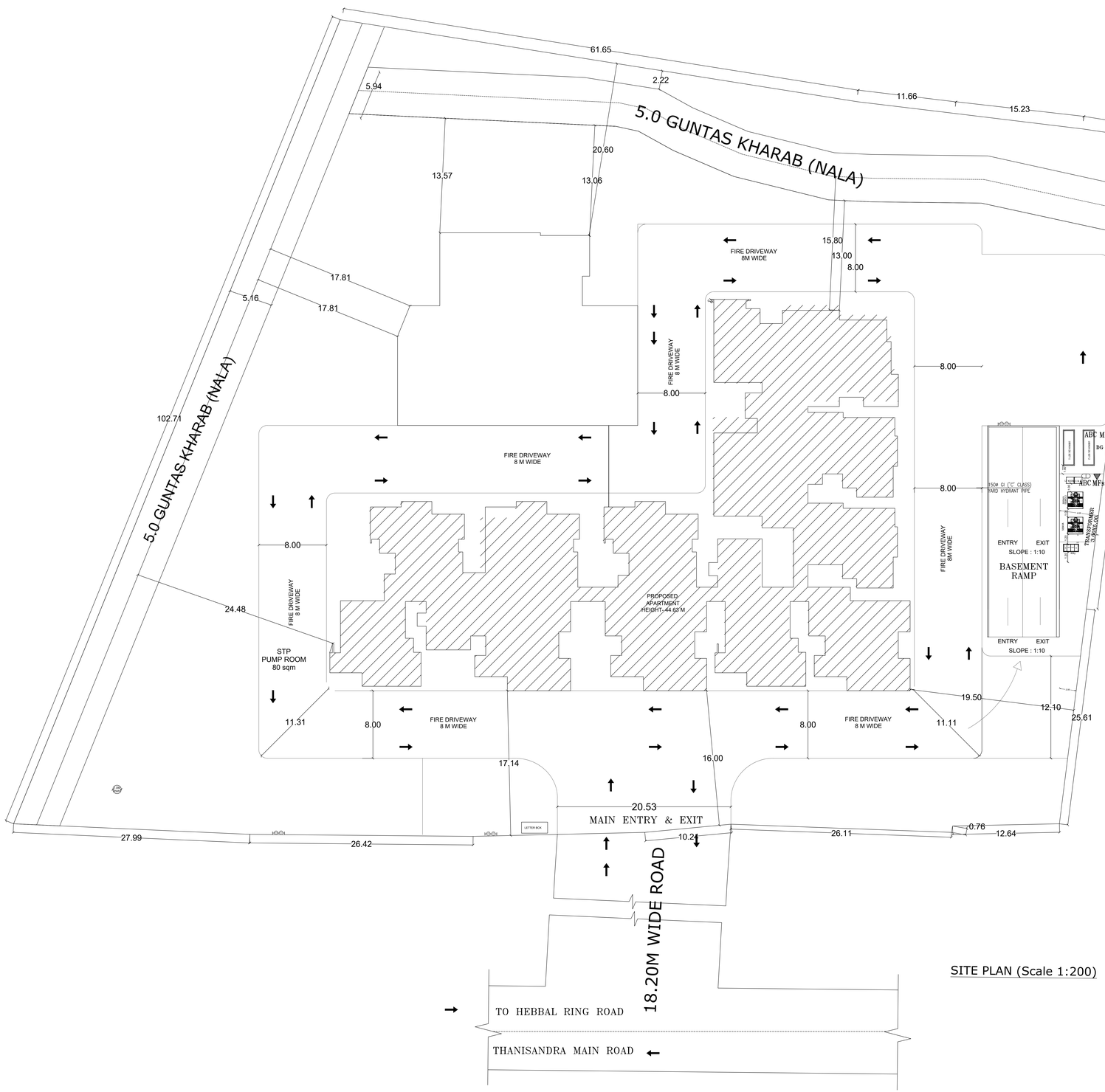


SITE PLAN (Scale 1:200)

Block :A (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)		Tenement (No.)	Carpet Area of other than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	69.81	78.21	10.40	5.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Thirteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Twelth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eleventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Tenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Ninth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eighth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Seventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Sixth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fifth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fourth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Third Floor	1504.79	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1471.55	0.00	1471.55	13	0.00
Second Floor	1625.92	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1592.68	0.00	1592.68	13	146.66
First Floor	1674.73	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1641.49	0.00	1641.49	13	195.51
Ground Floor	2036.22	0.00	20.74	0.00	11.42	1.08	0.00	504.64	1459.61	38.73	1498.34	13	0.00
Basement Floor	4078.72	0.00	15.60	0.00	0.00	0.00	328.88	3617.81	0.00	116.44	116.44	00	0.00
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Total Number of Blocks	1												
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment and Club House Building at Katha No. 798/100/1, Thanisandra, Ward No. 06, Yelahanka Zone, Bengaluru.

   Consist of: B F+GF+14 UF (Fourteen upper floors) only

2. Sanction is accorded for Residential **use** only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface 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 the nearer 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 (Ed& D) code 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 provision for telephone cables and wireless devices.
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. The applicant shall plant at least two trees in the premises.
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 a frame and displayed and they shall be made available during inspections.
16. The Owner / Developer shall submit the plan after earth work is over & before the basement floor is laid. The Assistant Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration in the third instance & reported for the first 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. 3.8) under sub section IV-B (a) 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. On completion of the foundation or footings before commencement of superstructure beyond the expiry of five years from the date of issue of license & within one year from the date of commencement, the building shall be completed.
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 bylaw 17 of Bye-law No. 29 for the building.
26. Traffic Impact Assessment shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Authority if necessary.
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 the 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 Sl. 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. The applicant shall explore the possibilities of recycling the waste water and shall provide dual plumbing system for using the recycled water as mentioned in the **Recycling processing unit**/treated 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 basements 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 workmen and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan to be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Authority if necessary.
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Fornce 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of highrise 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.
37. 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.
38. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note(i) of Building Bye-laws-2003.
39. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect / Engineer / Supervisor the validity of every registration, renewed or restored under these bye-laws shall be for a period of five years and renewable thereafter for every five years unless the same is suspended or cancelled by the authority. The application for renewal shall made to the authority one months before the date of entry 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.
40. If any owner / builder contravene 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.
41. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the Authority. They shall explain to the owners 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.
42. The Owner / Developer / Builder / Contractor shall not make any addition or alteration in the sanctioned plan, materially and structurally deviate from the sanctioned plan, without 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.
43. As per the orders of the Commissioner the NOC from Jalkaus Flying Training School, KSPCB and Revised NOC from SEIAA Should be submitted before issue of Commencement Certificate.
44. The NOC from BWSSB Should be submitted before issue of Occupancy Certificate.
45. 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 (Hosadaag/Hoodiba) Letter No. LD/995.ET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the establishments 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 should inform the Board regarding changes if any of the list of workers engaged by him.
4. At any point of time The 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 is 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 canceled automatically and legal action will be initated.

ii. **NOC Details :**

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Airport Authority of India	JAKK/SOUTH/B/121118/354307, Date. 10-01-2019	
2	BESCOM	EEE/DND/AEE(O)/AE-T/18-19, Date. 24-12-2018	
3	BSNL	AGM(TP)/S-6/Vol-78/2018-19/9, Date. 13-12-2018	
4	SEIAA	SEIAA 40 CON 2019, Date. 23-05-2019, Condition imposed to be submit the revised NOC before issue of Commencement Certificate.	
5	Fire Force Department	KSFES/GBC(1)/099 Docket No. KSFES/NOC/085/2019 Dated: 23-07-2019 .	
6	BWSSB	Condition imposed to be submit the same before issue of Occupancy Certificate.	
7	Jakkuru Flying Training School	Condition imposed to be submit the same before issue of Commencement Certificate	
8	KSPCB		

iii. **The Applicant has paid the fees Rs. 72,83,000/- vide Online NEFT / RTGS Transaction No. 8775284487, Dated: 19-07-2019 for the following:-**

1.	Ground Rent	Rs. 12,25,262-00
	GST 18%	Rs. 2,20,547-00
2.	**Licence Fees & Scrutiny Fee**	Rs. 24,54,908-00
3.	**Betterment Charges**	
	1.For Building	Rs. 54,456-00
	2.For site	Rs. 1,77,936-00
3.	**Security Deposit**	Rs. 27,22,805-00
4.	**Plan Copy**	Rs. 1,50,000-00
5.	**Compound Wall Charges**	Rs. 10,000-00
6.	**Lake Rejuvenation Fee**	Rs. 2,22,420-00
7.	**Add 1% for administrative charges towards labour cess**	Rs. 44,411-00
	Total	: Rs. 72,83,745-00
	Total	: **Rs. 72,83,000-00**

LabourCess: Rs. 43,97,000/- Paid vide RTGS/NEFT No.CORPR220190718006151O2 dated: 18-07-2019 Vide Receipt No. HO/18652/2019 Dated: 18-07-2019.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD/0039/18-19	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 798/100/1,
Nature of Sanction: New	Khata No. (As per Khata Extract): 798/100/1,
Location: Ring-III	Locality / Street of the property: THANISANDRA, BANGALORE.
Building Line Specified as per Z.R: NA	
Zone: Yelahanka	
Ward: Ward-006	
Planning District: 309-Tansandra	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	9914.88
Deduction for NatPhi Area	
Kharaband Area	1017.88
Total :	1017.88
NET AREA OF PLOT (A-Deductions)	8896.79
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4448.40
Proposed Coverage Area (22.89 %)	2036.22
Achieved Net coverage area (22.89 %)	2036.22
Balance coverage area left (27.11 %)	2412.18
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	22241.98
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-)	0.00
Total Perm. FAR area (2.50)	22241.98
Residential FAR (99.30%)	22093.44
Proposed FAR Area	22224.63
Achieved Net FAR Area (2.50)	22224.61
Balance FAR Area (0.00)	17.37
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	27227.42
Substructure Area Allot in BUA (Layout Lvl)	0.63
Achieved BuiltUp Area	27226.05

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			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	195	-	
	Total :		-	-	-	-	195	225	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	195	3681.25	195	3681.25
Two Stack Car	-	-	30	412.50
Visitor's Car Parking	20	275.00	0	0.00
Total Car	215	3956.25	225	3093.75
TwoWheeler	-	275.00	0	0.00
Other Parking	-	-	-	4294.61
Total		3231.25		7388.36

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)		Tenement (No.)	Carpet Area of other than Tenement
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair				
A (APARTMENT)	1	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17	
Grand Total:		27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195.00	342.17	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	430
A (APARTMENT)	D1	0.90	2.10	646
A (APARTMENT)	D	1.06	2.10	195

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	456
A (APARTMENT)	W1	1.20	1.20	267
A (APARTMENT)	W	1.68	1.20	01
A (APARTMENT)	W	1.71	1.20	01
A (APARTMENT)	W	1.80	1.20	1644

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 14	FLAT	85.87	76.17	5	
	SPLIT 15	FLAT	105.04	93.72	8	
	SPLIT 16	FLAT	87.54	77.88	6	
	SPLIT 17	FLAT	85.87	76.21	6	
	SPLIT 18	FLAT	87.54	77.88	6	
	SPLIT 19	FLAT	109.65	97.59	8	
	SPLIT 20	FLAT	85.76	75.79	6	13
	SPLIT 21	FLAT	109.65	97.59	8	
	SPLIT 22	FLAT	109.65	97.59	8	
	SPLIT 23	FLAT	85.90	75.91	6	
	SPLIT 24	FLAT	90.08	79.94	6	
	SPLIT 25	FLAT	90.08	79.94	6	
SECOND FLOOR PLAN	SPLIT 26	FLAT	90.08	79.94	6	
	SPLIT 27	FLAT	85.87	76.17	5	
	SPLIT 28	FLAT	105.04	93.72	8	
	SPLIT 29	FLAT	87.54	77.88	6	
	SPLIT 30	FLAT	85.87	76.21	6	
	SPLIT 31	FLAT	87.54	77.88	6	
	SPLIT 32	FLAT	109.65	97.59	8	
	SPLIT 33	FLAT	85.76	75.79	6	13
	SPLIT 35	FLAT	109.65	97.59	8	
	SPLIT 37	FLAT	90.08	79.94	6	
	SPLIT 38	FLAT	90.08	79.94	6	
	SPLIT 39	FLAT	90.08	79.94	6	
	SPLIT34	FLAT	109.65	97.59	8	
	SPLIT36	FLAT	85.90	75.91	6	
THIRD FLOOR PLAN	SPLIT 40	FLAT	85.87	76.17	5	
	SPLIT 41	FLAT	105.04	93.72	8	
	SPLIT 42	FLAT	87.54	77.88	6	
	SPLIT 43	FLAT	85.87	76.21	6	
	SPLIT 44	FLAT	87.54	77.88	6	
	SPLIT 45	FLAT	109.65	97.59	8	
	SPLIT 46	FLAT	85.76	75.79	6	13
	SPLIT 47	FLAT	109.65	97.59	8	
	SPLIT 48	FLAT	109.65	97.59	8	
	SPLIT 49	FLAT	85.90	75.91	6	
	SPLIT 50	FLAT	90.08	79.94	6	
	SPLIT 51	FLAT	90.08	79.94	6	
TYPICAL - 6 - 12,,13&14 FLOOR PLAN	SPLIT 52	FLAT	90.08	79.94	6	
	SPLIT 53	FLAT	85.87	76.17	5	
	SPLIT 54	FLAT	105.04	93.72	8	
	SPLIT 55	FLAT	87.54	77.88	6	
	SPLIT 56	FLAT	85.87	76.21	6	
	SPLIT 57	FLAT	87.54	77.88	6	
	SPLIT 58	FLAT	109.65	97.59	8	
	SPLIT 59	FLAT	85.76	75.79	6	143
	SPLIT 60	FLAT	109.65	97.59	8	
	SPLIT 61	FLAT	109.65	97.59	8	
	SPLIT 62	FLAT	85.90	75.91	6	
	SPLIT 63	FLAT	90.08	79.94	6	
	SPLIT 64	FLAT	90.08	79.94	6	
	SPLIT 65	FLAT	90.08	79.94	6	
GROUND FLOOR PLAN	SPLIT 1	FLAT	85.87	76.17	5	
	SPLIT 10	FLAT	85.90	75.91	6	
	SPLIT 12	FLAT	68.80	61.06	4	
	SPLIT 13	FLAT	90.08	79.94	6	
	SPLIT 2	FLAT	105.04	93.72	8	
	SPLIT 3	FLAT	67.68	60.10	4	
	SPLIT 4	FLAT	87.54	77.88	6	13
	SPLIT 5	FLAT	87.54	77.88	6	
	SPLIT 6	FLAT	109.65	97.59	8	
	SPLIT 7	FLAT	85.76	75.91	6	
	SPLIT 8	FLAT	109.65	97.59	8	
	SPLIT 9	FLAT	109.65	97.59	8	
	SPLIT11	FLAT	90.08	79.94	6	
Total:	-	-	18301.19	16257.61	1271	195

N

SCALE-

1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

SRI. BONDU RAMASWAMY M, SMT. B. R. RAGAMMA, SRI. BONDU BHAGATH SINGH, SRI. B. R. ALLURI SEETHA RAMA RAJU AND SRI. DEVARAJ. M, M/S SAI KALYAN BUILDERS AND DEVELOPERS PVT LTD Rep By. ITS DIRECTOR RAVIPATI SUNIL KUMAR (G.P.A HOLDER)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

SRI. K. S. PRASANNAKUMAR,
Maratha Hostel Complex, Siddaganga Extn
B.H.Road. V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road.
BCC/BL-3.2.3/E-1085/92-93

Note :
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 03/07/2019 .
vide lp number :BBMP/Addl.Dir/JD NORTH/0039/18-19 subject to terms and conditions laid down along with this modified building plan approval.
Validity of this approval is two years from the date of issue.

Name: B R MUDDARAJU
Designation: Assistant Director Town Planning (JD7P)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 23-Aug-2019 19 45:01

PROJECT TITLE :
"PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SITE NO. 798/100/1, THANISANDRA, WARD NO. 06, BENGALURU

DRAWING TITLE : SITE PLAN

SHEET NO : 1

BASEMENT FLOOR PLAN

NO OF CARS -172

Block :A (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)		Tenement (No.)	Carpet Area other than Tenement
		StairCase	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair				
Terrace Floor	93.81	78.21	10.40	5.20	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Thirteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Twelth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eleventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Tenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Ninth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eighth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Seventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Sixth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fifth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fourth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Third Floor	1504.79	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1471.55	0.00	1471.55	13	0.00
Second Floor	1625.92	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1592.68	0.00	1592.68	13	146.66
First Floor	1674.73	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1641.49	0.00	1641.49	13	195.51
Ground Floor	2036.22	0.00	20.74	0.00	11.42	1.08	0.00	0.00	504.64	1459.61	38.73	1498.34	13	0.00
Basement Floor	4078.72	0.00	15.60	0.00	0.00	0.00	328.88	3617.91	0.00	116.44	116.44	00	0.00
Total	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Total Number of Same Blocks	1												
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment and Club House Building at Katha No. 798/100/1, Thanisandra, Ward No. 06, Yelahanka Zone, Bengaluru.

