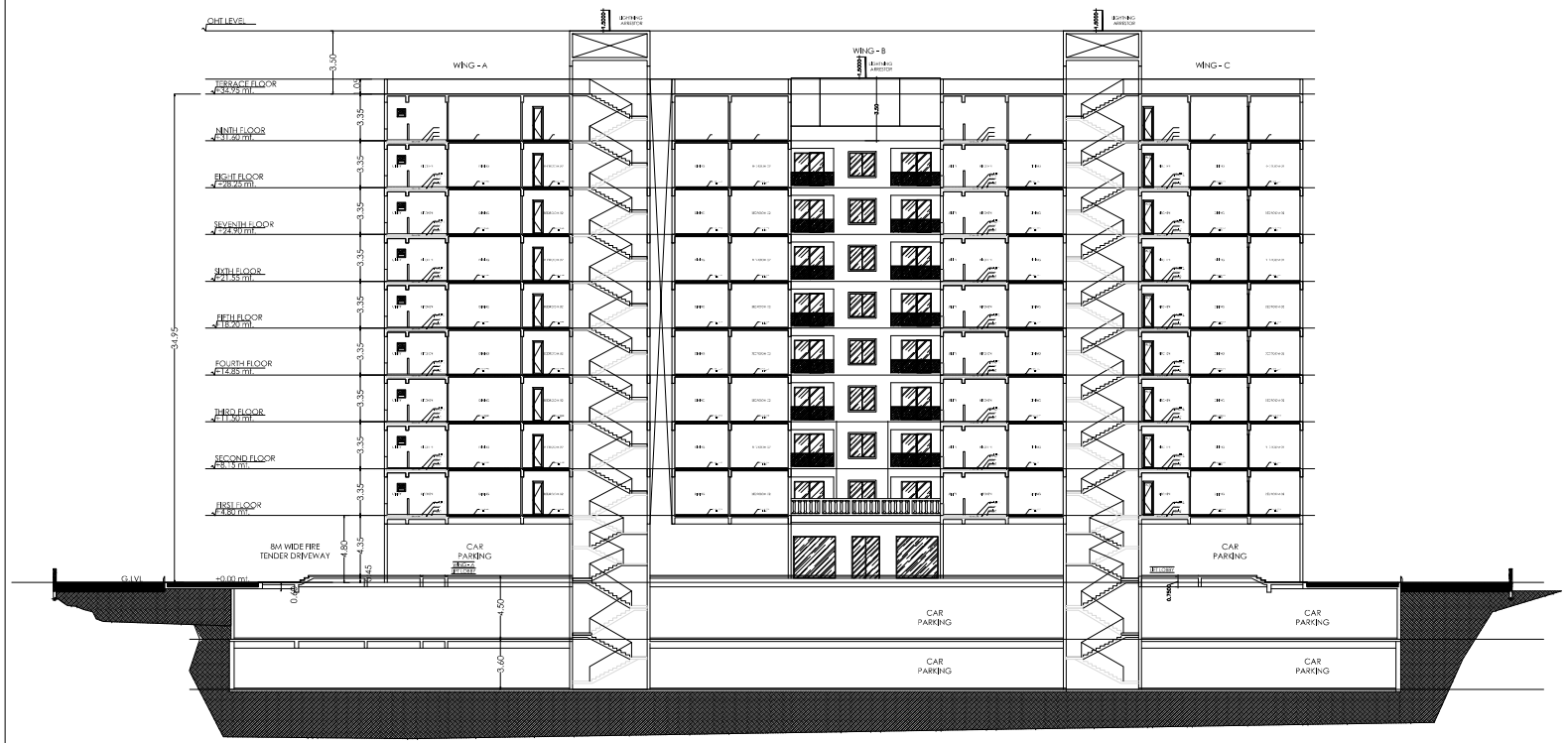

SECTION

Agreeval Condition:

This Modified Plan Sanction @ BBMP/KATHA No.1213 is Stage, 1st Phase, 20th Main Road MADIWALA, WARD No.172, BANGALORE is issued subject to the following conditions :
1.The sanction is accorded for:
a) Consisting of 2BF+GF +6UPPER FLOOR
(With Amenities @ Part Of Ground Floor & Full Part Of Ninth Floor)
2. The sanction is accorded for Residential Apartment use only. The use of the building shall not deviate to any other use.
3.Basement Floors,Ground Floor reserved in the plan should 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 must 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 / unpaid incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on road 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 equipments (viz.E.R.C.Sub.St.) cable leaving 3.00 mts. 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.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in 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.
15.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, series in the second instance and cancel the registration if the same is repeated for the third time.
16.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.3.8) under sub section IV-B (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columns or structure before erecting the column "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.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).
23.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.
24.The applicant should provide solar water heaters as per table 17-F (Bye-law No.29) for the building.
25.Facilities for physically handicapped persons prescribed in schedule XII (Bye law - 31) of Building bye-laws 2003 shall be ensured
26.The applicant shall provide adequate 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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid Nuisance during late hours and early morning hours.
29.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 the use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building.
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement is 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 workmen and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.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.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department 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.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to the effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical Installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise 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.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate from the construction from the sanctioned plans without previous approval of the authority. They shall explain to the owner / s about the violations if any and in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) 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 / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces,area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work orders issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sqm of the FAR area as part thereof in case of Apartment (group housing) / multi-dwelling unit development plan
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Absolute building licence for special conditions, if any.
Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (Revised) Hoodi(Ex) Letter No. LD/ELE/ET/20/13, 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 welfare cess and workers working at construction site or workplace.
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 engages construction worker in his site or workplace who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".
Note :

1.A room or isolation 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 question.
6. In case if the document 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.

SCALE 1:125

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4
	VERSION DATE: 31/08/2021
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/0004/21/22	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot Sub Part No.: 12/13
Nature of Sanction: MODIFY	City Survey No.: 12/13
Location: RING-I	Khata No.(As per Khata Extract): 12/13
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-3-12/13
Zone: South	Locality / Street of the property: 1st STAGE, 1st PHASE, 20th MAIN ROAD,
Ward: Ward-172	
Planning District: 210-Jayanagar	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 8174.50
NET AREA OF PLOT	(A-Deductions) 8174.50
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4087.40
Proposed Coverage Area (31.11 %)	2542.17
Achieved Net coverage area (31.11 %)	2542.17
Balance coverage area left (18.89 %)	1545.23
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	18392.57
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	18392.57
Residential FAR (100.00%)	18392.24
Proposed FAR Area	18392.24
Achieved Net FAR Area (2.25)	18392.24
Balance FAR Area (0.00)	0.33
BUILT UP AREA CHECK	
Proposed BuiltUp Area	33998.85
Substructure Area Add in BUA Layout(Lvl-4)	265.65
Achieved BuiltUp Area	34264.50

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A (APARTMENT)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Reqd.	Car Prop.
A (APARTMENT)	Residential	Apartment	50- 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	104	1400.00	239	3296.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1551.25	239	3296.25
Two Wheeler	-	151.25	0	0.00
Other Parking	-	-	-	8492.64
Total	-	1702.50	-	11788.89

FAR & Tenement Details

Block	No. of Same Bldgs	Net Area (Sq.mt.)	Deductions From Gross Bld Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of Flats (Sq.mt.)
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
A (APARTMENT)	1	24264.74	810.35	33998.85	1336.42	499.36	37.37	410.72	265.65	276.00	12789.46	16395.25	16395.25	104	9303.25
Grand Total:	1	24264.74	810.35	33998.85	1336.42	499.36	37.37	410.72	265.65	276.00	12789.46	16395.25	16395.25	104	9303.25

Block : A (APARTMENT)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq. mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	210.89	0.00	210.89	115.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	2025.28	73.02	1952.26	122.72	42.58	0.00	15.04	265.65	0.00	0.00	1461.06	1461.06	1461.06	08	166.75
Eighth Floor	2245.68	66.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	2023.89	12	0.00
Seventh Floor	2245.68	66.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	2023.89	12	0.00
Sixth Floor	2245.68	66.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	2023.89	12	0.00
Fifth Floor	2245.68	66.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	2023.89	12	0.00
Fourth Floor	2245.68	66.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	2023.89	12	0.00
Third Floor	2245.68	66.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	2023.89	12	0.00
Second Floor	2245.68	66.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	2023.89	12	0.00
First Floor	2582.35	66.21	2449.14	91.21	42.57	0.00	336.68	0.00	0.00	0.00	2024.68	2024.68	2024.68	12	0.00
Ground Floor	2557.17	15.01	2542.16	91.22	42.57	0.00	0.00	0.00	0.00	0.00	1372.27	698.10	698.10	00	779.32
Upper Basement Floor	5844.28	16.32	5829.95	109.74	31.44	0.00	0.00	0.00	138.00	5692.16	28.59	28.59	00	28.59	
Lower Basement Floor	5835.28	3.32	5835.96	109.74	42.63	0.00	0.00	0.00	138.00	5517.00	28.59	28.59	00	28.59	
Total:	34762.20	810.35	33998.85	1336.42	499.36	37.37	410.72	265.65	276.00	12789.46	16395.25	16395.25	104	9303.25	
Total Number of Same Blocks	1														
Grand Total:	34762.20	810.35	33998.85	1336.42	499.36	37.37	410.72	265.65	276.00	12789.46	16395.25	16395.25	104	9303.25	

