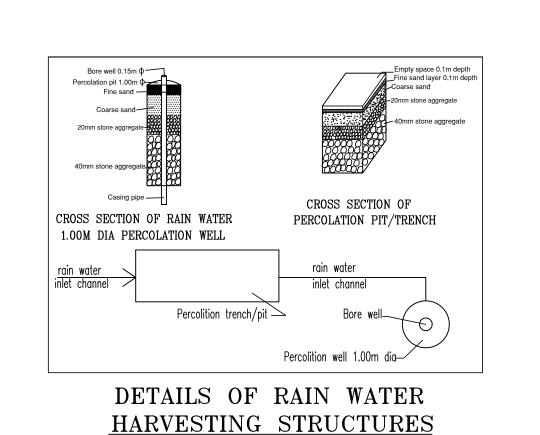
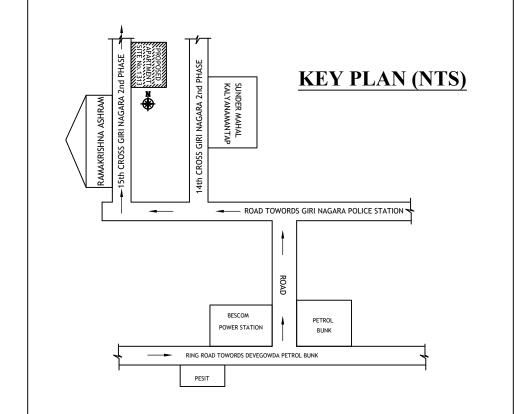


SITE PLAN (Scale 1:200)





| Block | Tuna | 0 | Area | Ur | nits | | Car | |
|--|--------------------------------------|-----------------|---|-------|---------------|------------------------------|---------------------|-------|
| Name | Jame Type SubUse (Sq. | | (Sq.mt.) | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. |
| A1 (RESIDENTIAL BUILDING) | ESIDENTIAL Residential MultiDwelling | | 50 - 225 | 1 | - | 1 | 8 | - |
| | Total : | | - | - | - | - | 8 | 10 |
| diking C | neck (| | | | | A alata and | | ı |
| | neck (| Reqd. | | | | Achieved | | |
| Vehicle Type | ` | | | t.) | No. | | (Sq.mt.) | |
| Vehicle Type | ` | Reqd. | | t.) | No. 10 | Area | (Sq.mt.) 7.50 | |
| Vehicle Type | | Reqd. | Area (Sq.m | t.) | | Area (| ` ' / | |
| Vehicle Type Car Visitor's Car Parki | | Reqd. | Area (Sq.m 110.00 | t.) | 10 | Area (| 7.50 | |
| Vehicle Type Car Visitor's Car Parki Total Car | | Reqd. No. 8 1 | Area (Sq.m 110.00 13.75 | t.) | 10 | Area (13 0 13 | 7.50 | |
| Vehicle Type Car Visitor's Car Parki Total Car TwoWheeler Other Parking | | Reqd. No. 8 1 9 | Area (Sq.m 110.00 13.75 123.75 | t.) | 10 0 10 | Area (13 0 13 0 | 7.50 .00 7.50 | |



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 + 1Ground + 3 only.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.351.23 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.

installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.

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

11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for

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.

a frame and displayed and they shall be made available during inspections.

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

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 ----- 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 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.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 previous of the previ

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 cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

istration 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:

BASEMENT 1 FLOOR

BASEMENT 2 FLOOR

FOUNDATION AS PER SOIL CONDITION

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

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.
6.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. FEE DETAILS The Applicant has paid the fee vide Receipt No. BBMP/ 7334 /CH-19-20 Dt: 31-11-

| | Applicant has paid the fee vide Receipt No for the following:- | o. BBMP/ 733 | 34 /CH-19-20 Dt: |
|------------|--|--------------|------------------|
| 1. | License Fees | :Rs | 80,586.00 |
| 2. | Ground Rent & GST | :Rs | |
| 3. | Betterment Charges | :Rs | 10,430.00 |
| 4. | Security Deposit | :Rs | 1,49,963.00 |
| 5 . | Plan Copy & Compound wall charges | :Rs | 25,000.00 |
| 7. | Lake Rejuvenation | :Rs | 9,289.00 |
| | Add 1% for administrative charges towards Labour Cess. | :Rs | 2,727.00 |

(Four lakh Fifteen Thousand Only)

SAY Rs.