   Consist of: BF+GF+14 UF (Fourteen upper floors) only

2. Sanction is accorded for Residential **use** only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface 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 the 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 (Ed& D) code 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 provision for telephone cables and wireless devices.
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. The applicant shall plant at least two trees in the premises.
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 a frame and displayed and they shall be made available during inspections.
16. The Owner / Association of highrise building shall designate a person to look after the fire & life safety measures in the building and inform to the Authority in the first instance, warned in the second instance and cancel the registration for 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. 3.8) under sub section IV-B (a) 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. On completion or receipt/erection of the building it shall be completed before the expiry of five years from the date of issue of license & within one month after its completion notice of such completion is to be given to the authority.
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 bylaw 17 of Bye-law No. 29 for the building.
26. The applicant shall comply with the provisions of Section 4 (2) (d) (ii) of Karnataka Fire Safety 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 Sl. 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. The applicant shall make provision for collection and segregation of the waste generated in the premises and shall dispose waste as per the provisions in the **Recycling processing** with required capacity installed at site for 5x to re-use / disposal degradable for Residential units of 50 and above and 5000 Sqmtrs and above built-up area for Commercial building).
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 workmen and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Scheme to be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Management Authority if necessary.
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of highrise 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.
37. 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.
38. Payment of Ground Rent for construction carried out beyond the two years of plan sanction shall be made to the corporation as per bye law no. 3.8 note(i) of Building Bye-law-2003.
39. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect / Engineer / Supervisor the validity of every registration, renewed registration shall be for a period of five years and renewable thereafter for every five years unless the same is suspended or cancelled by the authority. The application for renewal shall made to the authority one month before the date of entry 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.
40. If any owner / builder contravene 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.
41. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior 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.
42. The Owner / Builder / Architect / Engineer / Structural Engineer shall not make any addition or alteration materially and structurally deviate from the sanctioned plan, without 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.
43. As per the orders of the Commissioner the NOC from Jalkuru Flying Training School, KSPCB and Revised NOC from SEIAA Should be submitted before issue of Commencement Certificate.
44. The NOC from BWSSB Should be submitted before issue of Occupancy Certificate.
45. 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 (Hosadaga(Hoodibe) Letter No. LD/995.ET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the establishments 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 should submit the list of workers in case of 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:

i. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps, if construction sites.
ii. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
iii. Construction Workers shall be registered with Welfare Board.
iv. Obtaining NOC from the Labour Department before commencing the construction work is a must.
v. BBMP will not be responsible for any dispute that may arise in respect of property in question.
vi. 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	Airport Authority of India	JAKK/SOUTH/B/121118/354307, Date: 10-01-2019	
2	BESCOM	EEE/GND/AEE(O)/AE.T/18-19, Date: 24.12.2018	
3	BSNL	AGM/TP/S-64/Vol-78/2018-19/9, Date: 13-12-2018	
4	SEIAA	SEIAA 40 CON 2019, Date: 23-05-2019, Condition imposed to be submit the revised NOC before issue of Commencement Certificate.	
5	Fire Force Department	KSFES/GBC(1)/099 Docket No: KSFES/NOC/085/2019 Dated: 23-07-2019.	
6	BWSSB	Condition imposed to be submit the same before issue of Occupancy Certificate.	
7	Jakkuru Flying Training School	Condition imposed to be submit the same before issue of Commencement Certificate	
8	KSPCB		

iii. **The Applicant has paid the fees Rs. 72,83,000/- vide Online NEFT / RTGS Transaction No. 8775284887, Dated: 19-07-2019 for the following:-**

1.	Ground Rent	Rs.	12,25,262-00
	GST 18%	Rs.	2,20,547-00
2.	**Licence Fees & Scrutiny Fee**	Rs.	24,54,908-00
3.	**Betterment Charges**		
	1.For Building	Rs.	54,456-00
	2.For site	Rs.	1,77,936-00
3.	**Security Deposit**	Rs.	27,32,805-00
4.	**Plan Copy**	Rs.	1,50,000-00
5.	**Compound Wall Charges**	Rs.	10,000-00
6.	**Lake Rejuvenation Fee**	Rs.	2,22,420-00
7.	**Add 1% for administrative charges towards labour cess**	Rs.	44,411-00
	Total	Rs.	72,82,743-00
	Total : Rs.		**72,83,000-00**

LabourCess: Rs. 43,97,000/- Paid vide RTGS/NEFT No.CORPR220190718006151O2 dated: 18-07-2019 Vide Receipt No. HO/18652/2019 Dated: 18-07-2019.

N

SCALE-

1:150

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9
		VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/Add.Dir/JD		Plot SubUse: Apartment
NORTH/0039/18-19		
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 798/100/1,
Nature of Sanction: New		Khata No.: (As per Khata Extract): 798/100/1,
Location: Ring-II		Locality / Street of the property: THANISANDRA, BANGALORE.
Building Line Specified as per Z.R: NA		
Zone: Yelahanka		
Ward: Ward-006		
Planning District: 309-Tanisandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9914.88
Deduction for NetPlot Area		
Kharabland Area		1017.88
Total:		1017.88
NET AREA OF PLOT	(A-Deductions)	8896.79
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4448.40
Proposed Coverage Area (22.89 %)		2036.22
Achieved Net coverage area (22.89 %)		2036.22
Balance coverage area left (27.11 %)		2412.18
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		22241.98
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-)		0.00
Total Perm. FAR area (2.50)		22241.98
Residential FAR (99.30%)		22093.44
Proposed FAR Area		22224.63
Achieved Net FAR Area (2.50)		22224.61
Balance FAR Area (0.00)		17.37
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		27227.42
Substructure Area Add in BUA (Layout Lvl)		0.63
Achieved BuiltUp Area		27228.05

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			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	195	-	
	Total :			-	-	-	195	225	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	195	3681.25	195	3681.25
Two Stack Car	-	-	30	412.50
Visitor's Car Parking	20	275.00	0	0.00
Total Car	215	2956.25	225	3093.75
TwoWheeler	-	275.00	0	0.00
Other Parking	-	-	-	4294.61
Total		3231.25		7388.36

FAR &Tenement Details

Block	No. of Same Blocks	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
A (APARTMENT)	1	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Grand Total:		27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195.00	342.17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	450
A (APARTMENT)	D1	0.90	2.10	646
A (APARTMENT)	D	1.06	2.10	195

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	456
A (APARTMENT)	W1	1.20	1.20	267
A (APARTMENT)	W	1.68	1.20	01
A (APARTMENT)	W	1.71	1.20	01
A (APARTMENT)	W	1.80	1.20	1644

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 14	FLAT	85.87	76.17	5	13
	SPLIT 15	FLAT	105.04	93.72	8	
	SPLIT 16	FLAT	87.54	77.88	6	
	SPLIT 17	FLAT	85.87	76.21	6	
	SPLIT 18	FLAT	87.54	77.88	6	
	SPLIT 19	FLAT	109.65	97.59	8	
	SPLIT 20	FLAT	85.75	75.79	6	
	SPLIT 21	FLAT	109.65	97.59	8	
	SPLIT 22	FLAT	109.65	97.59	8	
SECOND FLOOR PLAN	SPLIT 23	FLAT	85.90	75.91	6	13
	SPLIT 24	FLAT	90.08	79.94	6	
	SPLIT 25	FLAT	90.08	79.94	6	
	SPLIT 26	FLAT	90.08	79.94	6	
	SPLIT 27	FLAT	85.87	76.17	5	
	SPLIT 28	FLAT	105.04	93.72	8	
	SPLIT 29	FLAT	87.54	77.88	6	
	SPLIT 30	FLAT	85.87	76.21	6	
	SPLIT 31	FLAT	87.54	77.88	6	
	SPLIT 32	FLAT	109.65	97.59	8	
	SPLIT 33	FLAT	85.75	75.79	6	
THIRD FLOOR PLAN	SPLIT 35	FLAT	109.65	97.59	8	13
	SPLIT 37	FLAT	90.08	79.94	6	
	SPLIT 38	FLAT	90.08	79.94	6	
	SPLIT 39	FLAT	90.08	79.94	6	
	SPLIT34	FLAT	109.65	97.59	8	
	SPLIT36	FLAT	85.90	75.91	6	
	SPLIT 40	FLAT	85.87	76.17	5	
	SPLIT 41	FLAT	105.04	93.72	8	
	SPLIT 42	FLAT	87.54	77.88	6	
	SPLIT 43	FLAT	85.87	76.21	6	
	SPLIT 44	FLAT	87.54	77.88	6	
	SPLIT 45	FLAT	109.65	97.59	8	
	SPLIT 46	FLAT	85.75	75.79	6	
TYPICAL - 4-12,13& 14 FLOOR PLAN	SPLIT 47	FLAT	109.65	97.59	8	13
	SPLIT 48	FLAT	109.65	97.59	8	
	SPLIT 49	FLAT	85.90	75.91	6	
	SPLIT 50	FLAT	90.08	79.94	6	
	SPLIT 51	FLAT	90.08	79.94	6	
	SPLIT 52	FLAT	90.08	79.94	6	
	SPLIT 53	FLAT	85.87	76.17	5	
	SPLIT 54	FLAT	105.04	93.72	8	
	SPLIT 55	FLAT	87.54	77.88	6	
	SPLIT 56	FLAT	85.87	76.21	6	
	SPLIT 57	FLAT	87.54	77.88	6	
	SPLIT 58	FLAT	109.65	97.59	8	
	SPLIT 59	FLAT	85.75	75.79	6	143
	SPLIT 60	FLAT	109.65	97.59	8	
	SPLIT 61	FLAT	109.65	97.59	8	
	SPLIT 62	FLAT	85.90	75.91	6	
	SPLIT 63	FLAT	90.08	79.94	6	
	SPLIT 64	FLAT	90.08	79.94	6	
	SPLIT 65	FLAT	90.08	79.94	6	
GROUND FLOOR PLAN	SPLIT 1	FLAT	85.87	76.17	5	13
	SPLIT 10	FLAT	85.90	75.91	6	
	SPLIT 12	FLAT	68.90	61.06	4	
	SPLIT 13	FLAT	90.08	79.94	6	
	SPLIT 2	FLAT	105.04	93.72	8	
	SPLIT 3	FLAT	67.68	60.10	4	
	SPLIT 4	FLAT	87.54	77.88	6	
	SPLIT 5	FLAT	87.54	77.88	6	
	SPLIT 6	FLAT	109.65	97.59	8	
	SPLIT 7	FLAT	85.75	75.91	6	
	SPLIT 8	FLAT	109.65	97.59	8	
	SPLIT 9	FLAT	109.65	97.59	8	
	SPLIT11	FLAT	90.08	79.94	6	
Total:	-	-	18301.19	16257.61	1371	195

Note :
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 03/07/2019 .
vide Ip number :BBMP/Addl.Dir/JD NORTH/0039/18-19 subject to terms and conditions laid down along with this modified building plan approval.
Validity of this approval is two years from the date of issue.

Name: B R MUDDARAJU
Designation: ARCHITECT Town Planning (JOTP)
Organization: GRUHA MANDALORE MAHANAGARA PALIKE
Date: 23-Aug-2019 19 :45:01

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SRI. BONDU RAMASWAMY M, SMT. B. R. RAGAMMA, SRI. BONDU BHAGATH SINGH, SRI. B. R. ALLURI SEETHA RAMA RAJU AND SRI. DEVARAJ. M, M/S SAI KALYAN BUILDERS AND DEVELOPERS PVT LTD Rep By. ITS DIRECTOR RAVIPATI SUNIL KUMAR (G.P.A HOLDER)

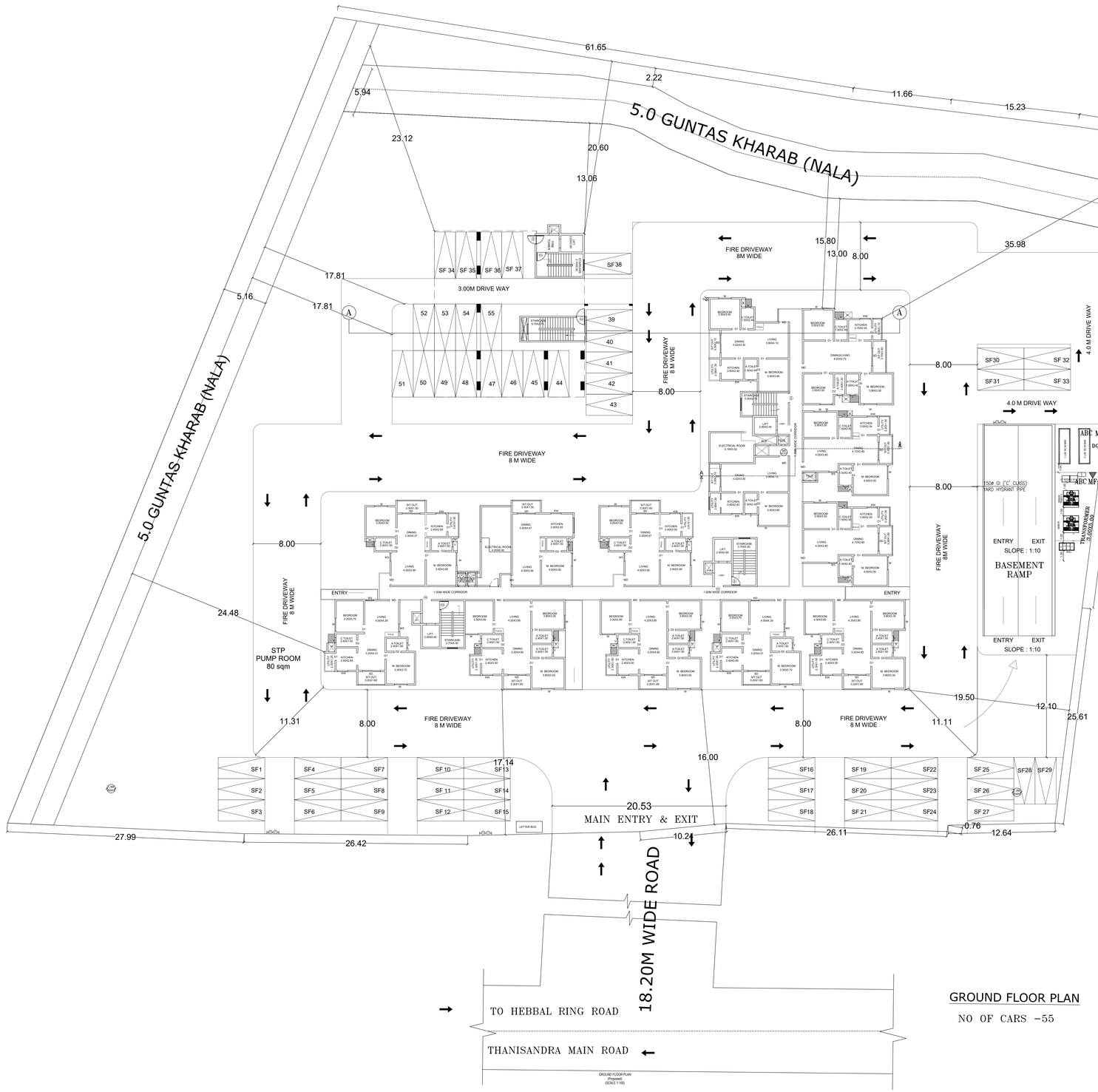
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

SRI. K. S. PRASANNAKUMAR,
Maratha Hostel Complex, Siddaganga Extn
B.H.Road. V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road.
BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
"PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SITE NO. 798/100/1, THANISANDRA, WARD NO. 06, BENGALURU

DRAWING TITLE : BASEMENT FLOOR PLAN

SHEET NO : 2



Block :A (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add. Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)		Tenement (No.)	Carpet Area of other than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	93.81	78.21	10.40	5.20	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Thirteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Twelth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eleventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Tenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Ninth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eighth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Seventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Sixth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fifth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fourth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Third Floor	1504.79	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1471.55	0.00	1471.55	13	0.00
Second Floor	1625.92	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1592.68	0.00	1592.68	13	146.66
First Floor	1674.73	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1641.49	0.00	1641.49	13	195.51
Ground Floor	2036.22	0.00	20.74	0.00	11.42	1.08	0.00	0.00	504.64	1459.61	38.73	1498.34	13	0.00
Basement Floor	4078.72	0.00	15.60	0.00	0.00	0.00	328.88	3617.81	0.00	116.44	116.44	00	0.00
Total :	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Total Number of Same Blocks :	1												
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment and Club House Building at Katha No. 798/100/1, Thanisandra, Ward No. 06, Yelahanka Zone, Bengaluru.

