

Approval Condition : This Plan Sanction is issued subject to the following conditions : 1. Sanction is accorded for the Residential Building at 1313, 15TH CROSS, GIRINAGARA, 2ND PHASE, BANGALORE, Bangalore. a) Consist of 2 Basement + 1 Ground + 3 only. 2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use. 3. 351.22 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, cables 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 (E&D) code leaving 3.00 mtrs. 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 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 - kgs 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 basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements 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. Payment of license fees for sanction of this plan is subject to result of W.P. No. 4906/2008 & 2993/2008. 35. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned 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. 36. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous 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. 37. In case of any false information, misrepresentation of facts, or pending court case, the plan sanction is deemed cancelled.

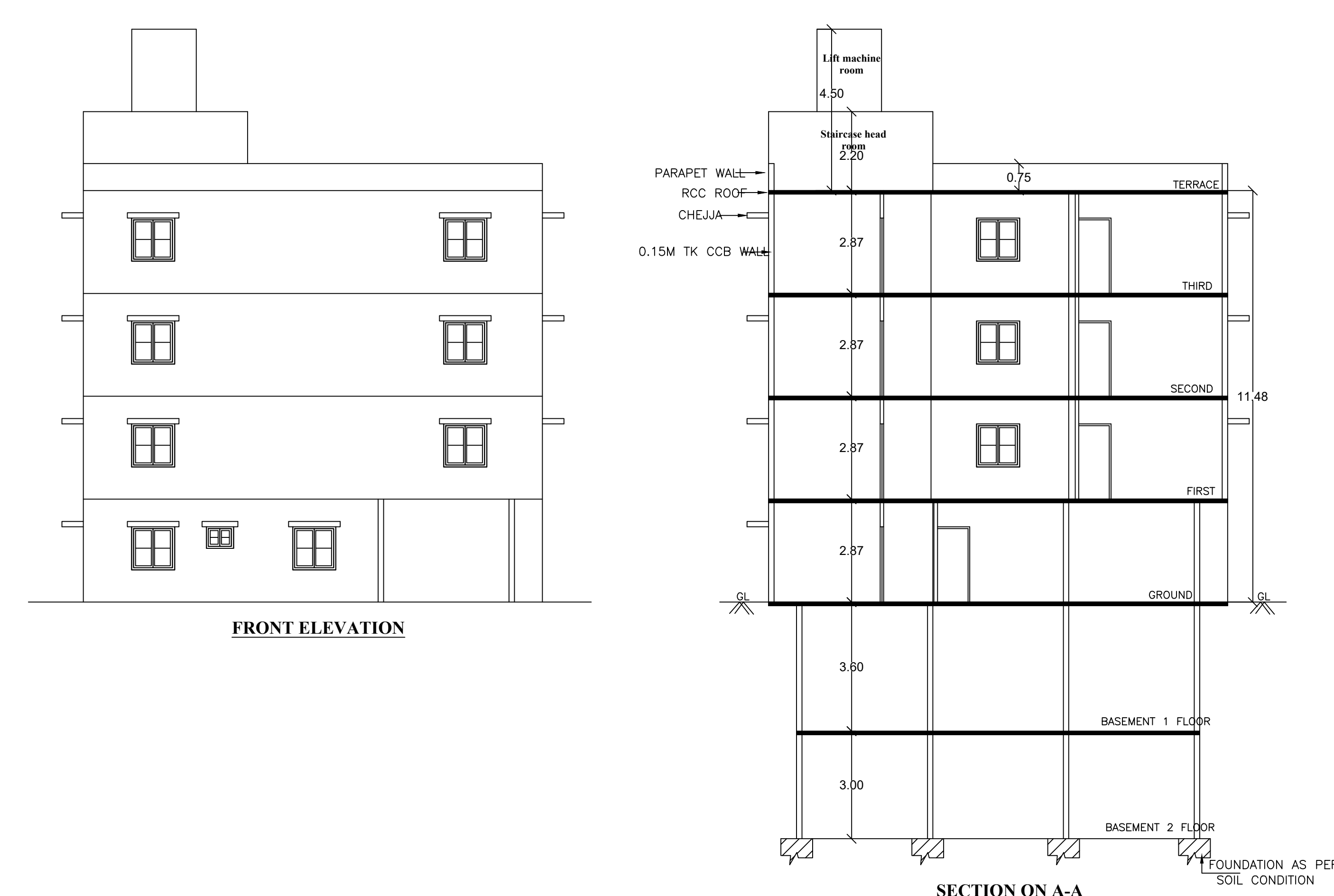
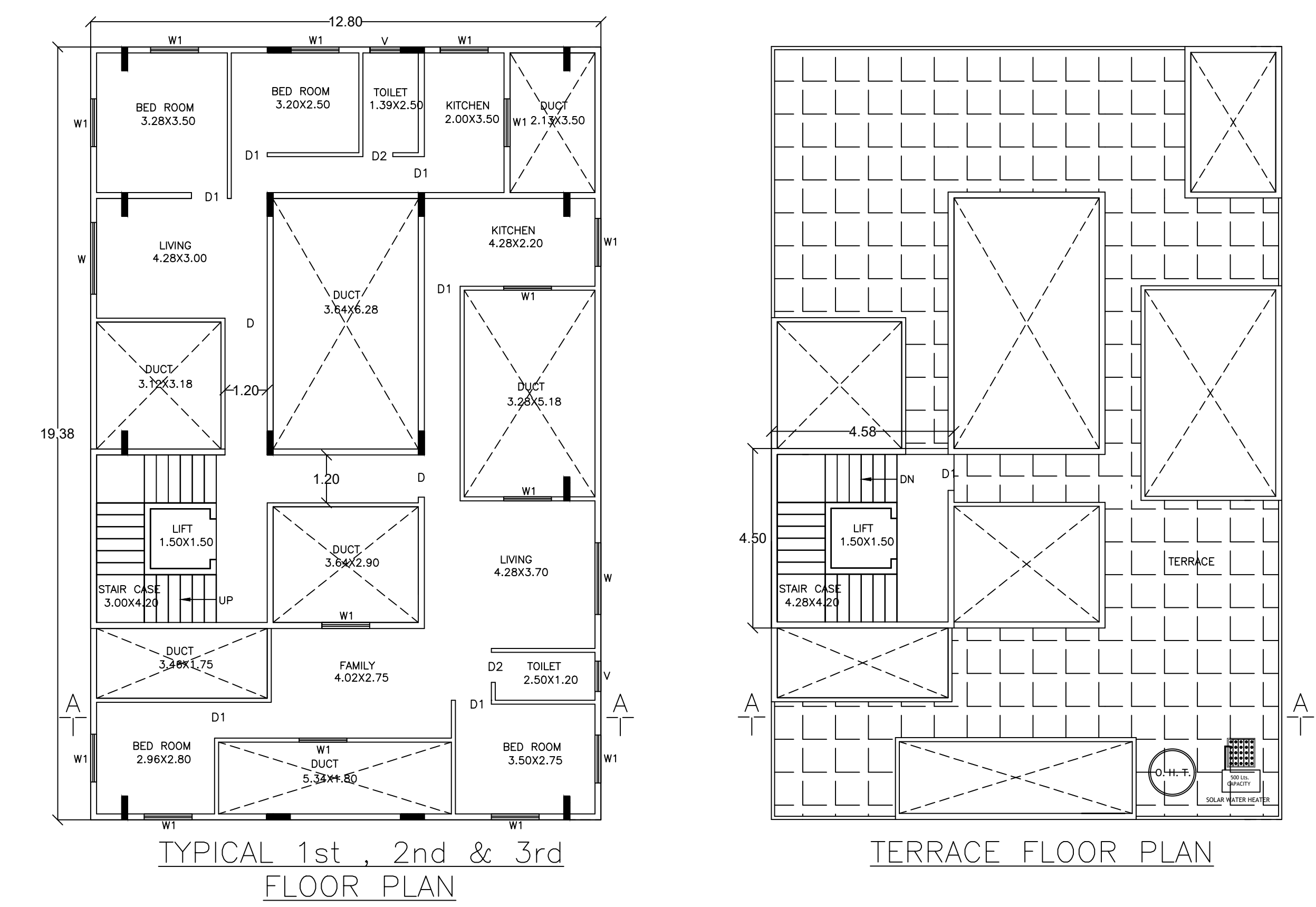
COLOR INDEX table with 4 rows: PLOT BOUNDARY, ABUTTING ROAD, PROPOSED WORK (COVERAGE AREA), EXISTING (To be retained), EXISTING (To be demolished).

