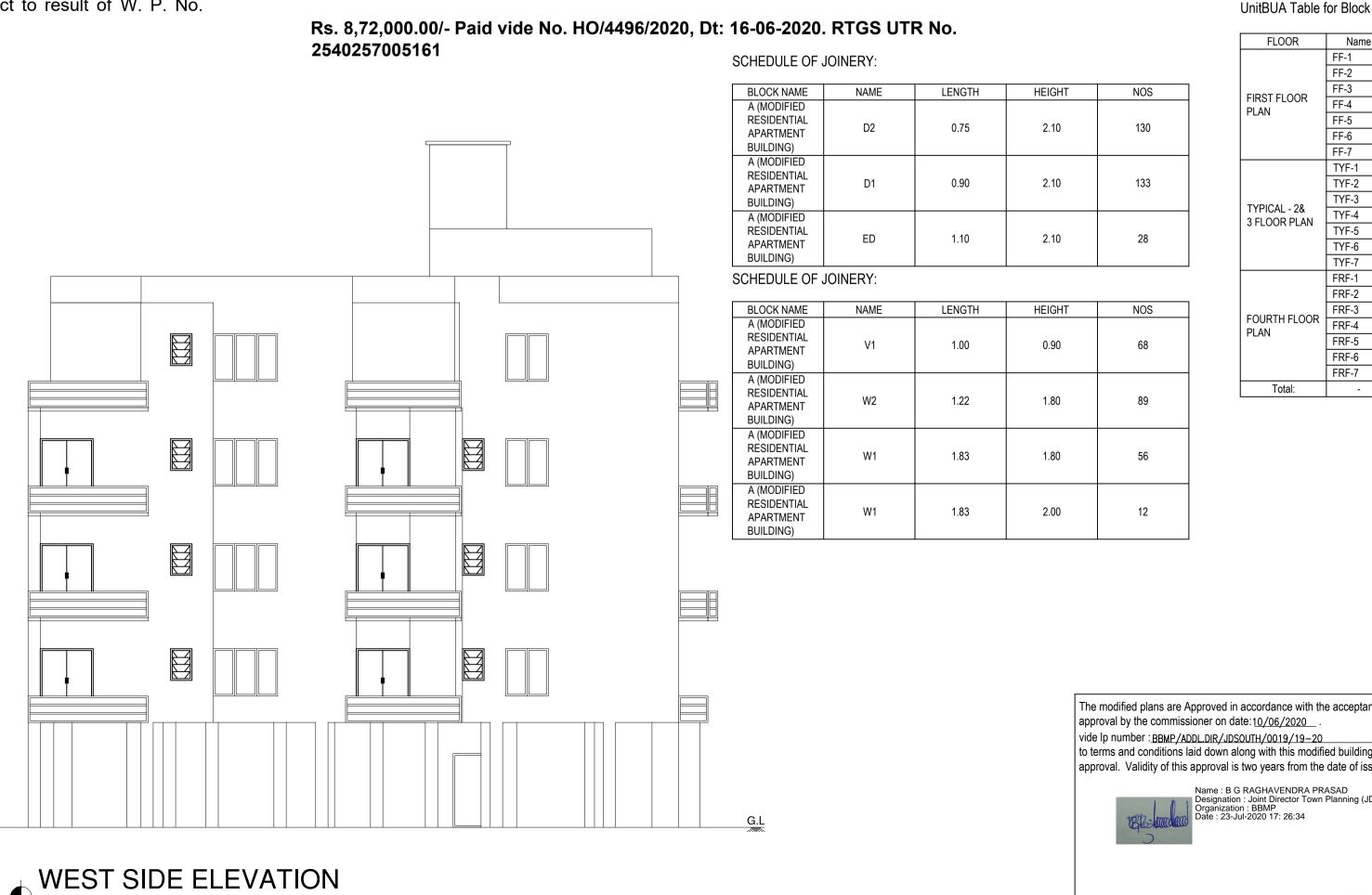


1. Sanction is accorded for the Modified **Residential Apartment Building at Khatha No.** 9/9, PID No. 10-1-9/9, Mahalakshmipura Ward No. 44, Bangalore

- 2. Sanction is accorded for **Residential** use only. The use of the building shall not be
- **3. Ground Floor** area reserved for parking shall not be converted for any other purpose.
- 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
- 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 nearby dumping yard.
- 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 3.00mts. from the building 11. The applicant shall provide a separate room preferably 4.30 x 3.65m in the basement
- for installation of telecom equipment and also to make provisions for telecom services
- 12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people /
- 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 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
- 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
- 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
- 18. The building shall be constructed under the supervision of a registered structural
- 19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erection of the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- 20. 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.
- 21. The building should not be occupied without obtaining "OCCUPANCY
- 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
- 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
- 25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29
- 26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws -
- 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
- of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
- 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
- 30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling** processing unit 2200 k.g of required 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
- 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.
- 3. Payment of license fees for sanction of this plan is subject to result of W. P. No.



