA/TDR cell/UC 076/2019-2020 Dated: 19-11-2019 with DRC No 003688, & Folio No 128 has been produced to our office & has been utilized for the present project.

Special Condition as per Labour Department of Government of Karnataka License and approved plans shall be posted in a conspicuous place of the vide ADDENDUM (ಹೊ್ತೆದಾಗಿ ಹೂಡಿಕೆ) ಪತ್ರ ್ತೆಂಖ್ಯೆ: 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

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

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if

construction worker in his site or work place who is not registered with the

. Accommodation shall be provided for setting up of schools for imparting

education to the children of construction workers in the labour camps / Block :A (WING) 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.

BBMP 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 stands cancelled automatically and legal action will be initiated.

26. Facilities for physically handicapped persons prescribed in schedule XI II. The Applicant has paid the fee vide Receipt No BBMP/24892/CH/19-20 dated: 14-11-2019 for the following:-

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)	1. License Fees	: 10,23,759.00
d	2. Ground Rent / GST	: 6,04,017.00
	3. Betterment Charges	
Э	a) For Building	: 3,01,480.00
Э	b) For Site	: 14,544.00
	4. Security Deposit	: 7,27,215.00
9	5. Scrutiny Fees	: 6,188.00
	Plan copy & Compound wall charges	: 1,86,000.00
_	7. Add 1% for administrative charges towards	: 13,223.00
Э	Labour Cess.	
) /	8. Lake Improvement Charges	:3,76,850.00
/	9. Without obtaining CC	: 21,79,992.00

Total Rs. 54,34,000.00

(Fifty Four Lacs thirty Four Thousand Only)

RTGS UTR No.HDFCR52019102251051669 dt: 22-10-2019

	<u> </u>	NOC Details					
ement om the	SI No.	Name of the Statutory Department	Reference No. & Date	Conditions Impose			
arance	1.	SEIAA SEIAA /18/CON/2015 dt: 16-05-2018		All the			
orking oduced once in uilding re that nd an Force	2.	KSPCB	PCB/170/CNP/08 / 2878 dt: 30-08-2018	All the conditions imposed			
	3.	Fire Force department	GBC (1) 28/2007 dt: 18-11-2016	in the letter issued by the			
	4.	Airport Authority of India	ASC / CM (AO) / 131/08-17/ 449/2017 dt: 09-05-2017	Statutory Body should be adhered			
arance	5.	BSNL	AGM (TP)/S-6/Vol-31/2014-15/25 dt @ BG-8 dt: 22-09-2014	to.			
y the c. The	6.	BESCOM	SEE/BCS/EE (O) / AEE-1/NOC-16 /14-15/9731-33 dt: 30-10-2014				
wal of	7.	BWSSB	BWSSB / EIC/ CE (M)/ACE (M)-IV/DCE (M)-II/ TA (M) -III/3617/2018-19 dt : 29-09-2018				
mool			•				

PROJECT DETAIL:						
Authority: BBMP						
Inward_No: BBMP/Addl.Dir/JD SOUTH/0031/19-20 Plot SubUse: Apartment						
Application Type: General Land Use Zone: Residential (Main)						
Proposal Type: Building Permission Plot/Sub Plot No.: 243/254/41 to 9/83/93 to 101						
Nature of Sanction: Modify	City Survey No.: 243/254/41 to 9/83/93 to 10	1				
Location: Ring-III	Khata No. (As per Khata Extract): 243/254/47					
Building Line Specified as per Z.R:	Locality / Street of the property: Jaraganahal	i village, Kanakapura Road, JP				
Kanakapura Road (upto RingRoad)	Nagar, Bangalore-78					
Zone: Bommanahalli						
Ward: Ward-186						
Planning District: 321-Anjanapura						
AREA DETAILS:		SQ.MT.				
AREA OF PLOT (Minimum)	(A)	15073.98				
Deduction for NetPlot Area						
Road Widening Area		539.35				
Total		539.35				
NET AREA OF PLOT	(A-Deductions)	14534.63				
COVERAGE CHECK						
Permissible Coverage area (50	-	7267.31				
Proposed Coverage Area (24.	,	3631.34				
Achieved Net coverage area (,	3631.34				
Balance coverage area left (2	5.02 %)	3635.97				
FAR CHECK						
Permissible F.A.R. as per zoni		48990.43				
Additional F.A.R within Ring I	· · · · ·	0.00				
Allowable TDR Area (60% of F	,	29394.26				
Premium FAR for Plot within Ir	npact Zone(4.00)	60295.91				
Total Perm. FAR area (0.00)		4.00				
Residential FAR (99.58%)		56700.64				
Proposed FAR Area		56939.01				
Achieved Net FAR Area (3.78		56939.02				
Balance FAR Area (1.42)		21445.67				
Achieved Additional FAR Area		7948.59				
BUILT UP AREA CHECK						
Proposed BuiltUp Area		82777.82				
Substructure Area Add in BUA	(Layout Lvl)	83.36				
Achieved BuiltUp Area		82861.18				

VERSION NO.: 1.0.10 VERSION DATE: 01/11/2018

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/12984/CH/19-20	BBMP/12984/CH/19-20	45003.54	Online	8853599045	08/03/2019 1:20:05 PM	-
	No.		Head	Amount (INR)	Remark		
	1	S	crutiny Fee	45003.54	-		

Block	No. of Same Bldg		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 Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement	
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair		le	renement
A (WING)	1	90365.75	7587.93	82777.82	85.17	1122.97	5.18	4371.38	93.49	687.48	19711.53	56700.64	238.37	56939.01	413	1199.49
Grand Total:	1	90365.75	7587.93	82777.82	85.17	1122.97	5.18	4371.38	93.49	687.48	19711.53	56700.64	238.37	56939.01	413.00	1199.49