Consist of: BF+GF+14 UF (Fourteen upper floors) only

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface 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 the nearest 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 (Edt& D) code 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 provision for telephone cables and wireless devices.
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. The applicant shall plant at least two trees in the premises.
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 a frame and displayed and they shall be made available during inspections.
16. The Owner / Developer shall submit the plan after earth work is over to the Assistant Director of Town Planning / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the warning 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 (Byelaw No. 3.8) under sub section IV-B (a) 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. Occupancy certificate for the building shall be obtained before the expiry of five years from the date of issue of license & within one month after its completion, otherwise action will be taken.
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 bylaw 17 of Bye-law No. 29 for the building.
26. Fire safety measures recommended in the Bye-law No. 32 of 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 one 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 Sl. 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. The applicant shall make arrangements for disposal of construction debris within the premises and no debris shall be dumped in the open areas.
31. **Recycling processing unit**(round capacity installed at site for its re-use / disposal)suitable for Residential units of 50 and above and 5000 Sqm and above built-up area for Commercial building).
32. 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 workmen and general public by erecting safe barricades.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. Traffic Management Plan to be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Management Authority if necessary.
35. The Owner / Association of highrise building shall obtain clearance certificate from Fire Furence 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.
36. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forence Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
37. The Owner / Association of highrise 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 final once in Two years.
38. 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.
39. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye-law no. 3.8 note(i) of Building Bye-laws-2003.
40. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect / Engineer / Supervisor the validity of every registration of Architect / Engineer / Supervisor in the first instance, 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 entry 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.
41. If any owner / builder contravene 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.
42. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners 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.
43. As per the orders of the Commissioner the NOC from Jakkuru Flying Training School, KSPCB and Revised NOC from SEIAA Should be submitted before issue of Commencement Certificate.
44. The NOC from BWSSB Should be submitted before issue of Occupancy Certificate.
45. 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 (Hosadaga/Hoodibe) Letter No. LD/995.ET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the establishments 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 should submit the list of changes if any of the list of workers engaged by him.
4. At any point of time the 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:

i. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps, if construction sites.
ii. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
iii. Construction workers shall be photographed and registered.
iv. Obtaining NOC from the Labour Department before commencing the construction work is a must.
v. BBMP will not be responsible for any dispute that may arise in respect of property in question.
vi. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands canceled automatically and legal action will be initiated.

ii. **NOC Details :**

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Airport Authority of India	JAKK/SOUTH/B/121118/354307, Date. 10-01-2019	
2	BESCOM	EEE/DND/AEE(O)/AE-T/18-19, Date. 24-12-2018	
3	BSNL	AGM/TP/S-6/Vol-7/8-2018-19/9, Date. 13-12-2018	
4	SEIAA	SEIAA 40 CON 2019, Date. 23-05-2019, Condition imposed to be submit the revised NOC before issue of Commencement Certificate.	
5	Fire Force Department	KSFES/GBC(1)/099 Docket No. KSFES/NOC/085/2019 Dated: 23-07-2019 .	
6	BWSSB	Condition imposed to be submit the same before issue of Occupancy Certificate.	
7	Jakkuru Flying Training School	Condition imposed to be submit the same before issue of Commencement Certificate	
8	KSPCB		

iii. **The Applicant has paid the fees Rs. 72,83,000/- vide Online NEFT / RTGS Transaction No. 8775284487, Dated: 19-07-2019 for the following:-**

1.	Ground Rent	Rs. 12,25,262-00
	GST 18%	Rs. 2,20,547-00
2.	**Licence Fees & Scrutiny Fee**	Rs. 24,54,908-00
3.	**Betterment Charges**	
	1.For Building	Rs. 54,454-00
	2.For site	Rs. 1,77,936-00
3.	**Security Deposit**	Rs. 27,22,805-00
4.	**Plan Copy**	Rs. 1,50,000-00
5.	**Compound Wall Charges**	Rs. 10,000-00
6.	**Lake Rejuvenation Fee**	Rs. 2,22,420-00
7.	**Add 1% for administrative charges towards labour cess**	Rs. 44,411-00
	Total	: Rs. 72,83,745-00
	Total	: **Rs. 72,83,000-00**

LabourCess: Rs. 43,97,000/- Paid vide RTGS/NEFT No.CORPR220190718006151O2 dated: 18-07-2019 Vide Receipt No. HO/186522/2019 Dated: 18-07-2019.

N

SCALE-

1:150

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD NORTH/0039/18-19	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 798/100/1,
Nature of Sanction: New	Khata No. (As per Khata Extract): 798/100/1,
Location: Ring-III	Locality / Street of the property: THANISANDRA, BANGALORE.
Building Line Specified as per Z.R: NA	
Zone: Yelahanka	
Ward: Ward-006	
Planning District: 309-Tansandra	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	9914.88
Deduction for NetPlot Area	
Kharabland Area	1017.88
Total :	1017.88
NET AREA OF PLOT (A-Deductions)	8896.79
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4448.40
Proposed Coverage Area (22.89 %)	2036.22
Achieved Net coverage area (22.89 %)	2036.22
Balance coverage area left (27.11 %)	2412.18
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	22241.98
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-)	0.00
Total Perm. FAR area (2.50)	22241.98
Residential FAR (66.30%)	22060.44
Proposed FAR Area	22224.63
Achieved Net FAR Area (2.50)	22224.61
Balance FAR Area (0.00)	17.37
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	27227.42
Substructure Area Add in BUA (Lapsed Lvl)	0.63
Achieved BuiltUp Area	27228.05

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			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	195	-	
	Total :			-	-	-	195	225	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	195	3681.25	195	3681.25
Two Stack Car	-	-	30	412.50
Visitor's Car Parking	20	275.00	0	0.00
Total Car	215	3956.25	225	3093.75
TwoWheeler	-	275.00	0	0.00
Other Parking	-	-	-	4294.61
Total		3231.25		7388.36

FAR &Tenement Details

Block	No. of Same Blocks	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add. Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area of other than Tenement
			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair				
A (APARTMENT)	1	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Grand Total :		27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195.00	342.17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	450
A (APARTMENT)	D1	0.90	2.10	646
A (APARTMENT)	D	1.06	2.10	195

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	456
A (APARTMENT)	W1	1.20	1.20	267
A (APARTMENT)	W	1.68	1.20	01
A (APARTMENT)	W	1.71	1.20	01
A (APARTMENT)	W	1.80	1.20	1644

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 14	FLAT	85.87	76.17	5	
	SPLIT 15	FLAT	105.04	93.72	8	
	SPLIT 16	FLAT	87.54	77.88	6	
	SPLIT 17	FLAT	85.87	76.21	6	
	SPLIT 18	FLAT	87.54	77.88	6	
	SPLIT 19	FLAT	109.65	97.59	8	
	SPLIT 20	FLAT	85.76	75.79	6	13
	SPLIT 21	FLAT	109.65	97.59	8	
	SPLIT 22	FLAT	109.65	97.59	8	
	SPLIT 23	FLAT	85.90	75.91	6	
	SPLIT 24	FLAT	90.08	79.94	6	
	SPLIT 25	FLAT	90.08	79.94	6	
SECOND FLOOR PLAN	SPLIT 26	FLAT	90.08	79.94	6	
	SPLIT 27	FLAT	85.87	76.17	5	
	SPLIT 28	FLAT	105.04	93.72	8	
	SPLIT 29	FLAT	87.54	77.88	6	
	SPLIT 30	FLAT	85.87	76.21	6	
	SPLIT 31	FLAT	87.54	77.88	6	
	SPLIT 32	FLAT	109.65	97.59	8	
	SPLIT 33	FLAT	85.76	75.79	6	13
	SPLIT 35	FLAT	109.65	97.59	8	
	SPLIT 37	FLAT	90.08	79.94	6	
	SPLIT 38	FLAT	90.08	79.94	6	
	SPLIT 39	FLAT	90.08	79.94	6	
	SPLIT34	FLAT	109.65	97.59	8	
	SPLIT36	FLAT	85.90	75.91	6	
THIRD FLOOR PLAN	SPLIT 40	FLAT	85.87	76.17	5	
	SPLIT 41	FLAT	105.04	93.72	8	
	SPLIT 42	FLAT	87.54	77.88	6	
	SPLIT 43	FLAT	85.87	76.21	6	
	SPLIT 44	FLAT	87.54	77.88	6	
	SPLIT 45	FLAT	109.65	97.59	8	
	SPLIT 46	FLAT	85.76	75.79	6	13
	SPLIT 47	FLAT	109.65	97.59	8	
	SPLIT 48	FLAT	109.65	97.59	8	
	SPLIT 49	FLAT	85.90	75.91	6	
	SPLIT 50	FLAT	90.08	79.94	6	
	SPLIT 51	FLAT	90.08	79.94	6	
TYPICAL - 6 - 12, 13& 14 FLOOR PLAN	SPLIT 52	FLAT	90.08	79.94	6	
	SPLIT 53	FLAT	85.87	76.17	5	
	SPLIT 54	FLAT	105.04	93.72	8	
	SPLIT 55	FLAT	87.54	77.88	6	
	SPLIT 56	FLAT	85.87	76.21	6	
	SPLIT 57	FLAT	87.54	77.88	6	
	SPLIT 58	FLAT	109.65	97.59	8	
	SPLIT 59	FLAT	85.76	75.79	6	143
	SPLIT 60	FLAT	109.65	97.59	8	
	SPLIT 61	FLAT	109.65	97.59	8	
	SPLIT 62	FLAT	85.90	75.91	6	
	SPLIT 63	FLAT	90.08	79.94	6	
	SPLIT 64	FLAT	90.08	79.94	6	
	SPLIT 65	FLAT	90.08	79.94	6	
GROUND FLOOR PLAN	SPLIT 1	FLAT	85.87	76.17	5	
	SPLIT 10	FLAT	85.90	75.91	6	
	SPLIT 12	FLAT	68.90	61.06	4	
	SPLIT 13	FLAT	90.08	79.94	6	
	SPLIT 2	FLAT	109.04	93.72	8	
	SPLIT 3	FLAT	67.68	60.10	4	
	SPLIT 4	FLAT	87.54	77.88	6	13
	SPLIT 5	FLAT	87.54	77.88	6	
	SPLIT 6	FLAT	109.65	97.59	8	
	SPLIT 7	FLAT	85.76	75.91	6	
	SPLIT 8	FLAT	109.65	97.59	8	
	SPLIT 9	FLAT	109.65	97.59	8	
	SPLIT11	FLAT	90.08	79.94	6	
Total:	-	-	18301.19	16267.61	1271	195

Note :
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 03/07/2019 .
vide lp number :BBMP/Addl.Dir/JD NORTH/0039/18-19 subject to terms and conditions laid down along with this modified building plan approval.
Validity of this approval is two years from the date of issue.

Name : B R MUDDARAJU
Designation : Assistant Director Town Planning (JD7P)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 23-Aug-2019 19 45:01

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SRI. BONDU RAMASWAMY M, SMT. B. R. RAGAMMA, SRI. BONDU BHAGATH SINGH, SRI. B. R. ALLURI SEETHA RAMA RAJU AND SRI. DEVARAJ. M, M/S SAI KALYAN BUILDERS AND DEVELOPERS PVT LTD Rep By. ITS DIRECTOR RAVIPATI SUNIL KUMAR (G.P.A HOLDER)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

SRI. K. S. PRASANNAKUMAR,
Maratha Hostel Complex, Siddaganga Extn B.H.Road. V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road. BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
"PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SITE NO. 798/100/1, THANISANDRA, WARD NO. 06, BENGALURU

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 3

FIRST FLOOR PLAN

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

Block :A (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add. Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)		Tenement (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	93.81	78.21	10.40	5.20	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Thirteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Twelth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eleventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Tenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Ninth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eighth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Seventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Sixth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fifth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fourth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Third Floor	1504.79	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1471.55	0.00	1471.55	13	0.00
Second Floor	1625.92	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1592.68	0.00	1592.68	13	146.66
First Floor	1674.73	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1641.49	0.00	1641.49	13	195.51
Ground Floor	2036.22	0.00	20.74	0.00	11.42	1.08	0.00	0.00	504.64	1459.61	38.73	1498.34	13	0.00
Basement Floor	4078.72	0.00	15.60	0.00	0.00	0.00	328.88	3617.81	0.00	116.44	116.44	00	0.00
Total :	27727.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Total Number of Same Blocks	1												
Total:	27727.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment and Club House Building at Katha No. 798/100/1, Thanisandra, Ward No. 06, Yelahanka Zone, Bengaluru.

   Consist of: BF+GF+14 UF (Fourteen upper floors) only

2. Sanction is accorded for Residential **use** only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface 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 the nearest 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 (Ed& D) code 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 provision for telephone cables and wireless devices.
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. The applicant shall plant at least two trees in the premises.
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 a frame and displayed and they shall be made available during inspections.
16. The applicant shall inform the Authority or any officer authorized in this behalf regarding the date of commencement of the work. The Engineer / Supervisor will be informed to the Authority in the first instance, warned in the second instance and cancel the registration in the third instance is reported for the first 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. 3.8) under sub section IV-B (a) 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. On completion or receipt of notice of completion of the basement or part thereof before the expiry of five years from the date of issue of license & within one month after its completion, the owner shall give notice to the authority.
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 bylaw 17 of Bye-law No. 29 for the building.
26. The applicant shall make provisions for physically challenged as per 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 the 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 Sl. No. 23, 24, 25 & 26 are provided in the building.
29. 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 hindrance during late hours and early morning hours.
30. The applicant shall explore the possibilities of recycling the waste water discharged from the building after proper treatment and the treated water is to be used for **Recycling purposes** with treated capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqmts and above built-up area for Commercial building).
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 workmen and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan to be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Management Authority if demanded.
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of highrise 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 final once in Two years.
37. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during peak monsoon and assure complete safety in respect of fire hazards.
38. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye laws no. 3.8 note(i) of Building Bye-law-2003.
39. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect / Engineer / Supervisor the validity of every registration of Architect / Engineer / Supervisor shall be for a period of five years and renewable thereafter for every five years on payment of prescribed fees and conditions. The application for renewal shall be made to the authority one month before the date of entry 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.
40. If any owner / builder contravene 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.
41. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior 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.
42. The Owner / Developer / Builder / Contractor shall not deviate the construction materially and structurally deviate from the sanctioned plan, without 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.
43. As per the orders of the Commissioner the NOC from Jakkuru Flying Training School, KSPCB and Revised NOC from SEIAA Should be submitted before issue of Commencement Certificate.
44. The NOC from BWSSB Should be submitted before issue of Occupancy Certificate.
45. 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 (Hosadaga/Hoodibe) Letter No. LD/995.ET/2013, dated: 01-04-2015

1. Registration of Applicant / Builder / Owner / Contractor and the establishments 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 should submit the list of workers engaged by him at the time of labour cess payment.
4. At any point of time the 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. Construction workers shall be provided safe drinking water facility.
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.

ii. **NOC Details**

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Airport Authority of India	JAK/SOUTH/B/121118/354307, Date. 10-01-2019	
2	BESCOM	EEE/ND/AEE(O)/AE-T/18-19, Date. 24-12-2018	
3	BSNL	AGM/TP/S-6/Vol-78/2018-19/9, Date. 13-12-2018	
4	SEIAA	SEIAA 40 CON 2019, Date. 23-05-2019, Condition imposed to be submit the revised NOC before issue of Commencement Certificate.	
5	Fire Force Department	KSFES/GBC(1)/099 Docket No. KSFES/NOC/085/2019 Dated: 23-07-2019.	
6	BWSSB	Condition imposed to be submit the same before issue of Occupancy Certificate.	
7	Jakkuru Flying Training School	Condition imposed to be submit the same before issue of Commencement Certificate	
8	KSPCB		

iii. **The Applicant has paid the fees Rs. 72,83,000/- vide Online NEFT / RTGS Transaction No. 8775284887, Dated: 19-07-2019 for the following:-**

1.	Ground Rent	Rs.	12,25,262-00
	GST 18%	Rs.	2,20,547-00
2.	**Licence Fees & Scrutiny Fee**	Rs.	24,54,908-00
3.	**Betterment Charges**		
	1.For Building	Rs.	54,456-00
	2.For site	Rs.	1,77,936-00
3.	**Security Deposit**	Rs.	27,22,805-00
4.	**Plan Copy**	Rs.	1,50,000-00
5.	**Compound Wall Charges**	Rs.	10,000-00
6.	**Lake Rejuvenation Fee**	Rs.	2,22,420-00
7.	**Add 1% for administrative charges towards labour cess**	Rs.	44,411-00
	Total	: Rs.	72,83,743-00
	Total	: **Rs.**	**72,83,000-00**

LabourCess: Rs. 43,97,000/- Paid vide RTGS/NEFT No.CORPR220190718006151O2 dated: 18-07-2019 Vide Receipt No. HO/18652/2019 Dated: 18-07-2019.