- 34. The Builder / Contractor Professional responsible for supervision of work 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.
- 35. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years. The Owner / Developer shall give intimation to BBMP 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 / column of the foundation, Otherwise the plan sanction deemed cancelled
- 36. 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 repeated for the third time.
- 37. 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.
- 38. 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 Karnataka vide ADDENDUM (°ÉÆ Åz V °ÀÆrPÉ) ¥À Àæ ÅASÉå: 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 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 Parking Check (Table 7b)
- 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:

- 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 mandatory.
- 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 auestion.
- 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. II. NOC Details

SL. NO	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1.	BWSSB	BWSSB/EIC/ACE(R)/DCE(M)- I/TA(M)-I/9425/2012-13 Dt: 27-03-2013	All the conditions imposed in the letter issued by the
2.	KSPCB	CTE-318984 PCB ID: 86793 Dt: 10/07/2020	Statutory Body should be adhered to.

The Applicant has paid the fee vide Receipt No. BBMP/2372/CH/20-21, Dated: 16-06-2020 for the following:-

1. Scrutiny Fee	:Rs 3,232.00
2. Ground Rent:Rs2,97,215.20GST 18%	:Rs 53,499.80
3. Betterment Charges	
a). For Site	:Rs 9,684.00
b). For Building	:Rs 42,021.00
4. 4. Security Deposit	:Rs 4,84,221.00
5. 5. Compound wall Fees & Plan Copy	:Rs 53,000.00
6. 6. License Fees	:Rs 5,94,430.00
7. 7. Add 1% For administrative charges towards Labour Cess	:Rs 8,805.00
8. 8. Lake Rejuvenation Fees	:Rs 52,526.00
TOTAL : Rs 15	,98,634.00
Say : Rs 15,99	9,000.00
(Runson Fifteen Lakke Ninety nine theucon)	

(Rupees Fifteen Lakhs Ninety nine thousand only)

Labour Cess

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.10		
	VERSION DATE: 01/11/2018] N
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Residential		
Inward_No: BBMP/Addl.Dir/JD SOUTH/0019/19-20	Plot SubUse: Apartment		
Application Type: General	Land Use Zone: Residential (Main	n)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 9/9		
Nature of Sanction: Modify	Khata No. (As per Khata Extract):	9/9	
Location: Ring-II	Locality / Street of the property: Ir Bangalore.	ndustrial suburb, Mahalakshmipuram,	
Building Line Specified as per Z.R: NA			SCALE: 1:100
Zone: West]SCALL. 1.100
Ward: Ward-044			
Planning District: 214-Peenya			
AREA DETAILS:		SQ.MT.	
AREA OF PLOT (Minimum)	(A)	2101.03	
NET AREA OF PLOT	(A-Deductions)	2101.03	
COVERAGE CHECK			
Permissible Coverage area (5	5.00 %)	1155.57	
Proposed Coverage Area (46.	96 %)	986.72	
Achieved Net coverage area (46.96 %)	986.72	
Balance coverage area left (8	.04 %)	168.85	
FAR CHECK			
Permissible F.A.R. as per zon	ing regulation 2015 (1.75)	3676.80	
Additional F.A.R within Ring I	and II (for amalgamated plot -)	0.00	
Allowable TDR Area (60% of F	Perm.FAR)	0.00	
Premium FAR for Plot within Ir	mpact Zone (-)	0.00	
Total Perm. FAR area (1.75)		3676.80	
Residential FAR (100.00%)		3672.35]
Proposed FAR Area		3672.35]
Achieved Net FAR Area (1.75	5)	3672.35	1

VERSION NO.: 1.0.10

Balance FAR Area (0.00) T UP AREA CHECK Proposed BuiltUp Area Achieved BuiltUp Area Color Notes

Block Land Use

COLOR IND	EX			
PLOT BOUNDAR ABUTTING ROAI PROPOSED WO EXISTING (To be EXISTING (To be	RK (COVERAGE ARE/ retained)	A)		-
Block USE/SUBL	JSE Details			-
Block Name	Block Use	Block SubUse	Block Structure	
A (MODIFIED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	

Required Par	king(Table	7a)						
Block	Туре	SubUse	Area	Ur	nits		Car	
Name	Туре	Subuse	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (MODIFIED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	28	-
	Total :		-	-	-	-	28	31
Parking Chec	k (Tabla 7h)						

467.50

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Up Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement		
A (MODIFIED RESIDENTIAL APARTMENT BUILDING)	1	4957.58	115.37	4842.21	41.67	34.75	10.29	134.67	948.48	3672.35	3672.35	28	9.54
Grand	1	4957.58	115.37	4842.21	41.67	34.75	10.29	134.67	948.48	3672.35	3672.35	28.00	9.54

