

**I Conditions:**

- Modified plan sanction is accorded for the Residential Apartment at # No-2716, Sy No 16/8, Gattigere Anjanapura Sub Division Ward No 194, Bangalore.
- Construction of B+G+4UF Four Upper Floors only.
- Modified plan sanction is accorded for Modified Plan Residential use only. The use of the building shall not be deviated to any other use.
- Basement floor & Surface 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, cubicles 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 it should be demolished after the construction.
- The applicant shall ensure all workmen 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 (Es & 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 Bye-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 two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 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 specification shall be mounted on a frame and displayed and they shall be made available during inspections.
- If 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 (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
- 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 Bye-law 32(a).
- 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.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-law No. 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 SI. No. 23, 24, 25 & 26 are provided in the building.
- 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 08.00 PM to avoid hindrance during late hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use / disposal in consultation with BBMP/Conc. Health Officer.
- 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 erecting safe barricades.
- The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
- 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 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 years.
- 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 equipment installed is good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
- 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.
- 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 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 application for renewal shall made to the authority one month before 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 is repeated for the third time.
- As per Building Bye-law 2003 Schedule IV 8 (i) the Architect / Engineer / Supervisor shall not materially and structurally deviate from the sanctioned 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, Bye-laws, Zoning Regulation, Standing orders and policy orders of the corporation.
- The Owner / Developers should abide to the final orders of the Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Space in the plot proposed for development.
- In case of any false information, misrepresentation of facts, or pending court cases, the Modified plan sanction is 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 a) sites measuring 160 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sqm of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
- Before obtaining Commencement certificate submit the NOC's from KSPCB & BWSSB.

**III. FEE DETAILS**

The Applicant has paid the fee Rs. 22,26,000/- Vide Receipt No. BBMP/42077CH/19-20, Dated: 25-02-2020 for the following:-

1. License Fees	:Rs	86,964.00
2. Scrutiny Fee	:Rs	00.00
3. Ground Rent	:Rs	51,309.00
4. Betterment Charges	:Rs	1,933.00
a) For Site		
5. Security Deposit	:Rs	96,627.00
6. Compound wall charges & Plan Copy	:Rs	68,800.00
7. Add 1% for administrative charges towards Labour Cess.	:Rs	1,757.00
<b>TOTAL Rs.</b>		<b>3,08,000.00</b>

**Labour Cess:**  
The Applicant paid Labour Cess Fee through NEFT/RTGS Ref.No AXSK200560003715, Rs.1,74,000/- Date: 25-02-2020

The Plan are Approved in accordance with the acceptance for approval by the Commissioner BBMP (SOUTH) On Date:18/02/2020 vide Lp Number :BBMP/ADDL.DIR/JD SOUTH/0042/19-20 subject to terms and condition laid down along with this building plan approval.  
Validity of this approval is two years from the date of issue

AREA STATEMENT (BBMP)	VERSION NO. 1.0.10	
Authority: BBMP	VERSION DATE: 01/11/2018	
<b>PROJECT DETAIL:</b>		
Project Name: BBMP/ADDL.DIR/JD SOUTH/0042/19-20	Plot Use: Residential	
Inward No: BBMP/ADDL.DIR/JD SOUTH/0042/19-20	Plot SubUse: MultiDwelling Units	
Application Type: General	Land Use Zone: Residential (Main)	
Proposed Type: Building Permission	Plot/Sub Plot No: SY NO. 16/8	
Nature of Sanction: Modify	Cty Survey No: SY NO. 16/8	
Location: Ring II	Khata No. (As per Khata Extract): 2716/SY NO. 16/8	
Building Line Specified as per Z.R. NA	Locality / Sheet of the property: KATHA NO- 2716/SY NO- 16/8, GATTIGERE, BANGALORE.	
<b>Zone: Bommanahalli</b>		
<b>Ward: Ward 194</b>		
<b>Planning District: 321-Anjanapura</b>		
<b>AREA DETAILS:</b>		
AREA OF LOT (Minimum)	(Sq.M)	3034.83
NET AREA OF PLOT (A-Deductions)	(Sq.M)	3034.83
<b>COVERAGE CHECK</b>		
Permissible Coverage area (55.05 %)		1688.97
Proposed Coverage Area (26.23 %)		796.03
Achieved Net coverage area (76.23 %)		796.03
Balance coverage area left (28.77 %)		872.84
<b>FAR CHECK</b>		
Permissible F.A.R. as per zoning regulation 2015 (2.35)		6827.62
Additional F.A.R. with Floor and Height augmentation etc. (-)		0.00
Allowable F.A.R. (50% of Permissible FAR)		3413.81
Proposed FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		6827.62
Residential FAR (99.71 %)		4120.16
Proposed FAR Area		4129.53
Achieved Net FAR Area (1.36)		4129.53
Balance FAR Area (0.88)		2698.09
<b>BUILD UP AREA CHECK</b>		
Proposed BuildUp Area		5863.73
Substructure Area (As in BUA Layout Lvl)		0.00
Achieved BuildUp Area		5863.73