SCALE-
1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD NORTH/0039/18-19	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 798/100/1,
Nature of Sanction: New	Khata No. (As per Khata Extract): 798/100/1,
Location: Ring-II	Locality / Street of the property: THANISANDRA, BANGALORE.
Building Line Specified as per Z.R: NA	
Zone: Yelahanka	
Ward: Ward-006	
Planning District: 309-Tanisandra	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	9914.88
Deduction for NetPlot Area	
Kharabland Area	1017.88
Total :	1017.88
NET AREA OF PLOT (A-Deductions)	8896.79
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4448.40
Proposed Coverage Area (22.89 %)	2036.22
Achieved Net coverage area (22.89 %)	2036.22
Balance coverage area left (27.11 %)	2412.18
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	22241.98
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-)	0.00
Total Perm. FAR area (2.50)	22241.98
Residential FAR (99.30%)	22083.44
Proposed FAR Area	22224.63
Achieved Net FAR Area (2.50)	22224.61
Balance FAR Area (0.00)	17.37
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	27727.42
Substructure Area Add in BUA (Lapsed Lvl)	0.63
Achieved BuiltUp Area	27728.05

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		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	195	-
	Total :		-	-	-	-	195	225

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	195	3681.25	195	3681.25
Two Stack Car	-	-	30	412.50
Visitor's Car Parking	20	275.00	0	0.00
Total Car	215	2956.25	225	3093.75
TwoWheeler	-	275.00	0	0.00
Other Parking	-	-	-	4294.61
Total		3231.25		7388.36

FAR &Tenement Details

Block	No. of Same Blocks	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add. Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
A (APARTMENT)	1	27727.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Grand Total :		27727.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195.00	342.17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	450
A (APARTMENT)	D1	0.90	2.10	646
A (APARTMENT)	D	1.06	2.10	195

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	456
A (APARTMENT)	W1	1.20	1.20	267
A (APARTMENT)	W	1.68	1.20	01
A (APARTMENT)	W	1.71	1.20	01
A (APARTMENT)	W	1.80	1.20	1644

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SFLT.14	FLAT	85.87	76.17	5	13
	SFLT.15	FLAT	105.04	93.72	6	
	SFLT.16	FLAT	87.54	77.88	6	
	SFLT.17	FLAT	85.87	76.21	5	
	SFLT.18	FLAT	87.54	77.88	6	
	SFLT.19	FLAT	109.65	97.59	8	
	SFLT.20	FLAT	85.75	75.79	6	
	SFLT.21	FLAT	109.65	97.59	8	
	SFLT.22	FLAT	109.65	97.59	8	
	SFLT.23	FLAT	85.90	75.91	6	
	SFLT.24	FLAT	90.08	79.94	6	
	SFLT.25	FLAT	90.08	79.94	6	
	SFLT.26	FLAT	90.08	79.94	6	
	SFLT.27	FLAT	85.87	76.17	5	
	SFLT.28	FLAT	105.04	93.72	8	
	SFLT.29	FLAT	87.54	77.88	6	
	SFLT.30	FLAT	85.87	76.21	5	
	SFLT.31	FLAT	87.54	77.88	6	
	SFLT.32	FLAT	109.65	97.59	8	
	SFLT.33	FLAT	85.75	75.79	6	
	SFLT.35	FLAT	109.65	97.59	8	
	SFLT.37	FLAT	90.08	79.94	6	
	SFLT.38	FLAT	90.08	79.94	6	
	SFLT.39	FLAT	90.08	79.94	6	
	SFLT34	FLAT	109.65	97.59	8	
	SFLT36	FLAT	85.90	75.91	6	
SECOND FLOOR PLAN	SFLT.40	FLAT	85.87	76.17	5	13
	SFLT.41	FLAT	105.04	93.72	8	
	SFLT.42	FLAT	87.54	77.88	6	
	SFLT.43	FLAT	85.87	76.21	5	
	SFLT.44	FLAT	87.54	77.88	6	
	SFLT.45	FLAT	109.65	97.59	8	
	SFLT.46	FLAT	85.75	75.79	6	
	SFLT.47	FLAT	109.65	97.59	8	
	SFLT.48	FLAT	109.65	97.59	8	
	SFLT.49	FLAT	85.90	75.91	6	
	SFLT.50	FLAT	90.08	79.94	6	
	SFLT.51	FLAT	90.08	79.94	6	
	SFLT.52	FLAT	90.08	79.94	6	
THIRD FLOOR PLAN	SFLT.53	FLAT	85.87	76.17	5	13
	SFLT.54	FLAT	105.04	93.72	8	
	SFLT.55	FLAT	87.54	77.88	6	
	SFLT.56	FLAT	85.87	76.21	5	
	SFLT.57	FLAT	87.54	77.88	6	
	SFLT.58	FLAT	109.65	97.59	8	
	SFLT.59	FLAT	85.75	75.79	6	
	SFLT.60	FLAT	109.65	97.59	8	
	SFLT.61	FLAT	109.65	97.59	8	
	SFLT.62	FLAT	85.90	75.91	6	
	SFLT.63	FLAT	90.08	79.94	6	
	SFLT.64	FLAT	90.08	79.94	6	
	SFLT.65	FLAT	90.08	79.94	6	
TYPICAL - 4-12, 13& 14 FLOOR PLAN	SFLT.1	FLAT	85.87	76.17	5	143
	SFLT.10	FLAT	85.90	75.91	6	
	SFLT.12	FLAT	68.90	61.06	4	
	SFLT.13	FLAT	90.08	79.94	6	
	SFLT.2	FLAT	105.04	93.72	8	
	SFLT.3	FLAT	67.68	60.10	4	
	SFLT.4	FLAT	87.54	77.88	6	
	SFLT.5	FLAT	87.54	77.88	6	
	SFLT.6	FLAT	109.65	97.59	8	
	SFLT.7	FLAT	85.75	75.91	6	
	SFLT.8	FLAT	109.65	97.59	8	
	SFLT.9	FLAT	109.65	97.59	8	
	SFLT11	FLAT	90.08	79.94	6	
GROUND FLOOR PLAN	-	-	1830.19	16257.61	1371	195
Total:	-	-	1830.19	16257.61	1371	195

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

SRI. BONDU RAMASWAMY M, SMT. B. R. RAGAMMA, SRI. BONDU BHAGATH SINGH, SRI. B. R. ALLURI SEETHA RAMA RAJU AND SRI. DEVARAJ. M, M/S SAI KALYAN BUILDERS AND DEVELOPERS PVT LTD Rep By. ITS DIRECTOR RAVIPATI SUNIL KUMAR (G.P.A HOLDER)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

SRI. K. S. PRASANNAKUMAR,
Maratha Hostel Complex, Siddaganga Extn B.H.Road. V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road.
BCC/BL-3.2.3/E-1085/92-93

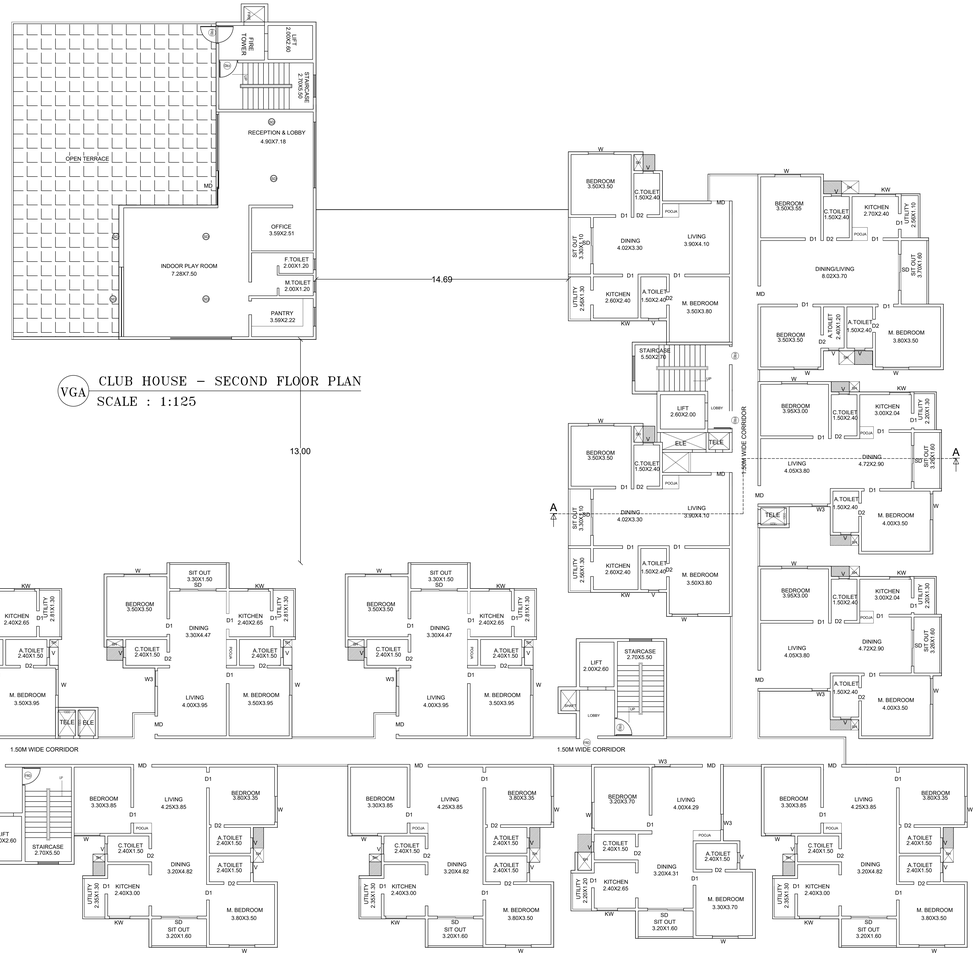
Note :
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 03/07/2019 .
vide lp number :BBMP/AddL.Dir/JD NORTH/0039/18-19 subject to terms and conditions laid down along with this modified building plan approval.
Validity of this approval is two years from the date of issue.

Name: B R MUDDARAJU
Designation: Joint Director Town Planning (JDTP)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 23-Aug-2019 19 :45:01

PROJECT TITLE :
"PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SITE NO. 798/100/1, THANISANDRA, WARD NO. 06, BENGALURU

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 4



VGA CLUB HOUSE – SECOND FLOOR PLAN

SCALE : 1:125

SECOND FLOOR PLAN

SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

Block :A (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add. Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)		Tenement (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	93.81	78.21	10.40	5.20	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Thirteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Twelfth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eleventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Tenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Ninth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eighth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Seventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Sixth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fifth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fourth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Third Floor	1504.79	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1471.55	0.00	1471.55	13	0.00
Second Floor	1625.92	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1592.68	0.00	1592.68	13	146.66
First Floor	1674.73	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1641.49	0.00	1641.49	13	195.51
Ground Floor	2036.22	0.00	20.74	0.00	11.42	1.08	0.00	0.00	504.64	1459.61	38.73	1498.34	13	0.00
Basement Floor	4078.72	0.00	15.60	0.00	0.00	0.00	0.00	328.88	3617.81	0.00	116.44	116.44	00	0.00
Total :	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Total Number of Same Blocks	1												
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment and Club House Building at Katha No. 798/100/1, Thanisandra, Ward No. 06, Yelahanka Zone, Bengaluru.

Consist of: BF+GF+14 UF (Fourteen upper floors) only

2. Sanction is accorded for Residential **use** only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface 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 the 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 (Ele& D) code 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 provision for telephone cables and wiring in the building.
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. The applicant shall plant at least two trees in the premises.
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 a frame and displayed and they shall be made available during inspections.
16. The owner / developer shall designate one responsible officer to be present at the site to watch the work in his behalf. Supervisor will be informed to the Authority in the first instance, warned in the second instance and cancel the registration if the scheme is reported for the first 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. 3.8) under sub section IV-B (a) 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. 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 before the expiry of five years from the date of issue of license & within one year thereafter the construction shall be completed upto the full extent of 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 bale 17 of Bye-law No. 29 for the building.
26. The applicant shall comply with the provisions of Section 45 of the Karnataka Fire & Emergency Services Act, 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 the 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. The applicant shall make arrangements for disposal of construction debris within the premises and that no debris of the project is dumped in the road land treated as **Recycling processing unit**Required capacity installed at site for its re-use. Disposal Upgrade for Residential units of 50 and above and 5000 Sqmtrs and above built-up area for Commercial building)
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 workmen and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan to be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Management Authority if need arises.
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Electrical Inspectorate regarding Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued final once in Two years.
37. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during peak summer and assure complete safety in respect of fire hazards.
38. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note(i) of Building Bye-law-2003.
39. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect / Engineer / Supervisor the validity of every registration shall be initially for a period of five years and renewable thereafter for every five years unless the same is suspended or cancelled by the authority. The application for renewal shall be made to the authority one month before the date of entry 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.
40. If any owner / builder contravene 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.
41. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners 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.
42. The Owner / Developer / Builder / Contractor shall not deviate the construction materially and structurally deviate from the sanctioned plan, without 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.
43. As per the orders of the Commissioner the NOC from Jakkuru Flying Training School, KSPCB and Revised NOC from SEIAA Should be submitted before issue of Commencement Certificate.
44. The NOC from BWSSB Should be submitted before issue of Occupancy Certificate.
45. 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 (Hosadaga/Hoodibe) Letter No. LD/995.ET/2013, dated: 01-04-2015

1. Registration of Applicant / Builder / Owner / Contractor and the establishments 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 should submit 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:

i. **NOC Details**

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Airport Authority of India	JAKK/SOUTH/BI/121118/354307, Date: 10-01-2019	
2	BESCOM	EEE/GND/AEE(O)/AE.T/18-19, Date: 24.12.2018	
3	BSNL	AGM/TP/S-6/Vol-78/2018-19/9, Date: 13-12-2018	
4	SEIAA	SEIAA 40 CON 2019, Date: 23-05-2019, Condition imposed to be submit the revised NOC before issue of Commencement Certificate.	
5	Fire Force Department	KSFES/GBC(1)/099 Docket No: KSFES/NOC/085/2019 Dated: 23-07-2019.	
6	BWSSB	Condition imposed to be submit the same before issue of Occupancy Certificate.	
7	Jakkuru Flying Training School	Condition imposed to be submit the same before issue of Commencement Certificate	
8	KSPCB		

ii. **The Applicant has paid the fees Rs. 72,83,000/- vide Online NEFT / RTGS Transaction No. 8775284887, Dated: 19-07-2019 for the following:-**

1.	Ground Rent	Rs.	12,25,262-00
	GST 18%	Rs.	2,20,547-00
2.	Licence Fees & Scrutiny Fee	Rs.	24,54,908-00
3.	Betterment Charges		
	1.For Building	Rs.	54,456-00
	2.For site	Rs.	1,77,936-00
3.	Security Deposit	Rs.	27,22,805-00
4.	Plan Copy	Rs.	1,50,000-00
5.	Compound Wall Charges	Rs.	10,000-00
6.	Lake Rejuvenation Fee	Rs.	2,22,420-00
7.	Add 1% for administrative charges towards labour cess	Rs.	44,411-00
	Total	Rs.	72,82,743-00
	Total : Rs.		72,83,000-00

LabourCess: Rs. 43,97,000/- Paid vide RTGS/NEFT No.CORPR220190718006151O2 dated: 18-07-2019 Vide Receipt No. HO/18652/2019 Dated: 18-07-2019.

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9
		VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/Ward No/JD/		Plot SubUse: Apartment
NORTH/0039/18-19		
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 798/100/1,
Nature of Sanction: New		Khata No. (As per Khata Extract): 798/100/1,
Location: Ring-III		Locality / Street of the property: THANISANDRA, BANGALORE.
Building Line Specified as per Z.R: NA		
Zone: Yelahanka		
Ward: Ward-006		
Planning District: 309-Tansandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9914.88
Deduction for NetPlot Area		
Khanabandi Area		1017.88
Total :		1017.88
NET AREA OF PLOT	(A-Deductions)	8896.79
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4448.40
Proposed Coverage Area (22.89 %)		2036.22
Achieved Net coverage area (22.89 %)		2036.22
Balance coverage area left (27.11 %)		2412.18
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		22241.98
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-)		0.00
Total Perm. FAR area (2.50)		22241.98
Residential FAR (66.30%)		22060.44
Proposed FAR Area		22224.63
Achieved Net FAR Area (2.50)		22224.61
Balance FAR Area (0.00)		17.37
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		27227.42
Substructure Area Add in BUA (Layout Lvl)		0.63
Achieved BuiltUp Area		27228.05

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			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	195	-
	Total :		-	-	-	-	195	225

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	195	3681.25	195	3681.25
Two Stack Car	-	-	30	412.50
Visitor's Car Parking	20	275.00	0	0.00
Total Car	215	2956.25	225	3093.75
TwoWheeler	-	275.00	0	0.00
Other Parking	-	-	-	4294.61
Total	-	3231.25	-	7388.36

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add. Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Residential
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
A (APARTMENT)	1	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Grand Total :	1	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195.00	342.17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	450
A (APARTMENT)	D1	0.90	2.10	646
A (APARTMENT)	D	1.06	2.10	195

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	456
A (APARTMENT)	W1	1.20	1.20	267
A (APARTMENT)	W	1.68	1.20	01
A (APARTMENT)	W	1.71	1.20	01
A (APARTMENT)	W	1.80	1.20	1644

