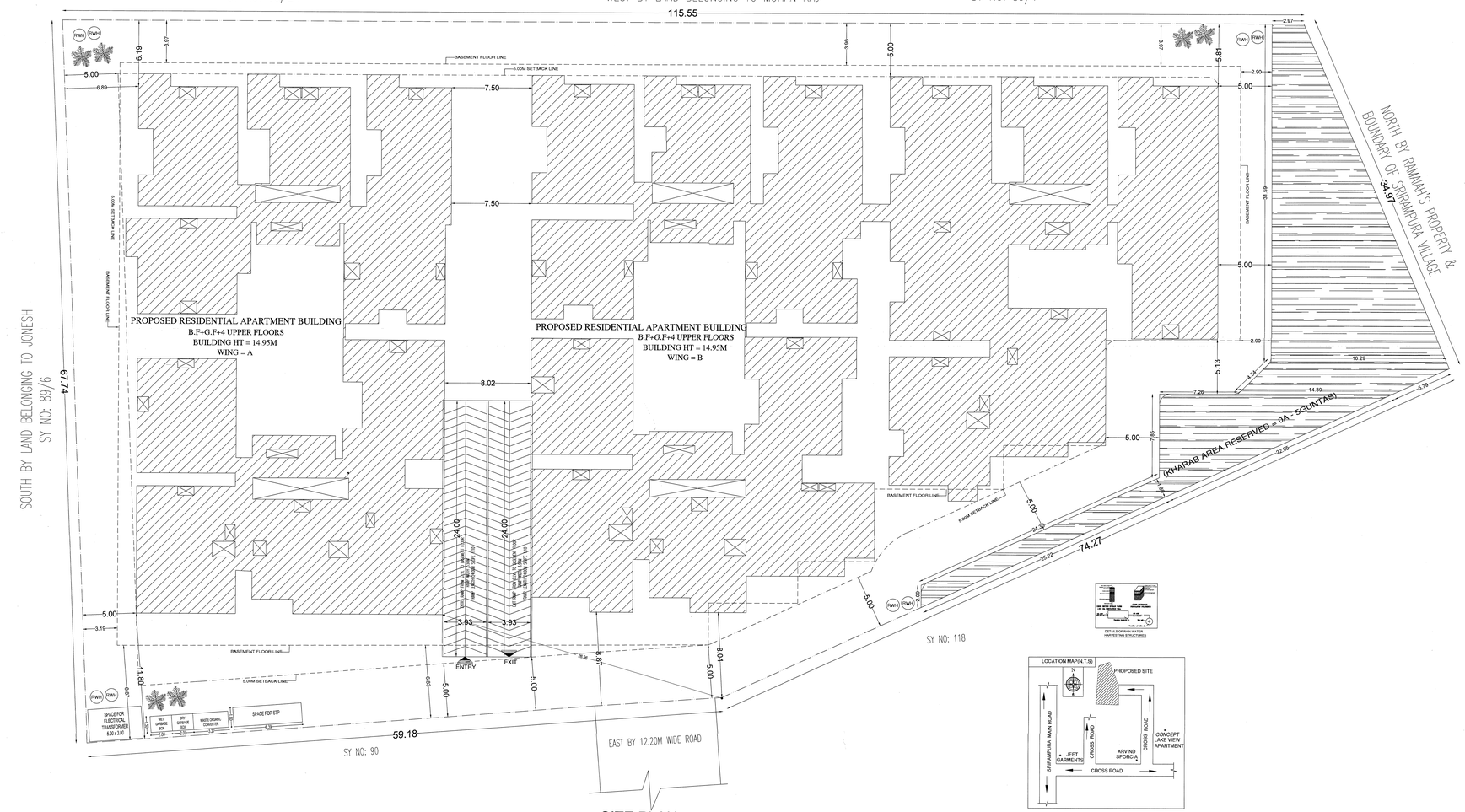

SITE PLAN
1:100

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 3-ADKRM , Rachenahalli, K.R.Puram Hobli, Bangalore East Taluk, Wards - 88,

a).Consist of the 1Basement + 1Ground + 4 for 1Units(A + B wing).

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

3.40 % of site area reserved for car parking shall not be converted for any other purpose.

4.Adequate drainage, water supply, sanitary arrangements, 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 the installation of telephone exchange in the premises shall be provided.

6.The applicant must provide the necessary 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 / unfoseen incidents arising during the time of construction.

8.The applicant shall not store any building materials or debris on footpath or on roads or on drains. The debris shall be removed and disposed by road by dumping yard.

9.The applicant / builder is prohibited from selling the setback area / open spaces and the common amenities to any person, the same shall be kept open for common use.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub.S) code bearing 3.00 mts. from the building within the premises.

11.The applicant shall not obstruct the drainage of the surrounding lands. The applicant shall make the installation of rainwater equipment and also its recharge provisions for rainwater harvesting as per Bye-law No. 32.