Block : A (MODIFIED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)		(Sq.mt.) Area (Sq.mt.) (No.)			Deductions (Area in Sq.mt.)			Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Parking	Resi.			renement
Terrace Floor	51.96	0.00	51.96	41.67	0.00	10.29	0.00	0.00	0.00	0.00	00	0.00
Fourth Floor	869.75	63.89	805.86	0.00	6.95	0.00	28.23	0.00	770.68	770.68	07	0.00
Third Floor	1018.28	17.16	1001.12	0.00	6.95	0.00	28.23	0.00	965.94	965.94	07	0.00
Second Floor	1018.28	17.16	1001.12	0.00	6.95	0.00	28.23	0.00	965.94	965.94	07	0.00
First Floor	1012.59	17.16	995.43	0.00	6.95	0.00	28.23	0.00	960.25	960.25	07	0.00
Ground Floor	986.72	0.00	986.72	0.00	6.95	0.00	21.75	948.48	9.54	9.54	00	9.54
Total:	4957.58	115.37	4842.21	41.67	34.75	10.29	134.67	948.48	3672.35	3672.35	28	9.54
Total Number of Same Blocks	1											
Total:	4957.58	115.37	4842.21	41.67	34.75	10.29	134.67	948.48	3672.35	3672.35	28	10

Total: 4957.58 115.37 4842.21 41.67 34.75 10.29 134.67 948.48 3672.35 3672.35 28 10

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.78 X 1 X 1	4.13	24.47
	1.10 X 3.54 X 1 X 1	3.86	
	1.10 X 2.29 X 2 X 1	5.02	
	1.10 X 3.80 X 1 X 1	4.08	
	1.10 X 3.30 X 1 X 1	3.60	
	1.11 X 3.43 X 1 X 1	3.78	
TYPICAL - 2& 3 FLOOR PLAN	1.65 X 3.78 X 1 X 2	12.42	66.34
	1.65 X 3.54 X 1 X 2	11.60	
	1.10 X 2.29 X 2 X 2	10.04	
	1.35 X 3.80 X 1 X 2	10.00	
	1.14 X 3.30 X 1 X 2	7.46	
	1.11 X 3.43 X 1 X 2	7.56	
	1.35 X 2.73 X 1 X 2	7.26	
FOURTH FLOOR PLAN	1.65 X 3.78 X 1 X 1	6.21	12.01
	1.65 X 3.54 X 1 X 1	5.80	
Total	-	-	102.82

UnitBUA Table for Block : A (MODIFIED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
	FF-1	FLAT	157.99	149.55	12	
	FF-2	FLAT	145.94	137.49	11	
	FF-3	FLAT	110.44	104.58	10	
FIRST FLOOR PLAN	FF-4	FLAT	134.46	127.88	12	7
	FF-5	FLAT	108.90	104.36	11	
	FF-6	FLAT	100.21	96.89	11	
	FF-7	FLAT	84.43	79.78	7	
	TYF-1	FLAT	159.66	154.23	11	
	TYF-2	FLAT	148.15	139.70	11	
	TYF-3	FLAT	110.44	104.58	10	
TYPICAL - 2& 3 FLOOR PLAN	TYF-4	FLAT	134.46	127.88	12	14
ST LOOKT LAN	TYF-5	FLAT	108.90	104.36	11	
	TYF-6	FLAT	100.21	96.89	11	
	TYF-7	FLAT	86.37	81.73	7	
	FRF-1	FLAT	113.34	107.71	8	
	FRF-2	FLAT	101.98	93.75	7	
	FRF-3	FLAT	79.02	74.43	6	
FOURTH FLOOR PLAN	FRF-4	FLAT	105.86	97.54	9	7
PLAN	FRF-5	FLAT	85.09	80.65	7	
	FRF-6	FLAT	73.91	69.41	7	
	FRF-7	FLAT	86.37	81.73	7	
Total:	-	-	3184.32	3024.43	271	28

	OWNER / GPA HOLDER'S SIGNATURE
	OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : Ravinder Gupta H No. 2/1/436, Nallakunta,
	and the
	ARCHITECT/ENGINEER
	SUPERVISOR 'S SIGNATURE Ganesh N #4/2, 8th main, 6th cross, S.R. Nagar, Bangalore
acceptance for subject d building plan date of issue.	E-4289/17-18
SAD lanning (JDTP)	PROJECT TITLE : MODIFIED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO. 9/9, INDUSTRIAL SUBURB, BANGALORE, WARD NO. 10.
SOUTH	DRAWING TITLE : SITE PLAN, GROUND FLOOR PLAN, SECTION
50011	SHEET NO: 1

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