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 14	FLAT	85.87	76.17	5	13
	SPLIT 15	FLAT	105.04	93.72	8	
	SPLIT 16	FLAT	87.54	77.88	6	
	SPLIT 17	FLAT	85.87	76.21	6	
	SPLIT 18	FLAT	87.54	77.88	6	
	SPLIT 19	FLAT	109.65	97.59	8	
	SPLIT 20	FLAT	85.76	75.79	6	
	SPLIT 21	FLAT	109.65	97.59	8	
	SPLIT 22	FLAT	109.65	97.59	8	
	SPLIT 23	FLAT	89.90	79.91	6	
	SPLIT 24	FLAT	90.08	79.94	6	
	SPLIT 25	FLAT	90.08	79.94	6	
SECOND FLOOR PLAN	SPLIT 26	FLAT	90.08	79.94	6	13
	SPLIT 27	FLAT	85.87	76.17	5	
	SPLIT 28	FLAT	105.04	93.72	8	
	SPLIT 29	FLAT	87.54	77.88	6	
	SPLIT 30	FLAT	85.87	76.21	6	
	SPLIT 31	FLAT	87.54	77.88	6	
	SPLIT 32	FLAT	109.65	97.59	8	
	SPLIT 33	FLAT	85.76	75.79	6	
	SPLIT 35	FLAT	109.65	97.59	8	
	SPLIT 37	FLAT	90.08	79.94	6	
	SPLIT 38	FLAT	90.08	79.94	6	
	SPLIT 39	FLAT	90.08	79.94	6	
	SPLIT34	FLAT	109.65	97.59	8	
	SPLIT36	FLAT	89.90	79.91	6	
	SPLIT 40	FLAT	85.87	76.17	5	13
	SPLIT 41	FLAT	105.04	93.72	8	
	SPLIT 42	FLAT	87.54	77.88	6	
	SPLIT 43	FLAT	85.87	76.21	6	
	SPLIT 44	FLAT	87.54	77.88	6	
THIRD FLOOR PLAN	SPLIT 45	FLAT	109.65	97.59	8	
	SPLIT 46	FLAT	85.76	75.79	6	
	SPLIT 47	FLAT	109.65	97.59	8	
	SPLIT 48	FLAT	109.65	97.59	8	
	SPLIT 49	FLAT	89.90	79.91	6	
	SPLIT 50	FLAT	90.08	79.94	6	
	SPLIT 51	FLAT	90.08	79.94	6	
	SPLIT 52	FLAT	90.08	79.94	6	
	SPLIT 53	FLAT	85.87	76.17	5	
	SPLIT 54	FLAT	105.04	93.72	8	
	SPLIT 55	FLAT	87.54	77.88	6	
	SPLIT 56	FLAT	85.87	76.21	6	
	SPLIT 57	FLAT	87.54	77.88	6	
	SPLIT 58	FLAT	109.65	97.59	8	
TYPICAL - 4-12, 13& 14 FLOOR PLAN	SPLIT 59	FLAT	85.76	75.79	6	143
	SPLIT 60	FLAT	109.65	97.59	8	
	SPLIT 61	FLAT	109.65	97.59	8	
	SPLIT 62	FLAT	89.90	79.91	6	
	SPLIT 63	FLAT	90.08	79.94	6	
	SPLIT 64	FLAT	90.08	79.94	6	
	SPLIT 65	FLAT	90.08	79.94	6	
GROUND FLOOR PLAN	SPLIT 1	FLAT	85.87	76.17	5	13
	SPLIT 10	FLAT	89.90	79.91	6	
	SPLIT 12	FLAT	68.90	61.06	4	
	SPLIT 13	FLAT	90.08	79.94	6	
	SPLIT 2	FLAT	105.04	93.72	8	
	SPLIT 3	FLAT	67.68	60.10	4	
	SPLIT 4	FLAT	87.54	77.88	6	
	SPLIT 5	FLAT	87.54	77.88	6	
	SPLIT 6	FLAT	109.65	97.59	8	
	SPLIT 7	FLAT	85.76	75.91	6	
	SPLIT 8	FLAT	109.65	97.59	8	
	SPLIT 9	FLAT	109.65	97.59	8	
	SPLIT11	FLAT	90.08	79.94	6	
Total:	-	-	1830.19	1625/7.61	1371	199

SCALE-
1:100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SRI. BONDU RAMASWAMY M, SMT. B. R. RAGAMMA, SRI. BONDU BHAGATH SINGH, SRI. B. R. ALLURI SEETHA RAMA RAJU AND SRI. DEVARAJ. M, M/S SAI KALYAN BUILDERS AND DEVELOPERS PVT LTD Rep By. ITS DIRECTOR RAVIPATI SUNIL KUMAR (G.P.A HOLDER)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRI. K. S. PRASANNAKUMAR,
Maratha Hostel Complex, Siddaganga Extn
B.H.Road. V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road.
BCC/BL-3.2.3/E-1085/92-93

Note :
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 03/07/2019 .
vide lp number :BBMP/AddL.Dir/JD NORTH/0039/18-19 subject to terms and conditions laid down along with this modified building plan approval.
Validity of this approval is two years from the date of issue.

Name: B R MUDDARAJU
Designation: ASSISTANT Town Planning (JDTP)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 23-Aug-2019 19 45:01

PROJECT TITLE :
"PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SITE NO. 798/100/1, THANISANDRA, WARD NO. 06, BENGALURU

DRAWING TITLE : SECOND FLOOR PLAN

SHEET NO : 5

VGA CLUB HOUSE – TERRACE FLOOR PLAN

SCALE : 1:125

THIRD FLOOR PLAN

THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)

Block A (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)		Tenement (No.)	Carpet Area of other than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	93.81	78.21	10.40	5.20	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Thirteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Twelfth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eleventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Tenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Ninth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eighth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Seventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Sixth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fifth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fourth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Third Floor	1504.79	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1471.55	0.00	1471.55	13	0.00
Second Floor	1625.92	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1592.68	0.00	1592.68	13	146.66
First Floor	1674.73	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1641.49	0.00	1641.49	13	195.51
Ground Floor	2036.22	0.00	20.74	0.00	11.42	1.08	0.00	0.00	504.64	1459.61	38.73	1498.34	13	0.00
Basement Floor	4078.72	0.00	15.60	0.00	0.00	0.00	328.88	3617.81	0.00	116.44	116.44	00	0.00
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Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment and Club House Building at Katha No. 798/100/1, Thanisandra, Ward No. 06, Yelahanka Zone, Bengaluru.

   Consist of: BF+GF+14 UF (Fourteen upper floors) only

2. Sanction is accorded for Residential **use** only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface 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 the 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 (Ele& D) code 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 provision for telephone cables to the building.
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. The applicant shall plant at least two trees in the premises.
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 a frame and displayed and they shall be made available during inspections.
16. The owner / developer shall designate one responsible officer to be present at the site to watch the work in his behalf. The Assistant 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. 3.8) under sub section IV-B (a) 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. On completion or receipt of notice of completion of the foundation or basement before the expiry of five years from the date of issue of license & within seven days thereafter, a certificate of completion shall be given by 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. The applicant shall provide interconnection facility for Fire Alarm System as per 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 one 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 Sl. 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. The applicant shall make provision for collection, segregation and disposal of municipal solid waste generated during construction as witnessed in the **Recycling processing unit**/recycled capacity installed at site for its re-use / disposal / Approvals for Residential units of 50 and above and 5000 Sqm and above built-up area for Commercial building).
31. The structures with basements 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 workmen and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Scheme to be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Authority if necessary.
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Service 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.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Service Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Electrical Inspectorate 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.
37. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during peak summer and assure complete safety even in respect of fire hazards.
38. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye laws no. 3.8 note(i) of Building Bye-law-2003.
39. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect / Engineer / Supervisor the validity of every registration shall be for a period of five years and shall be renewable thereafter for every five years unless the same is suspended or cancelled by the authority. The application for renewal shall made to the authority one month before the date of entry 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.
40. If any owner / builder contravene 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.
41. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owners 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.
42. The Owner / Developer / Builder shall not change the use of the premises or any part thereof, and materially and structurally deviate from the sanctioned plan, without 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.
43. As per the orders of the Commissioner the NOC from Jakkuru Flying Training School, KSPCB and Revised NOC from SEIAA Should be submitted before issue of Commencement Certificate.
44. The NOC from BWSSB Should be submitted before issue of Occupancy Certificate.
45. 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/995.ETT/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the establishments 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 should submit the modified list in case of any of the list of workers engaged by him.
4. At any point of time the 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:

i. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
ii. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
iii. Employment of child labour in the construction activities is prohibited.
iv. Obtaining NOC from the Labour Department before commencing the construction work is a must.
v. BBMP will not be responsible for any dispute that may arise in respect of property in question.
vi. 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	Airport Authority of India	JAKK/SOUTH/B/121118/354307, Date: 10-01-2019	
2	BESCOM	EEE/GND/AEE(O)/AE.T/18-19, Date: 24.12.2018	
3	BSNL	AGM(TP)/S-6/Vol-78/2018-19/9, Date: 13-12-2018	
4	SEIAA	SEIAA 40 CON 2019, Date. 23-05-2019, Condition imposed to be submit the revised NOC before issue of Commencement Certificate.	
5	Fire Force Department	KSFES/GBC(1)/099 Docket No. KSFES/NOC/085/2019 Dated: 23-07-2019.	
6	BWSSB	Condition imposed to be submit the same before issue of Occupancy Certificate.	
7	Jakkuru Flying Training School	Condition imposed to be submit the same before issue of Commencement Certificate	
8	KSPCB		

iii. **The Applicant has paid the fees Rs. 72,83,000/- vide Online NEFT / RTGS Transaction No. 8775284887, Dated: 19-07-2019 for the following:-**

1.	Ground Rent	Rs.	12,25,262-00
	GST 18%	Rs.	2,20,547-00
2.	**Licence Fees & Scrutiny Fee**	Rs.	24,54,908-00
3.	**Betterment Charges**		
	1.For Building	Rs.	54,456-00
	2.For site	Rs.	1,77,936-00
3.	**Security Deposit**	Rs.	27,22,805-00
4.	**Plan Copy**	Rs.	1,50,000-00
5.	**Compound Wall Charges**	Rs.	10,000-00
6.	**Lake Rejuvenation Fee**	Rs.	2,22,420-00
7.	**Add 1% for administrative charges towards labour cess**	Rs.	44,411-00
	Total	Rs.	72,82,743-00
	Total : Rs.		**72,83,000-00**

LabourCess: Rs. 43,97,000/- Paid vide RTGS/NEFT No.CORPR220190718006151O2 dated: 18-07-2019 Vide Receipt No. HO/18652/2019 Dated: 18-07-2019.

SCALE-
1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Adrl.Dir/JD NORTH/0039/18-19	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 798/100/1,
Nature of Sanction: New	Khata No. (As per Khata Extract): 798/100/1,
Location: Ring-II	Locality / Street of the property: THANISANDRA, BANGALORE.
Building Line Specified as per Z.R: NA	
Zone: Yelahanka	
Ward: Ward-006	
Planning District: 309-Tansandra	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	9914.88
Deduction for NetPlot Area	
Kharabland Area	1017.88
Total :	1017.88
NET AREA OF PLOT (A-Deductions)	8896.79
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4448.40
Proposed Coverage Area (22.89 %)	2036.22
Achieved Net coverage area (22.89 %)	2036.22
Balance coverage area left (27.11 %)	2412.18
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	22241.98
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-)	0.00
Total Perm. FAR area (2.50)	22241.98
Residential FAR (98.30%)	21860.44
Proposed FAR Area	22224.63
Achieved Net FAR Area (2.50)	22224.61
Balance FAR Area (0.00)	17.37
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	27227.42
Substructure Area Allot in BUA (Lapsed/ Lvl)	0.63
Achieved BuiltUp Area	27226.05

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		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	195	-
	Total :		-	-	-	-	195	225

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	195	3681.25	195	3681.25
Two Stack Car	-	-	30	412.50
Visitor's Car Parking	20	275.00	0	0.00
Total Car	215	2956.25	225	3093.75
TwoWheeler	-	275.00	0	0.00
Other Parking	-	-	-	4294.61
Total		3231.25		7388.36

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area of other than Tenement
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
A (APARTMENT)	1	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Grand Total:		27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195.00	342.17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	450
A (APARTMENT)	D1	0.90	2.10	646
A (APARTMENT)	D	1.06	2.10	195

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	456
A (APARTMENT)	W1	1.20	1.20	267
A (APARTMENT)	W	1.68	1.20	01
A (APARTMENT)	W	1.71	1.20	01
A (APARTMENT)	W	1.80	1.20	1644

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 14	FLAT	85.87	76.17	5	13
	SPLIT 15	FLAT	105.04	93.72	8	
	SPLIT 16	FLAT	87.54	77.88	6	
	SPLIT 17	FLAT	85.87	76.21	6	
	SPLIT 18	FLAT	87.54	77.88	6	
	SPLIT 19	FLAT	109.65	97.59	8	
	SPLIT 20	FLAT	85.76	75.79	6	
	SPLIT 21	FLAT	109.65	97.59	8	
	SPLIT 22	FLAT	109.65	97.59	8	
	SPLIT 23	FLAT	85.90	75.91	6	
	SPLIT 24	FLAT	90.08	79.94	6	
	SPLIT 25	FLAT	90.08	79.94	6	
	SPLIT 26	FLAT	90.08	79.94	6	
SECOND FLOOR PLAN	SPLIT 27	FLAT	85.87	76.17	5	13
	SPLIT 28	FLAT	105.04	93.72	8	
	SPLIT 29	FLAT	87.54	77.88	6	
	SPLIT 30	FLAT	85.87	76.21	6	
	SPLIT 31	FLAT	87.54	77.88	6	
	SPLIT 32	FLAT	109.65	97.59	8	
	SPLIT 33	FLAT	85.76	75.79	6	
	SPLIT 35	FLAT	109.65	97.59	8	
	SPLIT 37	FLAT	90.08	79.94	6	
	SPLIT 38	FLAT	90.08	79.94	6	
	SPLIT 39	FLAT	90.08	79.94	6	
	SPLIT34	FLAT	109.65	97.59	8	
	SPLIT36	FLAT	85.90	75.91	6	
THIRD FLOOR PLAN	SPLIT 40	FLAT	85.87	76.17	5	13
	SPLIT 41	FLAT	105.04	93.72	8	
	SPLIT 42	FLAT	87.54	77.88	6	
	SPLIT 43	FLAT	85.87	76.21	6	
	SPLIT 44	FLAT	87.54	77.88	6	
	SPLIT 45	FLAT	109.65	97.59	8	
	SPLIT 46	FLAT	85.76	75.79	6	
	SPLIT 47	FLAT	109.65	97.59	8	
	SPLIT 48	FLAT	109.65	97.59	8	
	SPLIT 49	FLAT	85.90	75.91	6	
	SPLIT 50	FLAT	90.08	79.94	6	
	SPLIT 51	FLAT	90.08	79.94	6	
	SPLIT 52	FLAT	90.08	79.94	6	
TYPICAL - 4-12,13& 14 FLOOR PLAN	SPLIT 53	FLAT	85.87	76.17	5	143
	SPLIT 54	FLAT	105.04	93.72	8	
	SPLIT 55	FLAT	87.54	77.88	6	
	SPLIT 56	FLAT	85.87	76.21	6	
	SPLIT 57	FLAT	87.54	77.88	6	
	SPLIT 58	FLAT	109.65	97.59	8	
	SPLIT 59	FLAT	85.76	75.79	6	
	SPLIT 60	FLAT	109.65	97.59	8	
	SPLIT 61	FLAT	109.65	97.59	8	
	SPLIT 62	FLAT	85.90	75.91	6	
	SPLIT 63	FLAT	90.08	79.94	6	
	SPLIT 64	FLAT	90.08	79.94	6	
	SPLIT 65	FLAT	90.08	79.94	6	
GROUND FLOOR PLAN	SPLIT 1	FLAT	85.87	76.17	5	13
	SPLIT 10	FLAT	85.90	75.91	6	
	SPLIT 12	FLAT	68.90	61.06	4	
	SPLIT 13	FLAT	90.08	79.94	6	
	SPLIT 2	FLAT	105.04	93.72	8	
	SPLIT 3	FLAT	67.68	60.10	4	
	SPLIT 4	FLAT	87.54	77.88	6	
	SPLIT 5	FLAT	87.54	77.88	6	
	SPLIT 6	FLAT	109.65	97.59	8	
	SPLIT 7	FLAT	85.76	75.91	6	
	SPLIT 8	FLAT	109.65	97.59	8	
	SPLIT 9	FLAT	109.65	97.59	8	
	SPLIT11	FLAT	90.08	79.94	6	
Total:	-	-	1830.19	16257.61	1211	195

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

SRI. BONDU RAMASWAMY M, SMT. B. R. RAGAMMA, SRI. BONDU BHAGATH SINGH, SRI. B. R. ALLURI SEETHA RAMA RAJU AND SRI. DEVARAJ. M, M/S SAI KALYAN BUILDERS AND DEVELOPERS PVT LTD Rep By. ITS DIRECTOR RAVIPATI SUNIL KUMAR (G.P.A HOLDER)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

SRI. K. S. PRASANNAKUMAR,
Maratha Hostel Complex, Siddaganga Extn
B.H.Road. V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road.
BCC/BL-3.2.3/E-1085/92-93