12.

13.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. & ensure the safe

14.The applicant shall plant at least two trees in the premises.

15.Permission shall be obtained from forest department for cutting trees before the commencement of the work.

16.The owner / developer/ architect shall be present in a conspicuous place of the licensed premises. The building license and the copies of plans/sanctions with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.

17.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, served in the prescribed manner with a notice for rectification of the defect within a period of 15 days.

18.The licensed personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV [Bye-law no. 3.8] under sub section 5.4 (b) to (g).

19.The applicant shall not encroach on the road or any other land while putting up the building.

20.On completion of foundation or footings before erection of walls on the foundation and in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained by the owner / developer / architect / engineer / supervisor from the authority. The owner shall give 7 days clear notice to the date of cause of survey & within one month after its completion and apply for permission to occupy the building.

21.No part of the building can be occupied without obtaining "OCCUPANCY CERTIFICATE" from the concerned authority.

22.Drinking water supplied by BWSSB should not be used for the construction activity of the building.

23.The applicant shall ensure that Bye-State 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. Details of rain water harvesting structures shall be kept at site.

24.The building shall be designed and constructed strictly as per 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 bye- 17 of Bye-law No. 29 for the building.

26.Facilities for physically handicapped persons prescribed in schedule-IV (Bye- laws - 31) of Building Bye-laws 2003 shall be ensured.

27.The applicant shall provide separate and common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be appropriated through a ramp for the Physically Handicapped persons together with the stepped entry.

28.The applicant shall make provision for the safety of the public and ensure that the provisions of conditions vide Sl. No. 20, 23, 24 & 26 are provided in the building.

29.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of the proposed building. The applicant shall provide temporary sheds for the use of the workers and ensure the work earlier than 7.00 AM to avoid inconvenience during slab hours and early morning hours.

30.Garbage segregating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and the organic waste should be processed through the organic waste converter / vermiculture or pits for its use / disposal (Applicable for Residential units of 20 and above and 5000 Sqm and above built up area for Commercial building).

31.The applicant shall ensure that the electrical installations are provided strictly and safely to ensure fire and electrocution during the course of executes by (wherever) safe safety design for retaining walls and open structures for the safety of the structures as well as neighbouring property, public roads and footpaths, and barricades ensuring safety of workmen and general public by erecting safe barricades.

32.Sufficient two wheeler parking shall be provided as per requirement.

33.The applicant shall ensure that the Environmental Management Plan is implemented duly as per the approved Environmental Clearance Conditions.

34.Payment of license fees for sanction of this plan is subject to result of R.T.No. 49/06/2008 of Hon'ble Court.

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 prescribed manner with a notice for rectification 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 shift nor withdraw himself from the work without intimating the fact in writing to the concerned authority for approval of the authority. They shall explicit to the owner 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 cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADD2DDLM [Needbaseginvitedus] Letter No. LD89ALT2DR31, dated 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the establishment shall be done before commencement of the building and Other Construction workers Welfare Board(Executive shall be authorised).
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Notice of Intimation to the Labour Department and Welfare Board before commencement of the work. 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.Before Commencement of work, Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At every point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or at 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 in 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 / Welfare Board concerned.
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.Non-compliance of any of the conditions mentioned above shall attract cancellation of permission.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned details cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 07/11/2018
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward No: BBMP/9948/CH/18	Plot Sub-Use: Apartment
PID No.: PID-73-4-1	
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot No.: Khata No. 3-ADKRM
Nature of Sanction: New	City Survey No.: New
Location: Residential	Owner: Mr. Bhuvan Kumar Shetty and 1 OthersNo.
Building Line Specified as per Z.R. No: NA	Achievement of the property Rachenahalli, K.R.Puram Hobli,Bangalore East Taluk
Zone: Yelahanka	
Ward: Ward-088	
Planning District: 306-Yelahanka	
AREA DETAILS	
AREA OF PLOT (Minimum)	(A) 3412.67
NET AREA OF PLOT	(A-Deductions) 3446.16
COMMERCIAL(Corpus)	
Permissible Coverage area (50.00 %)	1723.33
Proposed Coverage Area (45.78 %)	1577.14
Achieved Net coverage area (45.78 %)	1577.14
Balance coverage area left (4.22 %)	171.20
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	14850.17
Additional F.A.R within Ring-I and II for amalgamated plot (-)	0.00
Allowable TDR Area (20% of Perm.FAR)	0.00
Allowable Area F.A.R.P.Unit with 150 MT radius of Metro station (-)	0.00
Total Perm. FAR area (2.25)	14850.17
Proposed FAR Area (1.70 %)	14850.04
Achieved FAR Area (1.70)	14850.04
Balance FAR Area (0.55)	2.26
BUILT UP AREA CHECK	
Proposed Built Up Area	16791.44
Achieved Total Built Up Area	16791.44
Achieved BuiltUp Area	16791.09