SCALE : 1:200

Block	Туре	Cubling	Area	Un	its				
Name		SubUse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd./Unit Reqd.		
			50 - 225	50 - 225 1		1	408	-	
A (WING)	Residential	Apartment	225.001 - 375	1	-	2	10	-	
	Total :		-	-	-	-	418	48	
Vahiala	Tura	•	e 7b) Reqd.			Achiev	red		
Vehicle	Туре –	No	Reqd.	ea (Sq.mt.)				mt.)	
Vehicle Car	Туре	No. 418	Reqd.	ea (Sq.mt.) 5747.50		Achiev No. 483	ved Area (Sq. 6641.2	,	
		-	Reqd.	, , ,		No.	Area (Sq.	,	
Car		418	Reqd.	5747.50		No. 483	Area (Sq. 6641.2	5	
Car Visitor's Ca	Ir Parking	418 42	Reqd.	5747.50 577.50		No. 483 0	Area (Sq. 6641.2 0.00	5	
Car Visitor's Ca Total Car	r Parking	418 42 460	Reqd.	5747.50 577.50 6325.00		No. 483 0 483	Area (Sq. 6641.2 0.00 6641.2	5	

Block Name Block Use Block SubUse Block Structure Category
 DIOCK INALLIE
 DIOCK USE
 BIOCK SubUse
 Block Structure
 Category

 A (WING)
 Residential
 Apartment
 Highrise
 R

Terrace Floor136.9Floor136.9Eighteenth Floor3187.8Seventeenth Floor3713.3Sixteenth Floor3713.3Fifteenth Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3	37 421.36 34 406.58 34 406.58		StairCase 85.17	Lift	Deductions (Area in Sq.mt.)							FAR Area (Sq.mt.)	(No.)	other than Tenement
Floor136.5Eighteenth Floor3187.6Seventeenth Floor3713.3Sixteenth Floor3713.3Fifteenth Floor3713.3Fourteenth Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3	37 421.36 34 406.58 34 406.58		85.17	L	Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Floor3107.0Seventeenth3713.3Floor3713.3Sixteenth3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3	406.58 34 406.58	6 2766.51		46.57	5.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Floor3713.3Sixteenth3713.3Floor3713.3Floor3713.3Fourteenth3713.3Floor3713.3Thirteenth3713.3Floor3713.3Floor3713.3Floor3713.3Floor3713.3	34 406.58		0.00	41.40	0.00	150.34	0.00	0.00	0.00	2574.77	0.00	2574.77	10	0.00
Floor3713.3Fifteenth Floor3713.3Fourteenth Floor3713.3Thirteenth Floor3713.3Floor3713.3Floor3713.3Floor3713.3		3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Fifteenth Floor3713.3Fourteenth Floor3713.3Thirteenth Floor3713.3Twelfth Floor3713.3	34 406 58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Floor 3/13.3 Thirteenth 3713.3 Floor 3713.3 Twelfth 3713.3 Floor 3713.3		3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Thirteenth Floor 3713.3 Twelfth 3713.3 Floor 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Floor 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Eleventh Floor 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Tenth Floor 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Ninth 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Eighth 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Seventh Floor 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Sixth 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Fifth 3713.3 Floor	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Fourth 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Third 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
Second 3713.3	406.58	3 3306.76	0.00	51.75	0.00	232.98	0.00	0.00	0.00	3022.03	0.00	3022.03	23	0.00
First 3789. Floor	10 380.94	4 3408.16	0.00	51.75	0.00	305.21	0.00	0.00	0.00	3051.20	0.00	3051.20	19	551.74
Ground 3911.7 Floor	70 280.35	5 3631.35	0.00	41.40	0.00	188.15	93.49	0.00	586.12	2722.19	0.00	2722.19	16	647.75
Basement First 4338.	71 0.00) 4338.71	0.00	31.05	0.00	0.00	0.00	278.22	4029.45	0.00	45.31	45.31	00	0.00
Floor Basement														
Second 7716.5 Floor	59 0.00	7716.59	0.00	41.40	0.00	0.00	0.00	278.22	7396.98	0.00	96.58	96.58	00	0.00
Basement Third 7871.4 Floor	12 0.00	7871.42	0.00	41.40	0.00	0.00	0.00	131.04	7698.98	0.00	96.48	96.48	00	0.00
Total: 90365.7 Total	75 7587.93	3 82777.82	85.17	1122.97	5.18	4371.38	93.49	687.48	19711.53	56700.64	238.37	56939.01	413	1199.49
Number of Same Blocks														
: Total: 90365.7	1													

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.75 X 6.61 X 3 X 1	34.71	34.71
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16& 17 FLOOR PLAN	1.75 X 6.61 X 3 X 16	555.36	555.36
Total	-	-	590.07

OWNER / GPA HOLDER'S SIGNATURE

ARCHITECT/ENGINEER

_____Śukruth K Gowda BCC/BL-3.6/E-4422/2018-19

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : M/s Shriprop Projects Private Ltd, represented by its Authorized signatory and Director Mr. Ravindra No. 40/43, 8th Main , 4th cross, sadashiva nagar

/SUPERVISOR 'S SIGNATURE

 Note : Earlier Plan Sanction Vide L.P No _____

 dated: _______ is deemed cancelled.

 The modified plans are Approved in accordance with the acceptance for
 approval by the commissioner on date:27/09/2019 vide lp number : BBMP/Addl.Dir/JD_SOUTH/0031/19-20______ subject to terms and conditions laid down along with this modified building plan

MODIFIED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO. 243/254/41 TO 9/83/93 TO 101 JARAGANAHALLI VILLAGE,

DRAWING TITLE : SITE PLAN

HEET NO

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