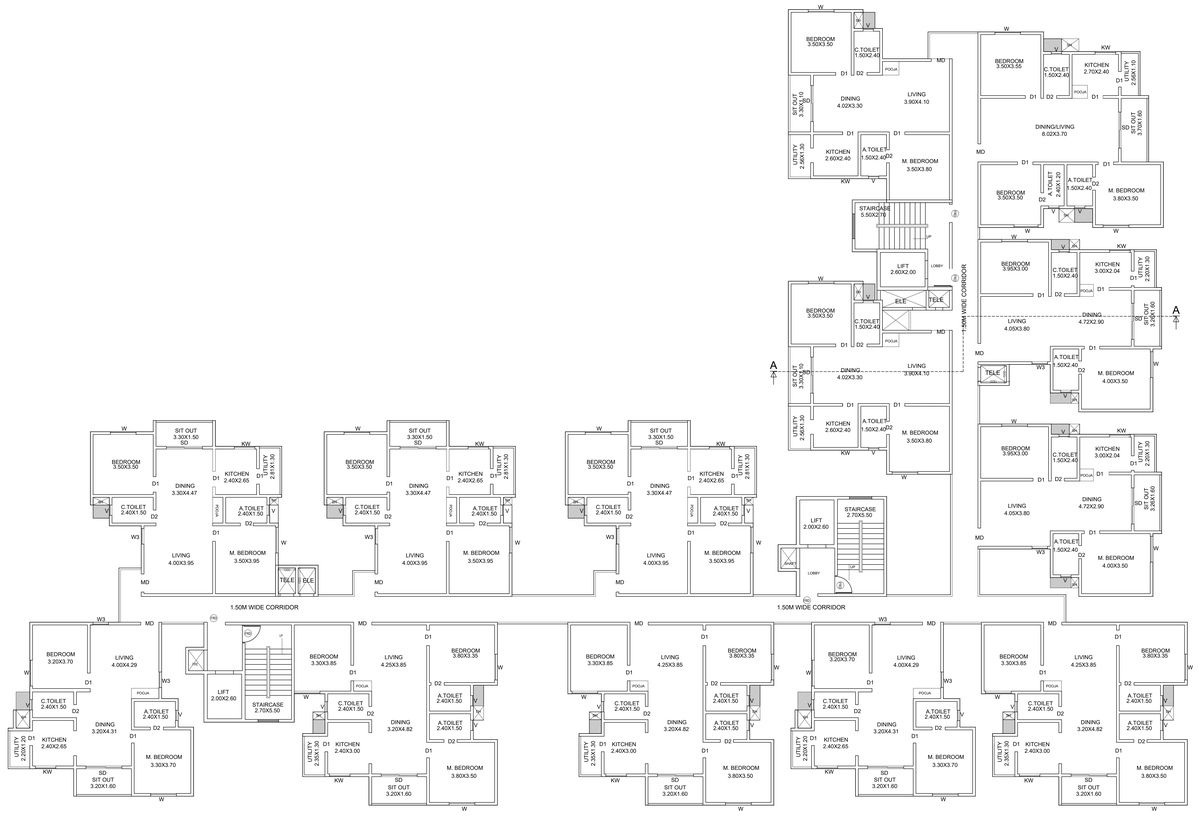
Note :
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 03/07/2019 .
vide lp number :BBMP/AddL.Dir/JD NORTH/0039/18-19 subject to terms and conditions laid down along with this modified building plan approval.
Validity of this approval is two years from the date of issue.

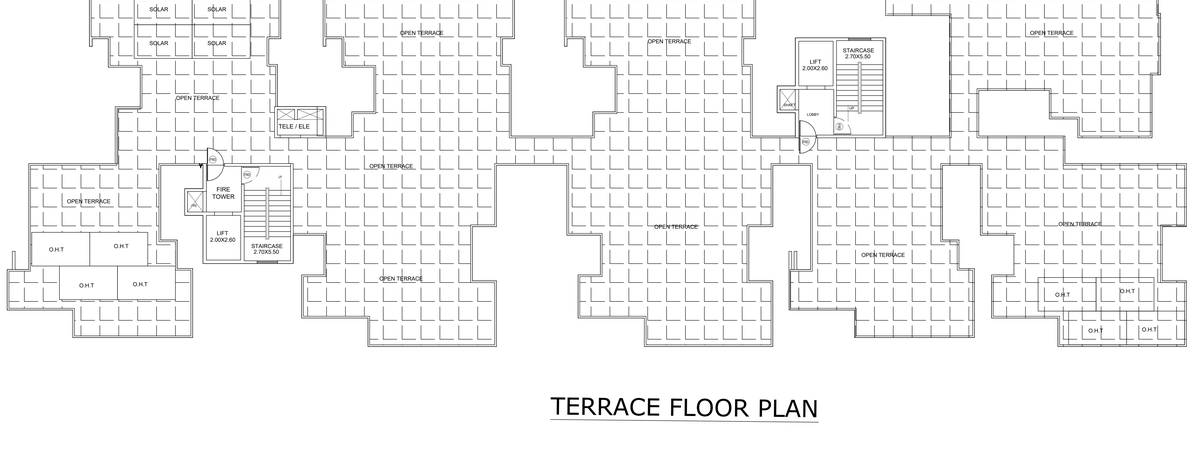
Name: B R MUDDARAJU
Designation: ASSISTANT Town Planning (JOTP)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 23-Aug-2019 19 :45:01

PROJECT TITLE :
"PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SITE NO. 798/100/1, THANISANDRA, WARD NO. 06, BENGALURU

DRAWING TITLE : THIRD FLOOR PLAN

SHEET NO : 6





Block :A (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Fire Area (Sq.mt.)	Add Area in Fa/t (Sq.mt.)	Total FAR Area (Sq.mt.)		Total (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	93.81	78.21	10.40	5.20	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Thirteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Twelth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eleventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Tenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Ninth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eighth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Seventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Sixth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fifth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fourth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Third Floor	1504.79	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1471.55	0.00	1471.55	13	0.00
Second Floor	1625.92	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1592.68	0.00	1592.68	13	146.66
First Floor	1674.73	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1641.49	0.00	1641.49	13	195.51
Ground Floor	2036.22	0.00	20.74	0.00	11.42	1.08	0.00	0.00	504.64	1459.61	38.73	1498.34	13	0.00
Basement Floor	4078.72	0.00	15.60	0.00	0.00	0.00	328.88	3617.81	0.00	116.44	116.44	00	0.00
Total	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Total Number of Same Blocks	1												
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment and Club House Building at Katha No. 798/100/1, Thanisandra, Ward No. 06, Yelahanka Zone, Bengaluru.

Consist of: BF+GF+14 UF (Fourteen upper floors) only

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface 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 the nearer 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 (Esk D) code 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 provision for telephone cables and wiring in the building.
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. The applicant shall plant at least two trees in the premises.
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 a frame and displayed and they shall be made available during inspections.
16. The owner / developer shall intimate to the Executive Engineer, Yelahanka Zone, when the work is ready for inspection. Supervisor will be informed to the Authority in the first instance, warned in the second instance and cancel the registration in the scheme is reposted for the first 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. 3.8) under sub section IV-B (a) 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. On completion or reconstruction of the building intended before the expiry of five years from the date of issue of license & within one month after its completion, notice of such completion is to be given to the authority.
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 bale 17 of Bye-law No. 29 for the building.
26. The provisions of Fire Safety Measures notified vide G.O. No. UDD 113 BMM 2003, 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 Sl. 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. The applicant shall provide adequate facilities like separate toilets for male and female workers at the construction site and it should be maintained in the same till the completion of the work.
31. **Recycling processing unit**(round 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).
32. 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 workmen and general public by erecting safe barricades.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. Traffic Management Plan to be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Management Authority if necessary.
35. The Owner / Association of highrise building shall obtain clearance certificate from Fire Fornce 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.
36. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
37. The Owner / Association of highrise 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 final once in Two years.
38. 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.
39. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye-law no. 3.8 note(i) of Building Bye-laws-2003.
40. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect / Engineer / Supervisor the validity of every registration of Architect / Engineer / Supervisor shall be for a period of five years and renewable thereafter for every five years on payment of prescribed fee and shall be cancelled by the authority. The application for renewal shall be made to the authority one month before the date of entry 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.
41. If any owner / builder contravene 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.
42. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the Authority. They shall explain to the owners 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.
43. The Owner / Builder / Architect / Engineer / Structural Engineer shall not make any changes, additions & alterations materially and structurally deviate from the sanctioned plan, without 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.
44. As per the orders of the Commissioner the NOC from Jakkuru Flying Training School, KSPCB and Revised NOC from SEIAA Should be submitted before issue of Commencement Certificate.
45. The NOC from BWSSB Should be submitted before issue of Occupancy Certificate.
46. 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 (Hosadaagi/Hoodibe) Letter No. LD/995.ET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the establishments 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 should inform the authority regarding changes if any of the list of workers engaged by him.
4. At any point of time The 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:

i. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
ii. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
iii. Construction Workers shall be photographed and registered with the department.
iv. Obtaining NOC from the Labour Department before commencing the construction work is a must.
v. BBMP will not be responsible for any dispute that may arise in respect of property in question.
vi. 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	Airport Authority of India	JAKK/SOUTH/B/121118/354307, Date. 10-01-2019	
2	BESCOM	EEE/DND/AEE(O)/AE-T/18-19, Date. 24-12-2018	
3	BSNL	AGM/TP/S-6/Vol-7/8-2018-19/9, Date. 13-12-2018	
4	SEIAA	SEIAA 40 CON 2019, Date. 23-05-2019, Condition imposed to be submit the revised NOC before issue of Commencement Certificate.	
5	Fire Force Department	KSFES/GBC(1)/099 Docket No. KSFES/NOC/085/2019 Dated: 23-07-2019 .	
6	BWSSB	Condition imposed to be submit the same before issue of Occupancy Certificate.	
7	Jakkuru Flying Training School	Condition imposed to be submit the same before issue of Commencement Certificate	
8	KSPCB		

iii. **The Applicant has paid the fees Rs. 72,83,000/- vide Online NEFT / RTGS Transaction No. 8775284487, Dated: 19-07-2019 for the following:-**

1.	Ground Rent	Rs. 12,25,262-00
	GST 18%	Rs. 2,20,547-00
2.	**Licence Fees & Scrutiny Fee**	Rs. 24,54,908-00
3.	**Betterment Charges**	
	1.For Building	Rs. 54,456-00
	2.For site	Rs. 1,77,936-00
3.	**Security Deposit**	Rs. 27,22,805-00
4.	**Plan Copy**	Rs. 1,50,000-00
5.	**Compound Wall Charges**	Rs. 10,000-00
6.	**Lake Rejuvenation Fee**	Rs. 2,22,420-00
7.	**Add 1% for administrative charges towards labour cess**	Rs. 44,411-00
	Total	: Rs. 72,82,745-00
	Total	: Rs. **72,83,000-00**

LabourCess: Rs. 43,97,000/- Paid vide RTGS/NEFT No.CORPR220190718006151O2 dated: 18-07-2019 Vide Receipt No. HO/18652/2019 Dated: 18-07-2019.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Add.Dir/JD NORTH/0039/18-19	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 798/100/1
Nature of Sanction: New	Khata No. (As per Khata Extract): 798/100/1
Location: Ring-III	Locality / Street of the property: THANISANDRA, BANGALORE.
Building Line Specified as per Z.R: NA	
Zone: Yelahanka	
Ward: Ward-06	
Planning District: 309-Tanisandra	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	9914.88
Deduction for NetPlot Area	
Kharabland Area	1017.88
Total :	1017.88
NET AREA OF PLOT (A-Deductions)	8896.79
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4448.40
Proposed Coverage Area (22.89 %)	2036.22
Achieved Net coverage area (22.89 %)	2036.22
Balance coverage area left (27.11 %)	2412.18
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	22241.98
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-)	0.00
Total Perm. FAR area (2.50)	22241.98
Residential FAR (99.30%)	22083.44
Proposed FAR Area	22224.63
Achieved Net FAR Area (2.50)	22224.61
Balance FAR Area (0.00)	17.37
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	27227.42
Substructure Area Alld in BUA (Lapsyd Lvl)	0.63
Achieved BuiltUp Area	27226.05

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			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	195	-	
	Total :		-	-	-	-	195	225	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	195	3681.25	195	3681.25
Two Stack Car	-	-	30	412.50
Visitor's Car Parking	20	275.00	0	0.00
Total Car	215	2956.25	225	3093.75
TwoWheeler	-	275.00	0	0.00
Other Parking	-	-	-	4294.61
Total		3231.25		7388.36

FAR &Tenement Details

Block	No. of Same Blocks	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Fire Area (Sq.mt.)	Add Area in Fa/t (Sq.mt.)	Total FAR Area (Sq.mt.)	Total (No.)	Carpet Area other than Tenement
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
A (APARTMENT)	1	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Grand Total:		27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195.00	342.17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	450
A (APARTMENT)	D1	0.90	2.10	646
A (APARTMENT)	D	1.06	2.10	195

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	456
A (APARTMENT)	W1	1.20	1.20	267
A (APARTMENT)	W	1.68	1.20	01
A (APARTMENT)	W	1.20	1.20	01
A (APARTMENT)	W	1.80	1.20	1644

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SFLT 14	FLAT	85.87	76.17	5	13
	SFLT 15	FLAT	105.04	93.72	8	
	SFLT 16	FLAT	87.54	77.88	6	
	SFLT 17	FLAT	85.87	76.21	6	
	SFLT 18	FLAT	87.54	77.88	6	
	SFLT 19	FLAT	109.65	97.59	8	
	SFLT 20	FLAT	85.76	75.79	6	
	SFLT 21	FLAT	109.65	97.59	8	
	SFLT 22	FLAT	109.65	97.59	8	
	SFLT 23	FLAT	85.90	75.91	6	
	SFLT 24	FLAT	90.08	79.94	6	
	SFLT 25	FLAT	90.08	79.94	6	
SECOND FLOOR PLAN	SFLT 26	FLAT	90.08	79.94	6	13
	SFLT 27	FLAT	85.87	76.17	5	
	SFLT 28	FLAT	105.04	93.72	8	
	SFLT 29	FLAT	87.54	77.88	6	
	SFLT 30	FLAT	85.87	76.21	6	
	SFLT 31	FLAT	87.54	77.88	6	
	SFLT 32	FLAT	109.65	97.59	8	
	SFLT 33	FLAT	85.76	75.79	6	
	SFLT 35	FLAT	109.65	97.59	8	
	SFLT 37	FLAT	90.08	79.94	6	
	SFLT 38	FLAT	90.08	79.94	6	
	SFLT 39	FLAT	90.08	79.94	6	
	SFLT34	FLAT	109.65	97.59	8	
	SFLT36	FLAT	85.90	75.91	6	
THIRD FLOOR PLAN	SFLT 40	FLAT	85.87	76.17	5	13
	SFLT 41	FLAT	105.04	93.72	8	
	SFLT 42	FLAT	87.54	77.88	6	
	SFLT 43	FLAT	85.87	76.21	6	
	SFLT 44	FLAT	87.54	77.88	6	
	SFLT 45	FLAT	109.65	97.59	8	
	SFLT 46	FLAT	85.76	75.79	6	
	SFLT 47	FLAT	109.65	97.59	8	
	SFLT 48	FLAT	109.65	97.59	8	
	SFLT 49	FLAT	85.90	75.91	6	
	SFLT 50	FLAT	90.08	79.94	6	
	SFLT 51	FLAT	90.08	79.94	6	
TYPICAL - 4-12,13&14 FLOOR PLAN	SFLT 52	FLAT	90.08	79.94	6	143
	SFLT 53	FLAT	85.87	76.17	5	
	SFLT 54	FLAT	105.04	93.72	8	
	SFLT 55	FLAT	87.54	77.88	6	
	SFLT 56	FLAT	85.87	76.21	6	
	SFLT 57	FLAT	87.54	77.88	6	
	SFLT 58	FLAT	109.65	97.59	8	
	SFLT 59	FLAT	85.76	75.79	6	
	SFLT 60	FLAT	109.65	97.59	8	
	SFLT 61	FLAT	109.65	97.59	8	
	SFLT 62	FLAT	85.90	75.91	6	
	SFLT 63	FLAT	90.08	79.94	6	
	SFLT 64	FLAT	90.08	79.94	6	
	SFLT 65	FLAT	90.08	79.94	6	
GROUND FLOOR PLAN	SFLT 1	FLAT	85.87	76.17	5	13
	SFLT 10	FLAT	85.90	75.91	6	
	SFLT 12	FLAT	68.90	61.96	4	
	SFLT 13	FLAT	90.08	79.94	6	
	SFLT 2	FLAT	109.04	93.72	8	
	SFLT 3	FLAT	67.68	60.10	4	
	SFLT 4	FLAT	87.54	77.88	6	
	SFLT 5	FLAT	87.54	77.88	6	
	SFLT 6	FLAT	109.65	97.59	8	
	SFLT 7	FLAT	85.76	75.91	6	
	SFLT 8	FLAT	109.65	97.59	8	
	SFLT 9	FLAT	109.65	97.59	8	
	SFLT11	FLAT	90.08	79.94	6	
Total:	-	-	18301.19	16257.61	1271	195

SCALE- 1:100

Note :
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 03/07/2019 .
vide lp number :BBMP/Addl.Dir/JD NORTH/0039/18-19 subject to terms and conditions laid down along with this modified building plan approval.
Validity of this approval is two years from the date of issue.