Approval Date : 04/10/2019 2:08:02 PM

Payment Details

Sl No.	Challan Number		Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/7463/CH/19-10	BBMP/7463/CH/19-10-01	85920	Online	TS21171208	01/10/2019 12:51:21:356	
No.	Head		Amount (INR)	Remark			
1	Scrutiny Fee		85920				

2	BBMP/7464/CH/19-10	BBMP/7464/CH/19-10-01	5317050	Online	6446463653	05/10/2019	
No.	Head		Amount (INR)	Remark			
1.	Security Deposit		1070000.00				
2.	Lake Rejuvenation Cess		1911129.00				
3.	Administrative charges		213024.00				
4.	License fee		1279127.10				
5.	Scrutiny fee		85920.00				
6.	Compound wall charges		120000.00				
7.	Fee 1% 18(1) of KTCP act (Settlement Levy) for Residential		56968.00				
8.	Ground Rent		1037410.00				
9.	Fee 1% 18(1) of KTCP act (Betterment Levy) for Site		120600.00				
BBMP/9948/CH/19-10		312/2019	DD	012DBANK0000081	04/06/2019		
No.	Head		Amount (INR)	Remark			
1.	Labour Cess amount		312/2019				

FAR &Tenement Details

Block	No. of Same Bldg	Gross Bldg Area (Sq.mt.)	Deductions From Gross Bldg Area (Sq.mt.)	Total Net Bldg Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in Lieu of Fee (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cellar		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair		
BWING (A)	1	19487.86	274.53	19213.27	52.09	52.51	0.00	64.07	188.87	4619.44	5195.20	43.40	9198.60	99
BWING (B)	1	8968.33	375.17	8593.16	63.80	66.85	13.27	158.86	0.00	0.00	3295.65	0.00	3295.65	86
Grand Total:	2	28456.19	649.70	27806.43	115.89	119.36	13.27	222.76	188.87	4619.44	8490.85	43.40	12494.25	185

Required Parking(Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BWING (A)	Residential	Apartment	30 - 225	-	-	1	99	-
BWING (B)	Residential	Apartment	30 - 225	-	-	1	86	-
	Total :		-	-	-	-	185	192

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	185	5550.00	192	2575.25
Visitor's Car Parking	14	420.00	5	5.00
Total Car	199	5970.00	197	2580.25
Ramp Area	-	142.50	0	0.00
Other Parking	-	-	-	2400.00
Total	-	6112.50	-	4980.25

UnitBUA Table for Block :WING (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	gf-01	FLAT	105.58	105.58	4	10
	gf-02	FLAT	77.48	77.48	4	
	gf-03	FLAT	94.20	94.20	4	
	gf-04	FLAT	62.02	62.02	4	
	gf-05	FLAT	78.78	78.78	4	
	gf-06	FLAT	78.78	78.78	4	
	gf-07	FLAT	79.03	79.03	4	
	gf-08	FLAT	104.27	104.27	4	
	gf-09	FLAT	96.26	96.26	3	
	gf-10	FLAT	65.64	65.60	4	
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	TYP-01	FLAT	105.58	105.58	4	40
	TYP-02	FLAT	77.48	77.48	4	
	TYP-03	FLAT	94.20	94.20	4	
	TYP-04	FLAT	62.02	62.02	4	
	TYP-05	FLAT	78.78	78.78	4	
	TYP-06	FLAT	78.78	78.78	4	
	TYP-07	FLAT	79.03	79.03	4	
	TYP-08	FLAT	104.27	104.27	4	
	TYP-09	FLAT	96.26	96.26	3	
	TYP-10	FLAT	65.64	65.60	4	
Total:	-	-	4427.80	4427.80	159	50

UnitBUA Table for Block :WING (B)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF - 01	FLAT	95.81	95.81	4	17
	GF-11	FLAT	102.87	102.87	4	
	GF-12	FLAT	96.01	96.01	4	
	GF-13	FLAT	85.86	85.86	3	
	GF-14	FLAT	95.81	95.81	4	
	GF-15	FLAT	75.15	75.15	3	
	GF-16	FLAT	96.66	96.65	3	
	GF-17	FLAT	81.04	81.04	3	
	GF-18	FLAT	100.68	100.68	4	
	GF-19	FLAT	100.68	100.68	4	
	GF-20	FLAT	85.62	85.62	3	
	M-01	FLAT	87.32	87.32	3	68
	M-02	FLAT	75.15	75.15	3	
	M-03	FLAT	94.66	94.65	3	
	M-04	FLAT	81.04	81.04	3	
	M-05	FLAT	100.68	100.68	4	
	M-06	FLAT	100.68	100.68	4	
	M-07	FLAT	81.23	81.23	3	
	GF-21	FLAT	85.62	85.62	3	
	GF-22	FLAT	87.32	87.32	3	
	GF-23	FLAT	75.75	75.75	3	
	GF-24	FLAT	94.66	94.66	3	
	GF-25	FLAT	81.04	81.04	3	
	GF-26	FLAT	98.44	98.44	3	
	GF-27	FLAT	81.23	81.23	3	
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	M-11	FLAT	100.87	100.87	4	
	M-12	FLAT	86.31	86.31	4	
	M-13	FLAT	75.15	75.15	3	
	M-14	FLAT	95.75	95.75	3	
	M-15	FLAT	75.15	75.15	3	
	M-16	FLAT	40.00	40.00	1	
	M-17	FLAT	91.04	91.04	3	
	M-18	FLAT	100.68	100.68	4	
	M-19	FLAT	107.94	107.93	4	
	TYP - 16	FLAT	86.81	86.81	3	
Total:	-	-	7576.42	7574.42	268	85