<b>Block USE/SUBUSE Details</b>				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
AA (BB)	Residential	Residential	Block upto 15.0 mt. Ht.	R

<b>Required Parking (Table 7a)</b>									
Block Name	Type	SubUse	Area (Sq.Mt.)	Units	Reqd.	Prop.	Car	Reqd.	Car
AA (BB)	Residential	Parked Res development	50-225	1	-	-	1	30	-
<b>Total:</b>					-	-	-	30	42

<b>Parking Check (Table 7b)</b>				
Vehicle Type	Reqd.	Provided	Shortage	Excess
Car	42	42	0	0
Visitor's Car Parking	3	0	0.00	0.00
Total Car	33	42	0.00	9.00
Two Wheeler	42	42	0	0
Other Parking	-	-	-	686.95
Total	495.00	495.00	-	1266.15

<b>FAR &amp; Tenement Details</b>											
Block	No. of Same Bldg	Total Bldg Usr Area (Sq.Mt.)	Star/Case	LR	LR	Void	Ramp	Parking	Res	Total FAR Area (Sq.Mt.)	Tent (%)
AA (BB)	1	5863.73	9.38	20.10	3.35	63.65	71.58	1266.15	4120.14	4129.52	45
Grand Total	1	5863.73	9.38	20.10	3.35	63.65	71.58	1266.15	4120.14	4129.52	45

<b>Block - AA (BB)</b>										
Floor Name	Total Bldg Usr Area (Sq.Mt.)	Star/Case	LR	LR	Void	Ramp	Parking	Res	Total FAR Area (Sq.Mt.)	Tent (%)
Ground Floor	1273	9.38	0.00	1.35	0.00	0.00	0.00	0.00	0.00	0.00
First Floor	855.74	0.00	3.35	0.00	12.73	0.00	0.00	839.66	839.66	0.00
Second Floor	855.74	0.00	3.35	0.00	12.73	0.00	0.00	839.66	839.66	0.00
Third Floor	855.74	0.00	3.35	0.00	12.73	0.00	0.00	839.66	839.66	0.00
Basement Floor	876.03	0.00	3.35	0.00	12.73	0.00	0.00	779.95	779.95	0.00
Basement Open	1350.46	0.00	3.35	0.00	0.00	71.58	1266.15	0.00	9.38	0.00
Total	5863.73	9.38	20.10	3.35	63.65	71.58	1266.15	4120.14	4129.52	45