Name : B R MUDDARAJU
Designation : Assistant Director Town Planning (JD7P)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 23-Aug-2019 19 45:01

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SRI. BONDU RAMASWAMY M, SMT. B. R. RAGAMMA, SRI. BONDU BHAGATH SINGH, SRI. B. R. ALLURI SEETHA RAMA RAJU AND SRI. DEVARAJ. M, M/S SAI KALYAN BUILDERS AND DEVELOPERS PVT LTD Rep By. ITS DIRECTOR RAVIPATI SUNIL KUMAR (G.P.A HOLDER)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRI. K. S. PRASANNAKUMAR,
Maratha Hostel Complex, Siddaganga Extn
B.H.Road. V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road.
BCC/BL-3.2.3/E-1085/92-93

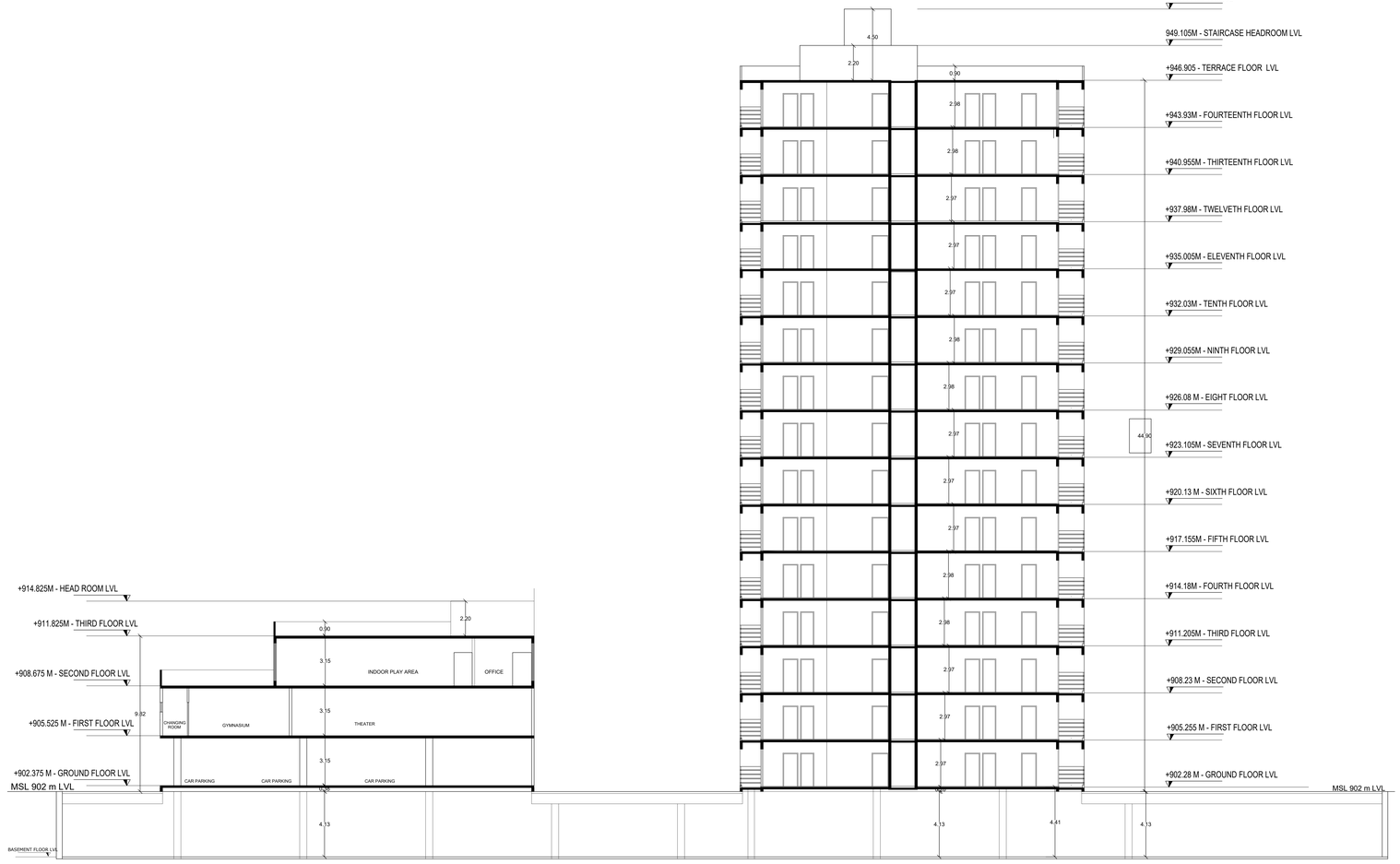
PROJECT TITLE :
"PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SITE NO. 798/100/1, THANISANDRA, WARD NO. 06, BENGALURU

DRAWING TITLE : TYPICAL 4TH TO 14TH FLOOR AND TERRACE FLOOR PLAN

SHEET NO : 7

Block :A (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add. Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)		Tenement (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	93.81	78.21	10.40	5.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Thirteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Twelth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eleventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Tenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Ninth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eighth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Seventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Sixth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fifth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fourth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Third Floor	1504.79	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1471.55	0.00	1471.55	13	0.00
Second Floor	1625.92	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1592.68	0.00	1592.68	13	146.66
First Floor	1674.73	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1641.49	0.00	1641.49	13	195.51
Ground Floor	2036.22	0.00	20.74	0.00	11.42	1.08	0.00	0.00	504.64	1459.61	38.73	1498.34	13	0.00
Basement Floor	4078.72	0.00	15.60	0.00	0.00	0.00	328.88	3617.81	0.00	116.44	116.44	00	0.00
Total :	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Total Number of Same Blocks	1												
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342



SECTION ON AA

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment and Club House Building at Katha No. 798/100/1, Thanisandra, Ward No. 06, Yelahanka Zone, Bengaluru.

Consist of: BF+GF+14 UF (Fourteen upper floors) only

2. Sanction is accorded for Residential **use** only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface 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 the 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 (Ed& D) code 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 provision for telecommunication cable entry to the building.
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. The applicant shall plant at least two trees in the premises.
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 a frame and displayed and they shall be made available during inspections.
16. The owner / developer shall designate one responsible officer for the project who is from the Owner's / Developer's Organization. Supervisor will be informed to the Authority in the first instance, warned in the second instance and cancel the registration in the third instance is reposed for the first 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. 3.8) under sub section IV-B (a) 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 any wall in the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. On completion of foundation or footings before erection of any wall, the certificate obtained before the expiry of five years from the date of issue of license & within one month thereafter to the effect that the foundations or footings are in accordance with the sanctioned plan.
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. Fire safety measures recommended in the Bye-laws 32 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 the 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 Sl. 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. The applicant shall make arrangements for disposal of construction debris within the premises and that no debris of the project is dumped in the road treserved in the **Recycling processing unit**/unused capacity installed at site for its re-use / disposal / Application for Residential units of 50 and above and 5000 Sqmt and above built-up area for Commercial building).
31. The structures with basements 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 workmen and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan to be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Authority if necessary.
34. "The Owner / Association of high/rise building shall obtain clearance certificate from Fire Fornce 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.
35. The Owner / Association of high/rise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of high/rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Electrical Inspectorate 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 final once in Two years.
37. 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.
38. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note(i) of Building Bye-law-2003.
39. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect / Engineer / Supervisor the validity of every registration shall be for a period of five years and renewable thereafter for every five years unless the same is suspended or cancelled before the expiry of the said period. It is the responsibility of the owner / builder to inform to the authority one month before the date of entry 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.
40. If any owner / builder contravene 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 first time.
41. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the 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.
42. As per the orders of the Commissioner the NOC from Jakkuru Flying Flying School, KSPCB and Revised NOC from SEIAA Should be submitted before issue of Commencement Certificate.
43. As per the orders of the Commissioner the NOC from BWSSB Should be submitted before issue of Occupancy Certificate.
44. The NOC from BWSSB Should be submitted before issue of Occupancy Certificate.
45. 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 (Hosadaga/Hoodibe) Letter No. LD/995.ET/2013, dated: 01-04-2015

1. Registration of Applicant / Builder / Owner / Contractor and the establishments 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 should ensure the labour welfare charges 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:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps, if 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 is 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.

ii. **NOC Details**

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Airport Authority of India	JAKK/SOUTH/B/121118/354307, Date. 10-01-2019	
2	BESCOM	EEE/SND/AEE(O)/AE-T/18-19, Date. 24-12-2018	
3	BSNL	AGM/TP/S-6/Vol-78/2018-19/9, Date. 13-12-2018	
4	SEIAA	SEIAA 40 CON 2019, Date. 23-05-2019, Condition imposed to be submit the revised NOC before issue of Commencement Certificate.	
5	Fire Force Department	KSFES/GBC(1)/099 Docket No. KSFES/NOC/085/2019 Dated: 23-07-2019	
6	BWSSB	Condition imposed to be submit the same before issue of Occupancy Certificate.	
7	Jakkuru Flying Training School	Condition imposed to be submit the same before issue of Commencement Certificate	
8	KSPCB		

iii. **The Applicant has paid the fees Rs. 72,83,000/- vide Online NEFT / RTGS Transaction No. 8775284487, Dated: 19-07-2019 for the following:-**

1.	Ground Rent	Rs.	12,25,262-00
	GST 18%	Rs.	2,20,547-00
2.	**Licence Fees & Scrutiny Fee**	Rs.	24,54,908-00
3.	**Betterment Charges**		
	1.For Building	Rs.	54,456-00
	2.For site	Rs.	1,77,936-00
3.	**Security Deposit**	Rs.	27,22,805-00
4.	**Plan Copy**	Rs.	1,50,000-00
5.	**Compound Wall Charges**	Rs.	10,000-00
6.	**Lake Rejuvenation Fee**	Rs.	2,22,420-00
7.	**Add 1% for administrative charges towards labour cess**	Rs.	44,411-00
	Total	: Rs.	72,83,745-00
	Total	: Rs.	**72,83,000-00**

LabourCess: Rs. 43,97,000/- Paid vide RTGS/NEFT No.CORPR220190718006151O2 dated: 18-07-2019 Vide Receipt No. HO/18652/2019 Dated: 18-07-2019.

N

SCALE- 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD NORTH/0039/18-19	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 798/100/1,
Nature of Sanction: New	Khata No. (As per Khata Extract): 798/100/1,
Location: Ring-III	Locality / Street of the property: THANISANDRA, BANGALORE.
Building Line Specified as per Z.R: NA	
Zone: Yelahanka	
Ward: Ward-006	
Planning District: 309-Tanisandra	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	9914.88
Deduction for NetPlot Area	
Kharabland Area	1017.88
Total :	1017.88
NET AREA OF PLOT (A-Deductions)	8896.79
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4448.40
Proposed Coverage Area (22.89 %)	2036.22
Achieved Net coverage area (22.89 %)	2036.22
Balance coverage area left (27.11 %)	2412.18
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	22241.98
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Allowable max. F.A.R Plot within 750 Mt radius of Metro station (-)	0.00
Total Perm. FAR area (2.50)	22241.98
Residential FAR (66.30%)	22060.44
Proposed FAR Area	22224.63
Achieved Net FAR Area (2.50)	22224.61
Balance FAR Area (0.00)	17.37
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	27227.42
Substructure Area Allot in BUA (Lapsyd Lvl)	0.63
Achieved BuiltUp Area	27226.05

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			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	195	-	
	Total :		-	-	-	-	195	225	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	195	3681.25	195	3681.25
Two Stack Car	-	-	30	412.50
Visitor's Car Parking	20	275.00	0	0.00
Total Car	215	3956.25	225	3093.75
TwoWheeler	-	275.00	0	0.00
Other Parking	-	-	-	4294.61
Total		3231.25		7388.36

FAR &Tenement Details

Block	No. of Same Blocks	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add. Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area other than Tenement
			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
A (APARTMENT)	1	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195	342.17
Grand Total:		27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	22069.46	155.17	22224.63	195.00	342.17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	450
A (APARTMENT)	D1	0.90	2.10	646
A (APARTMENT)	D	1.06	2.10	195

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	456
A (APARTMENT)	W1	1.20	1.20	267
A (APARTMENT)	W	1.68	1.20	01
A (APARTMENT)	W	1.71	1.20	01
A (APARTMENT)	W	1.80	1.20	1644

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
FIRST FLOOR PLAN	SFLT 14	FLAT	85.87	76.17	5	13	
	SFLT 15	FLAT	105.04	93.72	6		
	SFLT 16	FLAT	87.54	77.88	6		
	SFLT 17	FLAT	85.87	76.21	6		
	SFLT 18	FLAT	87.54	77.88	6		
	SFLT 19	FLAT	109.65	97.59	8		
	SFLT 20	FLAT	109.65	97.59	8		
	SFLT 21	FLAT	85.76	75.79	6		
	SFLT 22	FLAT	109.65	97.59	8		
	SFLT 23	FLAT	85.90	75.91	6		
	SFLT 24	FLAT	90.08	79.94	6		
	SFLT 25	FLAT	90.08	79.94	6		
SECOND FLOOR PLAN	SFLT 26	FLAT	90.08	79.94	6	13	
	SFLT 27	FLAT	85.87	76.17	5		
	SFLT 28	FLAT	105.04	93.72	8		
	SFLT 29	FLAT	87.54	77.88	6		
	SFLT 30	FLAT	85.87	76.21	6		
	SFLT 31	FLAT	87.54	77.88	6		
	SFLT 32	FLAT	109.65	97.59	8		
	SFLT 33	FLAT	85.76	75.79	6		
	SFLT 35	FLAT	109.65	97.59	8		
	SFLT 37	FLAT	90.08	79.94	6		
	SFLT 38	FLAT	90.08	79.94	6		
	SFLT 39	FLAT	90.08	79.94	6		
	SFLT34	FLAT	109.65	97.59	8		
	SFLT36	FLAT	85.90	75.91	6		
THIRD FLOOR PLAN	SFLT 40	FLAT	85.87	76.17	5	13	
	SFLT 41	FLAT	105.04	93.72	8		
	SFLT 42	FLAT	87.54	77.88	6		
	SFLT 43	FLAT	85.87	76.21	6		
	SFLT 44	FLAT	87.54	77.88	6		
	SFLT 45	FLAT	109.65	97.59	8		
	SFLT 46	FLAT	85.76	75.79	6		
	SFLT 47	FLAT	109.65	97.59	8		
	SFLT 48	FLAT	109.65	97.59	8		
	SFLT 49	FLAT	85.90	75.91	6		
	SFLT 50	FLAT	90.08	79.94	6		
	SFLT 51	FLAT	90.08	79.94	6		
TYPICAL - 6 TO 13&14 FLOOR PLAN	SFLT 52	FLAT	90.08	79.94	6	143	
	SFLT 53	FLAT	85.87	76.17	5		
	SFLT 54	FLAT	105.04	93.72	8		
	SFLT 55	FLAT	87.54	77.88	6		
	SFLT 56	FLAT	85.87	76.21	6		
	SFLT 57	FLAT	87.54	77.88	6		
	SFLT 58	FLAT	109.65	97.59	8		
	SFLT 59	FLAT	85.76	75.79	6		
	SFLT 60	FLAT	109.65	97.59	8		
	SFLT 61	FLAT	109.65	97.59	8		
	SFLT 62	FLAT	85.90	75.91	6		
	SFLT 63	FLAT	90.08	79.94	6		
	SFLT 64	FLAT	90.08	79.94	6		
	SFLT 65	FLAT	90.08	79.94	6		
GROUND FLOOR PLAN	SFLT 1	FLAT	85.87	76.17	5	13	
	SFLT 10	FLAT	85.90	75.91	6		
	SFLT 12	FLAT	68.80	61.06	4		
	SFLT 13	FLAT	90.08	79.94	6		
	SFLT 2	FLAT	109.04	93.72	8		
	SFLT 3	FLAT	67.68	60.19	4		
	SFLT 4	FLAT	87.54	77.88	6		
	SFLT 5	FLAT	87.54	77.88	6		
	SFLT 6	FLAT	109.65	97.59	8		
	SFLT 7	FLAT	85.76	75.91	6		
	SFLT 8	FLAT	109.65	97.59	8		
	SFLT 9	FLAT	109.65	97.59	8		
	SFLT11	FLAT	90.08	79.94	6		
Total:	-	-	18301.19	16257.61	1271	195	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SRI. BONDU RAMASWAMY M, SMT. B. R. RAGAMMA, SRI. BONDU BHAGATH SINGH, SRI. B. R. ALLURI SEETHA RAMA RAJU AND SRI. DEVARAJ. M, M/S SAI KALYAN BUILDERS AND DEVELOPERS PVT LTD Rep By. ITS DIRECTOR RAVIPATI SUNIL KUMAR (G.P.A HOLDER)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

SRI. K. S. PRASANNAKUMAR,
Maratha Hostel Complex, Siddaganga Extn B.H.Road. V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road.
BCC/BL-3.2.3/E-1085/92-93