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BWING (A)	Residential	Apartment	Bldg upto 15.0 mtr Ht.	R
BWING (B)	Residential	Apartment	Bldg upto 15.0 mtr Ht.	R

Block :WING (A)

Floor Name	Gross Bldg Area (Sq.mt.)	Deductions From Gross Bldg Area (Sq.mt.)	Total Net Bldg Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in Lieu of Fee (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cellar		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair		
Terrace Floor	58.79	0.00	58.79	52.09	0.00	0.00	6.69	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1155.48	54.65	1100.83	0.00	0.00	0.00	13.27	0.00	0.00	1020.34	0.00	1020.34	10
Third Floor	1155.45	54.65	1100.80	0.00	0.00	0.00	13.27	0.00	0.00	1020.34	0.00	1020.34	10
Second Floor	1155.45	54.65	1100.80	0.00	0.00	0.00	13.27	0.00	0.00	1020.34	0.00	1020.34	10
First Floor	1155.45	54.65	1100.80	0.00	0.00	0.00	13.27	0.00	0.00	1020.34	0.00	1020.34	10
Ground Floor	1155.45	95.65	1059.80	0.00	0.00	0.00	13.27	0.00	0.00	1020.34	0.00	1020.34	10
Stilt Floor	1155.45	54.65	1100.80	0.00	0.00	0.00	13.27	0.00	0.00	1020.34	0.00	1020.34	10
Basement Floor	4871.77	0.00	4871.77	0.00	20.06	0.00	0.00	188.87	4619.44	0.00	43.40	43.40	00
Total:	19487.86	274.53	19213.27	52.09	52.51	0.00	64.07	188.87	4619.44	5195.20	43.40	5198.60	80
Total Number of Same Blocks	1												
Total:	19487.86	274.53	19213.27	52.09	52.51	0.00	64.07	188.87	4619.44	5195.20	43.40	5198.60	80

Block :WING (B)

Floor Name	Gross Bldg Area (Sq.mt.)	Deductions From Gross Bldg Area (Sq.mt.)	Total Net Bldg Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in Lieu of Fee (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cellar		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair		
Terrace Floor	76.97	0.00	76.97	63.80	0.00	13.27	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1819.27	73.39	1745.88	0.00	13.27	0.00	32.36	158.53	0.00	1559.13	0.00	1559.13	17
Third Floor	1819.27	73.39	1745.88	0.00	13.27	0.00	32.36	158.53	0.00	1559.13	0.00	1559.13	17
Second Floor	1819.27	73.39	1745.88	0.00	13.27	0.00	32.36	158.53	0.00	1559.13	0.00	1559.13	17
First Floor	1819.28	73.41	1745.87	0.00	13.27	0.00	32.36	158.53	0.00	1559.13	0.00	1559.13	17
Total:	8968.33	375.17	8593.16	63.80	66.85	13.27	158.86	0.00	0.00	3295.65	0.00	3295.65	86
Total Number of Same Blocks	1												
Total:	8968.33	375.17	8593.16	63.80	66.85	13.27	158.86	0.00	0.00	3295.65	0.00	3295.65	86

The plans are approved in accordance with the acceptance for approval by the Joint Director of town planning ( ) 0ODER in date - ---02/04/2019 vide application no. PID-73-4-1 subject to the conditions and terms and conditions laid down along with the building plan approval.
Validity of this approval is two years from date of issue.

Joint Director of Town Planning
(Bangalore East Zone)
Digitally signed by Karuna S P
Date: 03-Jun-2019 14 46:36

OWNER / CP4 VENDOR'S SIGNATURE

OWNER's ADDRESS WITH ID NUMBER & CONTACT NUMBER
Mr. Dhanraja Developers Rep by its Partner
Mr Ashish K Rajagopa #212,Barton Centre,M.G Road,Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Karuna S P
Karuna S P
Karuna S P