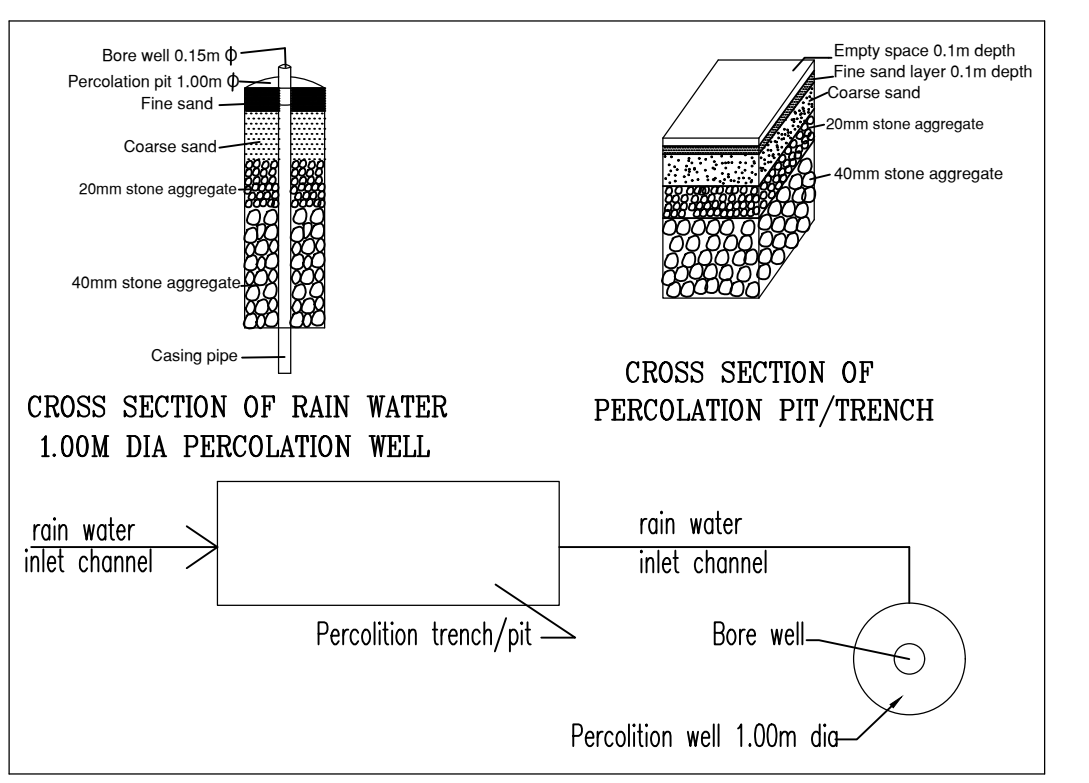
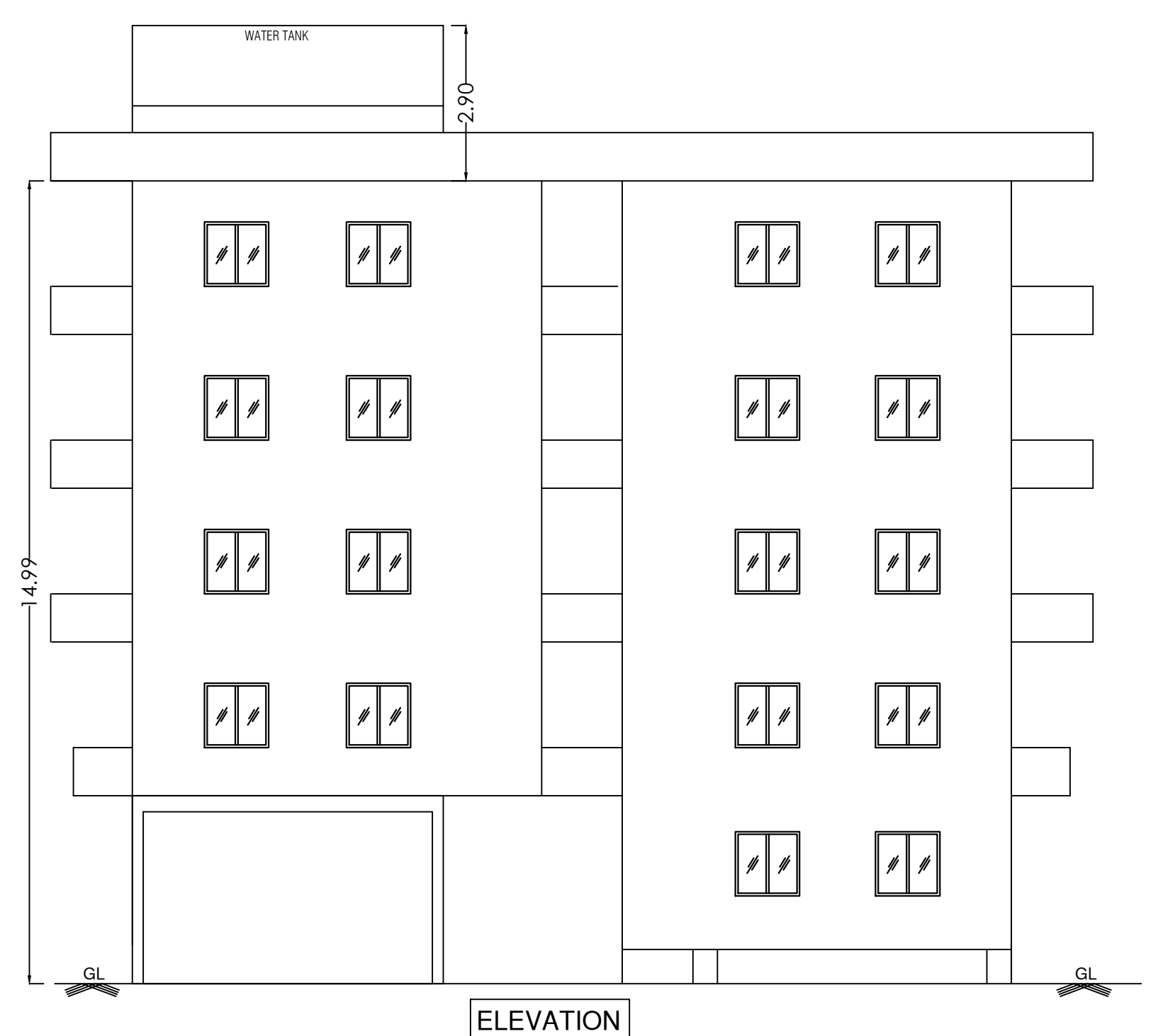
<b>UnitBUA Table for Block AA (BB)</b>									
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement			
FIRST FLOOR PLAN	FF 1	FLAT	115.46	115.46	11	7			
	FF 2	FLAT	49.83	49.83	6	6			
	FF 3	FLAT	79.11	79.11	7	7			
	FF 4	FLAT	79.11	79.11	7	7			
	FF 5	FLAT	49.86	49.86	5	9			
	FF 6	FLAT	79.11	79.11	7	7			
	FF 7	FLAT	49.66	49.66	6	6			
	FF 8	FLAT	72.81	72.81	6	6			
	FF 9	FLAT	72.03	72.03	6	6			
TYPICAL - 3RD FLOOR PLAN	SF 1	FLAT	115.46	115.46	11	7			
	SF 2	FLAT	49.83	49.83	6	6			
	SF 3	FLAT	79.11	79.11	7	7			
	SF 4	FLAT	49.86	49.86	5	27			
	SF 5	FLAT	79.11	79.11	7	7			
	SF 6	FLAT	49.66	49.66	6	6			
	SF 7	FLAT	72.81	72.81	6	6			
	SF 8	FLAT	72.03	72.03	6	6			
	SF 9	FLAT	115.46	115.46	11	11			
GROUND FLOOR PLAN	SPLIT 1	FLAT	80.22	80.22	6	6			
	SPLIT 2	FLAT	49.83	49.83	6	6			
	SPLIT 3	FLAT	80.22	80.22	6	6			
	SPLIT 4	FLAT	49.86	49.86	5	9			
	SPLIT 5	FLAT	80.22	80.22	6	6			
	SPLIT 6	FLAT	49.66	49.66	6	6			
	SPLIT 7	FLAT	80.00	80.00	6	6			
	SPLIT 8	FLAT	72.03	72.03	6	6			
	SPLIT 9	FLAT	3225.50	3225.50	318	45			

**OWNER / CPA HOLDER'S SIGNATURE**  
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : P.LAKSHMI & S.PRADEEP  
M/S DELTA ENCLAVES PVT.Ltd.  
Rep by Its Managing Director: Sri Praveen Reddy  
No.115,Beside Runway-9,Komappa,Telegana.

**ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE**  
MALLU MADHUSUDHAN REDDY  
BCCBL-3.6E-4003/2014-15.

**PROJECT TITLE:**  
Modified Residential Apartments Building @ BBMPKatha No- 2716, Sy No 16/8, Gattigere Anjanapura Sub Division Ward No 194, Bangalore

**DRAWING TITLE:** SITE PLAN & ELEVATION  
**SHEET NO:** 3



**DETAILS OF RAIN WATER HARVESTING STRUCTURES**