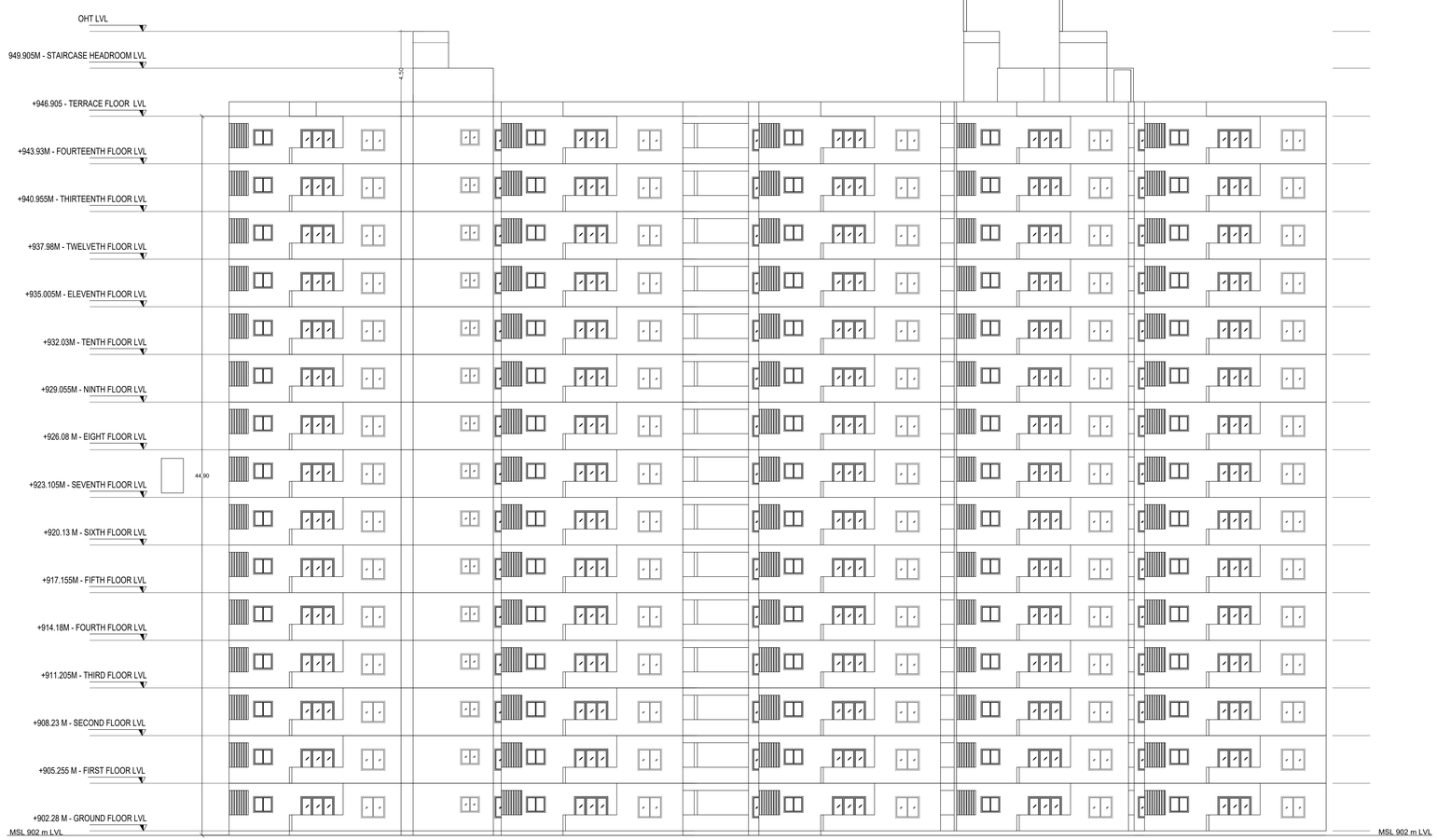
Note :
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 03/07/2019 .
vide lp number :BBMP/Addl.Dir/JD NORTH/0039/18-19 subject to terms and conditions laid down along with this modified building plan approval.
Validity of this approval is two years from the date of issue.

Name : B R MUDDARAJU
Designation : Assistant Director Town Planning (JD7P)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 23-Aug-2019 19 45:01

PROJECT TITLE :
"PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SITE NO. 798/100/1, THANISANDRA, WARD NO. 06, BENGALURU

DRAWING TITLE : SECTION

SHEET NO : 8



ELEVATION

Block :A (APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add. Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)		Tenat (No.)	Carpet Area other than Tanement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	93.81	78.21	10.40	5.20	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Thirteenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Twelth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eleventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Tenth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Ninth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Eighth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Seventh Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Sixth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fifth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Fourth Floor	1473.93	0.00	15.60	0.00	11.42	1.08	0.00	0.00	1445.83	0.00	1445.83	13	0.00
Third Floor	1504.79	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1471.55	0.00	1471.55	13	0.00
Second Floor	1625.92	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1592.68	0.00	1592.68	13	146.66
First Floor	1674.73	0.00	20.74	0.00	11.42	1.08	0.00	0.00	1641.49	0.00	1641.49	13	195.51
Ground Floor	2036.22	0.00	20.74	0.00	11.42	1.08	0.00	0.00	504.64	1459.61	38.73	1498.34	13	0.00
Basement Floor	4078.72	0.00	15.60	0.00	0.00	0.00	328.88	3617.81	0.00	116.44	116.44	00	0.00
Total :	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	23069.46	155.17	22224.63	195	342.17
Total Number of Same Blocks	1												
Total:	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	23069.46	155.17	22224.63	195	342

This Plan Sanction is issued subject to the following conditions

I. Sanction is accorded for the Residential Apartment and Club House Building at Katha No. 798/100/1, Thanisandra, Ward No. 06, Yelahanka Zone, Bengaluru.

Consist of: BF+GF+14 UF (Fourteen upper floors) only

2. Sanction is accorded for Residential **use** only. The use of the building shall not be deviated to any other use.
3. Basement Floor and Surface 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 / unforseed 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 the 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 (Ea& D) code 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 provision for telephone cables and wireless devices.
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. The applicant shall plant at least two trees in the premises.
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 a frame and displayed and they shall be made available during inspections.
16. The Owner / Developer shall submit the plan after earth work is over to the Jurisdictional Assistant Director of Town Planning, Yelahanka Engineer / Supervisor will be informed to the Authority in the first instance, warned in the second instance and cancel the registration in the third instance & reported for the first 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. 3.8) under sub section IV-B (a) 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. On completion or receipt/erection of the roofing slab the applicant shall intimate before the expiry of five years from the date of issue of license & within one month after its completion, the authority shall inspect 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. Sufficient two wheeler parking shall be provided as per requirement as per 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 Sl. 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. The applicant shall make arrangements for disposal of construction debris within the premises and that no debris of the site is dumped in the road. **Recycling processing unit**s(unit capacity installed at site for its re-use / disposal)is applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements 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 workmen and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan to be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Traffic Police Authority if deemed so.
34. "The Owner / Association of high/rise building shall obtain clearance certificate from Fire Force 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.
35. The Owner / Association of high/rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. 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.
37. 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.
38. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note(i) of Building Bye-law-2003.
39. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect / Engineer / Supervisor the validity of every registration shall be for a period of five years and renewable thereafter for every five years unless the same is suspended or cancelled by the authority. The application for renewal shall be 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.
40. If any owner / builder contravene 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.
41. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior 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.
42. The Owner / Developer / Builder / Contractor shall not make any addition or alteration to the sanctioned plan materially and structurally deviate from the sanctioned plan, without 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.
43. As per the orders of the Commissioner the NOC from Jakkuru Flying Training School, KSPCB and Revised NOC from SEIAA Should be submitted before issue of Commencement Certificate.
44. The NOC from BWSSB Should be submitted before issue of Occupancy Certificate.
45. 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 (Hosadaga/Hoodibe) Letter No. LD/995.ET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the establishments 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 should ensure the safety measures of any of the list of workmen 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:

i. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
ii. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
iii. Labour welfare cess shall be paid before commencing the work.
iv. Obtaining NOC from the Labour Department before commencing the construction work is a must.
v. BBMP will not be responsible for any dispute that may arise in respect of property in question.
vi. 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	Airport Authority of India	JAKK/SOUTH/B/121118/354307, Date. 10-01-2019	
2	BESCOM	EEE-DND/AEE(O)/AE-T/18-19, Date. 24-12-2018	
3	BSNL	AGM(TP)/S-6/Vol-78/2018-19/9, Date. 13-12-2018	
4	SEIAA	SEIAA 40 CON 2019, Date. 23-05-2019, Condition imposed to be submit the revised NOC before issue of Commencement Certificate.	
5	Fire Force Department	KSFES/GBC(1)/099 Docket No. KSFES/NOC/085/2019 Dated: 23-07-2019.	
6	BWSSB	Condition imposed to be submit the same before issue of Occupancy Certificate.	
7	Jakkuru Flying Training School	Condition imposed to be submit the same before issue of Commencement Certificate	
8	KSPCB		

iii. **The Applicant has paid the fees Rs. 72,83,000/- vide Online NEFT / RTGS Transaction No. 8775284887, Dated: 19-07-2019 for the following:-**

1.	Ground Rent	Rs.	12,25,262-00
	GST 18%	Rs.	2,20,547-00
2.	**Licence Fees & Scrutiny Fee**	Rs.	24,54,908-00
3.	**Betterment Charges**		
	1.For Building	Rs.	54,456-00
	2.For site	Rs.	1,77,936-00
3.	**Security Deposit**	Rs.	27,22,805-00
4.	**Plan Copy**	Rs.	1,50,000-00
5.	**Compound Wall Charges**	Rs.	10,000-00
6.	**Lake Rejuvenation Fee**	Rs.	2,22,420-00
7.	**Add 1% for administrative charges towards labour cess**	Rs.	44,411-00
	Total	: Rs.	72,82,745-00
	Total	: **Rs.**	**72,83,000-00**

LabourCess: Rs. 43,97,000/- Paid vide RTGS/NEFT No.CORPR220190710065102 dated: 18-07-2019 Vide Receipt No. HO/18652/2019 Dated: 18-07-2019.

N

SCALE-

1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9
	VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD NORTH/0039/18-19	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 798/100/1,
Nature of Sanction: New	Khata No. (As per Khata Extract): 798/100/1,
Location: Ring-III	Locality / Street of the property: THANISANDRA, BANGALORE.
Building Line Specified as per Z.R: NA	
Zone: Yelahanka	
Ward: Ward-006	
Planning District: 309-Tanisandra	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	9914.88
Deduction for NetPlot Area	
Kharabland Area	1017.88
Total :	1017.88
NET AREA OF PLOT (A-Deductions)	8896.79
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4448.40
Proposed Coverage Area (22.89 %)	2036.22
Achieved Net coverage area (22.89 %)	2036.22
Balance coverage area left (27.11 %)	2412.18
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	22241.98
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Allowable max. F.A.R Fllor within 150 Mt radius of Metro station (-)	0.00
Total Perm. FAR area (2.50)	22241.98
Residential FAR (99.30%)	22083.44
Proposed FAR Area	22224.63
Achieved Net FAR Area (2.50)	22224.61
Balance FAR Area (0.00)	17.37
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	27227.42
Subsructure Area Alld in BUA (Layout Lvl)	0.63
Achieved BuiltUp Area	27226.05

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			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	195	-	
	Total :		-	-	-	-	195	225	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	195	3681.25	195	3681.25
Two Stock Car	-	-	30	412.50
Visitor's Car Parking	20	275.00	0	0.00
Total Car	215	3956.25	225	3093.75
TwoWheeler	-	275.00	0	0.00
Other Parking	-	-	-	4294.61
Total		3231.25		7388.36

FAR &Tenement Details

Block	No. of Same Blg.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add. Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenat (No.)	Carpet Area other than Tenament
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
A (APARTMENT)	1	27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	23069.46	155.17	22224.63	195	342.17
Grand Total :		27227.42	78.21	280.56	5.20	171.30	16.20	328.88	4122.45	23069.46	155.17	22224.63	195.00	342.17

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.76	2.10	400
A (APARTMENT)	D1	0.90	2.10	646
A (APARTMENT)	D	1.06	2.10	195

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	W3	0.90	1.20	456
A (APARTMENT)	W1	1.20	1.20	267
A (APARTMENT)	W	1.68	1.20	01
A (APARTMENT)	W	1.71	1.20	01
A (APARTMENT)	W	1.80	1.20	1644

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 14	FLAT	85.87	76.17	5	13
	SPLIT 15	FLAT	105.54	93.72	8	
	SPLIT 16	FLAT	87.54	77.88	6	
	SPLIT 17	FLAT	85.87	76.21	6	
	SPLIT 18	FLAT	87.54	77.88	6	
	SPLIT 19	FLAT	109.65	97.59	8	
	SPLIT 20	FLAT	85.75	75.79	6	
	SPLIT 21	FLAT	109.65	97.59	8	
	SPLIT 22	FLAT	109.65	97.59	8	
	SPLIT 23	FLAT	89.90	79.94	6	
	SPLIT 24	FLAT	90.08	79.94	6	
	SPLIT 25	FLAT	90.08	79.94	6	
SECOND FLOOR PLAN	SPLIT 26	FLAT	90.08	79.94	6	13
	SPLIT 27	FLAT	85.87	76.17	5	
	SPLIT 28	FLAT	105.54	93.72	8	
	SPLIT 29	FLAT	87.54	77.88	6	
	SPLIT 30	FLAT	85.87	76.21	6	
	SPLIT 31	FLAT	87.54	77.88	6	
	SPLIT 32	FLAT	109.65	97.59	8	
	SPLIT 33	FLAT	85.75	75.79	6	
	SPLIT 35	FLAT	109.65	97.59	8	
	SPLIT 37	FLAT	90.08	79.94	6	
	SPLIT 38	FLAT	90.08	79.94	6	
	SPLIT 39	FLAT	90.08	79.94	6	
	SPLIT 34	FLAT	109.65	97.59	8	
	SPLIT36	FLAT	85.90	75.91	6	
THIRD FLOOR PLAN	SPLIT 40	FLAT	85.87	76.17	5	13
	SPLIT 41	FLAT	105.54	93.72	8	
	SPLIT 42	FLAT	87.54	77.88	6	
	SPLIT 43	FLAT	85.87	76.21	6	
	SPLIT 44	FLAT	87.54	77.88	6	
	SPLIT 45	FLAT	109.65	97.59	8	
	SPLIT 46	FLAT	85.75	75.79	6	
	SPLIT 47	FLAT	109.65	97.59	8	
	SPLIT 48	FLAT	109.65	97.59	8	
	SPLIT 49	FLAT	89.90	79.91	6	
	SPLIT 50	FLAT	90.08	79.94	6	
	SPLIT 51	FLAT	90.08	79.94	6	
TYPICAL - 6 TO 12, 13& 14 FLOOR PLAN	SPLIT 52	FLAT	90.08	79.94	6	143
	SPLIT 53	FLAT	85.87	76.17	5	
	SPLIT 54	FLAT	105.54	93.72	8	
	SPLIT 55	FLAT	87.54	77.88	6	
	SPLIT 56	FLAT	85.87	76.21	6	
	SPLIT 57	FLAT	87.54	77.88	6	
	SPLIT 58	FLAT	109.65	97.59	8	
	SPLIT 59	FLAT	85.75	75.79	6	
	SPLIT 60	FLAT	109.65	97.59	8	
	SPLIT 61	FLAT	109.65	97.59	8	
	SPLIT 62	FLAT	89.90	79.91	6	
	SPLIT 63	FLAT	90.08	79.94	6	
	SPLIT 64	FLAT	90.08	79.94	6	
	SPLIT 65	FLAT	90.08	79.94	6	
GROUND FLOOR PLAN	SPLIT 1	FLAT	85.87	76.17	5	13
	SPLIT 10	FLAT	85.90	75.91	6	
	SPLIT 12	FLAT	68.90	61.06	4	
	SPLIT 13	FLAT	90.08	79.94	6	
	SPLIT 2	FLAT	105.54	93.72	8	
	SPLIT 3	FLAT	67.68	60.10	4	
	SPLIT 4	FLAT	87.54	77.88	6	
	SPLIT 5	FLAT	87.54	77.88	6	
	SPLIT 6	FLAT	109.65	97.59	8	
	SPLIT 7	FLAT	85.75	75.91	6	
	SPLIT 8	FLAT	109.65	97.59	8	
	SPLIT 9	FLAT	109.65	97.59	8	
	SPLIT11	FLAT	90.08	79.94	6	
Total:	-	-	1830.19	1620.61	1271	195

Note :
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date: 03/07/2019 vide lp number :BBMP/Addl.Dir/JD NORTH/0039/18-19 subject to terms and conditions laid down along with this modified building plan approval. Validity of this approval is two years from the date of issue.

Name: B R MUDDAIRAJU
Designation : Joint Director Town Planning (JD/TP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 23-Aug-2019 19 :45:01

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SRI. BONDU RAMASWAMY M, SMT. B. R. RAGAMMA, SRI. BONDU BHAGATH SINGH, SRI. B. R. ALLURI SEETHA RAMA RAJU AND SRI. DEVARAJ. M, M/S SAI KALYAN BUILDERS AND DEVELOPERS PVT LTD Rep By. ITS DIRECTOR RAVIPATI SUNIL KUMAR (G.P.A HOLDER)

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

SRI. K. S. PRASANNAKUMAR,
Maratha Hostel Complex, Siddaganga Extn
B.H.Road. V.S.Associates, 1st Main, Maratha Hostel Complex, Siddaganga Extn B.H.Road.
BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
"PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SITE NO. 798/100/1, THANISANDRA, WARD NO. 06, BENGALURU

DRAWING TITLE : ELEVATION

SHEET NO : 9