UnitBUA Table for Block :A (APARTMENT)

	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL (6 TO 8 FLOOR PLAN)	FF_1	FLAT	158.25	135.11	3	12
	FF_10	FLAT	158.25	135.11	3	
	FF_11	FLAT	158.25	135.11	3	
	FF_12	FLAT	161.85	141.84	3	
	FF_2	FLAT	158.25	135.11	3	
	FF_3	FLAT	158.25	135.11	3	
	FF_4	FLAT	158.25	135.11	3	
	FF_5	FLAT	161.85	141.84	3	
	FF_6	FLAT	170.85	150.78	3	
	FF_7	FLAT	158.25	135.11	3	
	FF_8	FLAT	158.25	135.11	3	
	FF_9	FLAT	158.25	135.11	3	
TYPICAL (1 TO 5 FLOOR PLAN)	SF_10	FLAT	158.25	135.11	3	12
	SF_11	FLAT	158.25	135.11	3	
	SF_12	FLAT	161.85	141.84	3	
	SF_1	FLAT	158.25	135.11	3	
	SF_2	FLAT	158.25	135.11	3	
	SF_3	FLAT	158.25	135.11	3	
	SF_4	FLAT	161.85	141.84	3	
	SF_5	FLAT	170.85	150.78	3	
	SF_6	FLAT	158.25	135.11	3	
	SF_7	FLAT	158.25	135.11	3	
	SF_8	FLAT	158.25	135.11	3	
	SF_9	FLAT	158.25	135.11	3	
NINTH FLOOR PLAN	9th_1	FLAT	158.25	135.11	3	8
	9th_10	FLAT	161.85	141.84	3	
	9th_11	FLAT	161.85	141.84	3	
	9th_2	FLAT	158.25	135.11	3	
	9th_3	FLAT	158.25	135.11	3	
	9th_4	FLAT	158.25	135.11	3	
	9th_5	FLAT	161.85	141.84	3	
	9th_6	FLAT	170.85	150.78	3	
	9th_7	FLAT	158.25	135.11	3	
	9th_8	FLAT	158.25	135.11	3	
	9th_9	FLAT	158.25	135.11	3	
Total:			6146.67	5215.16		104

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	KSFES/ORC/01/12/2012 Dated: 24/01/2013 Dated: 28/12/2021. Dated: 28/12/2021.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	BANG/SOUTH/B/112821/637566 Dated:16/12/2021.	
3	ASR/CAA	No.PCB/NR/NOFRA/2017/8137. Dated : 3/05/2022.	
4	BESKA / MUEP	BESKA / TB-CCO/ 2017 Dated: 28/12/2021.	
5	BWSSB	BW/SANK/LP/ IN/NO/W/E/ 19/ DCE(M)/ E/E(M)/EE/SW/ 0867/ 19, Dated : 08/11/2017.	
6	BESL	DO/NOC/BBGT/NOC For High Rise 2021-22/62 Dated: 01 Bangalore 10-12-21.	
7	BESCOM	SE/DCS/SED/XLUE/DNOC-1021-22/ 3861-63, Dated: 06/12/2021.	

ARCHITECT'S	SIRAJ & RENU ARCHITECTS & INTJDESIGNERS 3RL MANPREE HALL APTS, #16, RHENUS STREET, SHANTI NAGAR, BANGALORE-25 TEL : 22225004, 22225009
OWNER / GPA HOLDER'S SIGNATURE	
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :	M/s ARHITA ENTERPRISES LIMITED Rep By its Director, VALARISHA QUEEDY GPA HOLDER THE SOCIETY OF THE SERVENTS OF THE HOLY SPIRIT
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE	R.Vasanth Madhava BLD/E/4-3/JE/3213/94-95
PROJECT TITLE :	MODIFIED RESIDENTIAL APARTMENT (BUILDING) 20BMP Katha No.1213, 1st Stage, 1st Phase, 20th Main Road, BTM 1st stage, Madiwala (Part No. 65-03-12/13), Ward No.172 Bangalore
DRAWING TITLE :	SECTION
SHEET NO :	9

This approval of Building plan/Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

SANCTIONING AUTHORITY :

SOUTH

Document certified by B G RAGHAVENDRA PRASAD <rpphd2014@gmail.com>.