<u>Labour Cess:</u>
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

4,15,000.00

The plans are approved in accordance with the acceptance for approval by the Assistant Director of town planning (SOUTH) on date:17/10/2019 vide lp number: BBMP/Addl.Dir/JD 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.

Designation: Joint Director Town Planning (JDTP) Organization: BBMP Date: 20-Dec-2019 18: 21:22

ASSISTANT DIRECTOR OF TOWN PLANNING (SOUTH

TAINT DIRECTOR OF TOWN FLAMMING (300TH

SCALE: 1:100

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)

EXISTING (To be demolished)

| | , | |
|--|---|--------------------------|
| AREA STATEMENT (BBMP) | VERSION NO.: 1.0.9 | |
| ANLA STATEMENT (BBMF) | VERSION DATE: 01/11/2018 | |
| PROJECT DETAIL: | • | |
| Authority: BBMP | Plot Use: Residential | |
| nward_No: BBMP/Addl.Dir/JD SOUTH/0015/19-20 | Plot SubUse: MultiDwelling Units | |
| Application Type: General | Land Use Zone: Residential (Main) | |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 1313 | |
| lature of Sanction: New | PID No. (As per Khata Extract): 54-2 | |
| ocation: Ring-II | Locality / Street of the property: 15T PHASE, BANGALORE | H CROSS, GIRINAGARA, 2ND |
| Building Line Specified as per Z.R: NA | | |
| Zone: South | | |
| Vard: Ward-162 | | |
| Planning District: 211-Banashankari | | |
| AREA DETAILS: | • | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) | 371.55 |
| NET AREA OF PLOT | (A-Deductions) | 371.55 |
| COVERAGE CHECK | · | |
| Permissible Coverage area | (65.00 %) | 241.51 |
| Proposed Coverage Area (4 | 48.19 %) | 179.04 |
| Achieved Net coverage are | ea (48.19 %) | 179.04 |
| Balance coverage area left | (16.81 %) | 62.47 |
| FAR CHECK | | |
| Permissible F.A.R. as per z | oning regulation 2015 (1.75) | 650.21 |
| Additional F.A.R within Ring | g I and II (for amalgamated plot -) | 0.00 |
| Allowable TDR Area (60% | of Perm.FAR) | 0.00 |
| Premium FAR for Plot withi | n Impact Zone (-) | 0.00 |
| Total Perm. FAR area (1.7 | 5) | 650.21 |
| Residential FAR (100.00% |) | 633.45 |
| Proposed FAR Area | | 633.45 |
| Achieved Net FAR Area (1 | .70) | 633.45 |
| Balance FAR Area (0.05) | | 16.76 |
| BUILT UP AREA CHECK | | · |
| Proposed BuiltUp Area | | 1484.63 |
| Substructure Area Add in B | SUA (Layout LvI) | 15.00 |
| Achieved BuiltUp Area | | 1499.63 |
| · | | |

pprovai Date: 10/17/2019 3:49:04 P

Payment Details

| Sr No. | Challan Number | Receipt Number | Amount (INR) | Payment Mode | Transaction Number | Payment Date | Remark |
|--------|--------------------|--------------------|--------------|--------------|-----------------------|--------------------------|--------|
| 1 | BBMP/2934/CH/19-20 | BBMP/2934/CH/19-20 | 6977.99 | Online | 8485186407 | 05/23/2019 1:20:02 PM | - |
| | No. | | Head | | Amount (INR) | Remark | |
| | 1 | 9 | Crutiny Fee | | 6077 00 | | |