AREA STATEMENT (BBMP) table with columns: AREA OF PLOT (Minimum), NET AREA OF PLOT, COVERAGE CHECK, FAR CHECK, BUILT UP AREA CHECK. Includes values for Permissible Coverage area, Proposed Coverage area, etc.

Approval Date : 10/17/2019 3:49:04 PM

Payment Details

Table with 7 columns: Sr No., Challan Number, Receipt Number, Amount (INR), Payment Mode, Transaction Number, Payment Date, Remark. Shows payment for BBMP/2934/CH/19-20.



Block :A1 (RESIDENTIAL BUILDING)

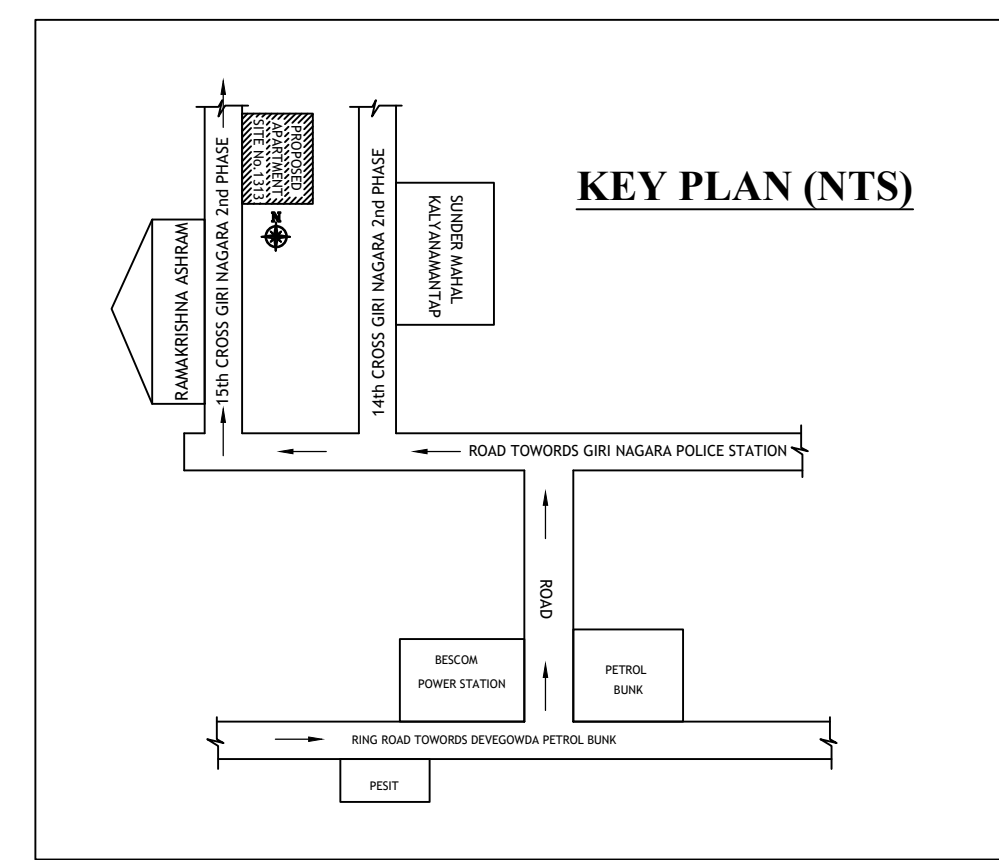
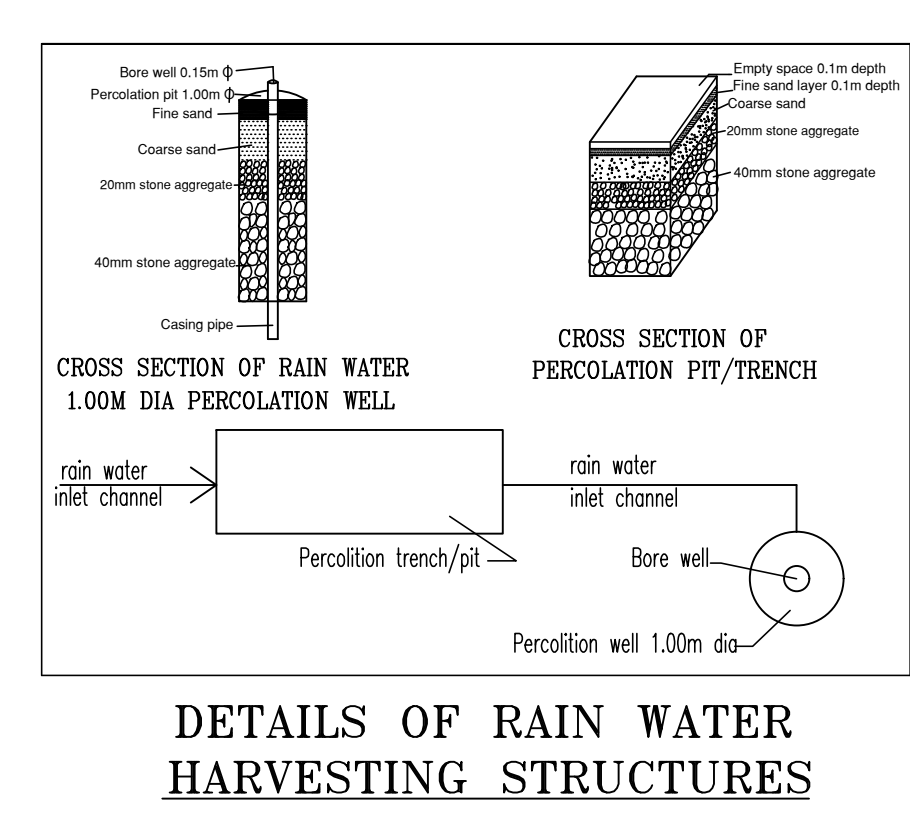
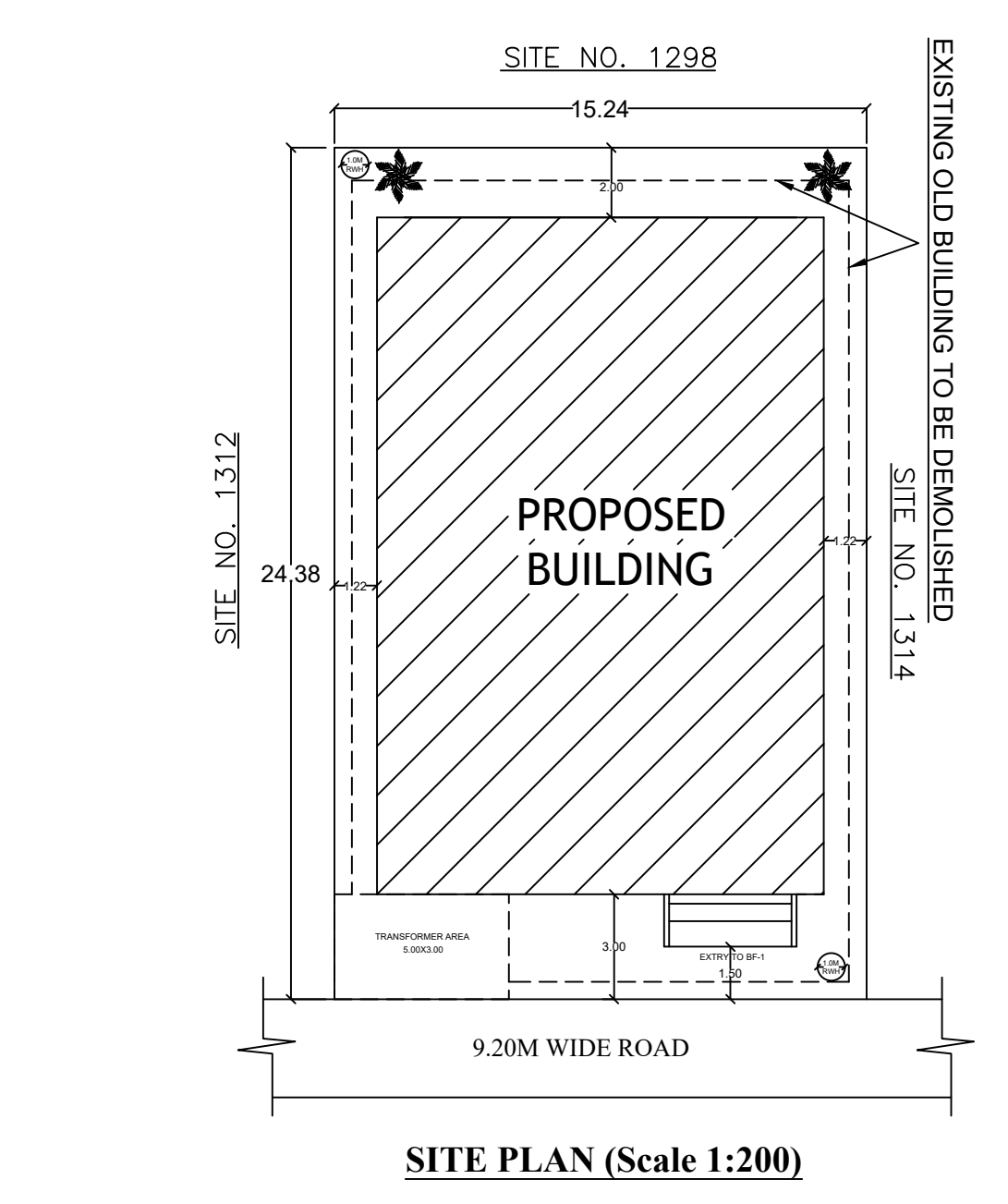
Table with 7 columns: Floor Name, Total Built Up Area (Sq.m), Deductions (Area in Sq.m), Proposed FAR Area (Sq.m), Total FAR Area (Sq.m), Total No. of Units, Total No. of Tenement. Shows details for various floors and totals.