Block :A1 (RESIDENTIAL BUILDING)

| Floor Name | Total Built Up Area | | Ded | luctions (Are | FAR Area (Sq.mt.) | Total FAR Area | Tnmt (No.) | | | |
|--------------------------------------|------------------------|-----------|------|-----------------|----------------------|-------------------|------------|--------|----------|----|
| ivame | (Sq.mt.) | StairCase | Lift | Lift Machine | Void | Ramp | Parking | Resi. | (Sq.mt.) | |
| Terrace Floor | 22.86 | 20.61 | 0.00 | 2.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 |
| Third Floor | 248.06 | 0.00 | 2.25 | | 85.78 | 0.00 | 0.00 | 160.03 | 160.03 | 02 |
| Second Floor | 248.06 | 0.00 | 2.25 | 0.00 | 85.78 | 0.00 | 0.00 | 160.03 | 160.03 | 02 |
| First Floor | 248.06 | 0.00 | 2.25 | 0.00 | 85.78 | 0.00 | 0.00 | 160.03 | 160.03 | 02 |
| Ground Floor | 179.04 | 0.00 | 2.25 | 0.00 | 23.43 | 0.00 | 0.00 | 153.36 | 153.36 | 02 |
| Basement First Floor | 320.80 | 0.00 | 0.00 | 0.00 | 0.00 | 102.97 | 217.83 | 0.00 | 0.00 | 00 |
| Basement Second Floor | 217.75 | 0.00 | 0.00 | 0.00 | 0.00 | 84.35 | 133.40 | 0.00 | 0.00 | 00 |
| Total: | 1484.63 | 20.61 | 9.00 | 2.25 | 280.77 | 187.32 | 351.23 | 633.45 | 633.45 | 30 |
| Total Number of Same Blocks | 1 | | | | | | | | | |
| Total: | 1484.63 | 20.61 | 9.00 | 2.25 | 280.77 | 187.32 | 351.23 | 633.45 | 633.45 | 30 |

UnitBUA Table for Block :A1 (RESIDENTIAL BUILDING)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|-----------------|------|--------------|--------------|-------------|--------------|-----------------|
| GROUND | 1 | FLAT | 68.31 | 59.52 | 6 | o |
| FLOOR PLAN | 2 | FLAT | 65.06 | 57.29 | 6 | 2 |
| TYPICAL - 1, 2& | 3 | FLAT | 57.68 | 47.59 | 5 | 6 |
| 3 FLOOR PLAN | 4 | FLAT | 77.54 | 65.79 | 6 | U |
| Total: | - | - | 539.04 | 456.94 | 45 | 8 |
| | | | | | | |

FAR &Tenement Details

| Block No. of Same Blo | | Total Built Up Area | Deductions (Area in Sq.mt.) | | | | | | FAR Area (Sq.mt.) | Total FAR Area | Tnmt (No.) |
|---------------------------------|-----------|------------------------|-----------------------------|------|-----------------|--------|--------|---------|----------------------|-------------------|------------|
| | Camo Blag | (Sq.mt.) | StairCase | Lift | Lift Machine | Void | Ramp | Parking | Resi. | (Sq.mt.) | (140.) |
| A1 (RESIDENTIAL BUILDING) | 1 | 1484.63 | 20.61 | 9.00 | 2.25 | 280.77 | 187.32 | 351.23 | 633.45 | 633.45 | 08 |
| Grand Total: | 1 | 1484.63 | 20.61 | 9.00 | 2.25 | 280.77 | 187.32 | 351.23 | 633.45 | 633.45 | 8.00 |

SIGNATURE

OWNER'S ADDRESS WITH ID

NUMBER & CONTACT NUMBER:

B.G.RAGHAVENDRA NO-1313, 15TH CROSS,

2ND PHASE, GIRINAGAR

OWNER / GPA HOLDER'S

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, GIRINAGAR, 2nd PHASE,
WARD NO-162, BANGALORE. PID NO-54-239-1313.

DRAWING TITLE : 1976309856-22-06-2019 06-21-37\$_\$RAGHAVENDRA 2BF REVISED

BHRUHAT BENGALURU MAHANAGARA PALIKE SHEET NO: 1