UnitBUA Table for Block :A1 (RESIDENTIAL BUILDING)

Table with 7 columns: FLOOR, Name, UnitBUA Type, UnitBUA Area, Carpet Area, No. of Rooms, No. of Tenement. Shows details for Ground, 1st, 2nd, 3rd floors.

FAR & Tenement Details

Table with 7 columns: Block, No. of Same Bldg, Total Built Up Area (Sq.m), Deductions (Area in Sq.m), Proposed FAR Area (Sq.m), Total FAR Area (Sq.m), Total No. of Units. Shows FAR and tenement details for Block A1.



Required Parking (Table 7a)

Table with 7 columns: Block Name, Type, Subtype, Area (Sq.m), Reqd. Units, Prop. Reqd. Units, Car Reqd. Units, Prop. Car Reqd. Units. Shows parking requirements for Block A1.

Parking Check (Table 7b)

Table with 7 columns: Vehicle Type, No., Area (Sq.m), No., Area (Sq.m). Shows parking check for various vehicle types.

III. FEE DETAILS

The Applicant has paid the fee vide Receipt No. BBMP/ 7334 /ICH-19-20 Dt: 31-11-2019 for the following: 1. License Fees -Rs 80,586.00 2. Ground Rent & GST -Rs 110,000.00 3. Belterment Charges -Rs 10,430.00 4. Security Deposit -Rs 1,49,963.00 5. Plan Copy & Compound wall charges -Rs 25,000.00 6. Lake Rejuvenation -Rs 9,289.00 Add 1% for administrative charges towards Labour Cess. -Rs 2,727.00 SAY Rs. 4,16,000.00 (Four lakh Fifteen Thousand Only)

Labour Cess:

The Applicant has paid Rs. 2,70,000/- Vide Rc:HO/28604/2019, NEFT/RTGS No. ICICR52019103000349604 Dt: 30-10-2019

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (SOUTH) on date 12/10/2019 vide lp number:BBMP/Asst.Dr./D./SOUTH/0015/19-20 subject to terms and conditions laid down along with this building plan approval. Validity of this approval is two years from the date of issue.

ASSISTANT DIRECTOR OF TOWN PLANNING (SOUTH) BHRUHAT BENGALURU MAHANAGARA PALIKE

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : B.G.RAGHAVENDRA NO-1313, 15TH CROSS, 2ND PHASE, GIRINAGARA

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE CHANDRASHEKAR P K #231/D, 1st FLOOR, 9th B MAIN ROAD, FREEDOM FIGHTER LAYOUT, LAGGERE, BANGALORE-58. E-3721/2012-13

PROJECT TITLE : PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT SITE NO-1313, 15TH CROSS, GIRINAGARA, 2ND PHASE, WARD NO-162, BANGALORE. PID NO-54-239-1313.

DRAWING TITLE : 1976309856-22-06-2019 06-21-37S_SRAGHAVENDRA 2BF-REVISED SHEET NO : 1