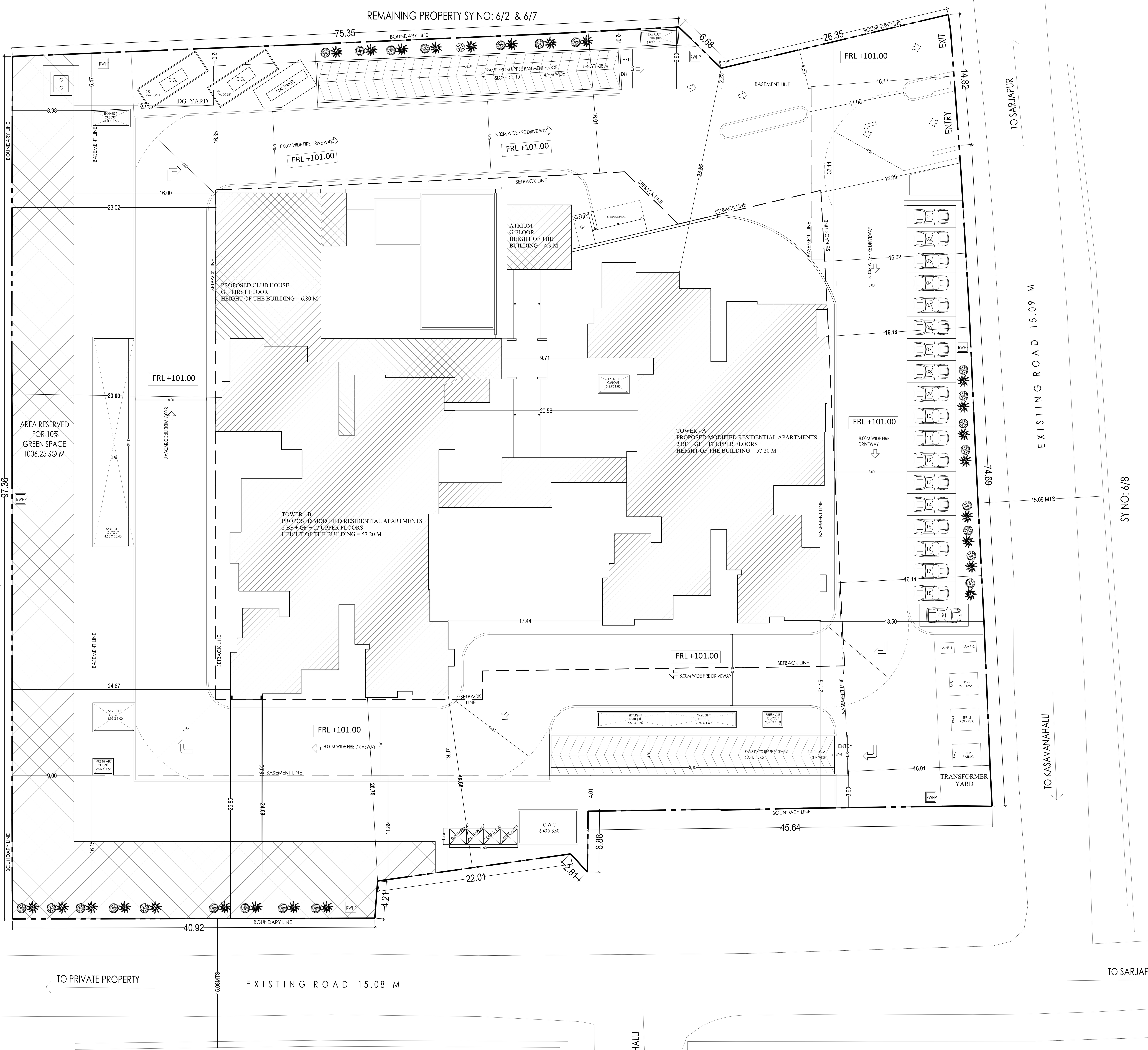


SITE PLAN

SURFACE CAR PARKING = 19 NOS

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks :	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	TD2	0.80	2.15	832
A (RESIDENTIAL BUILDING)	TD1	0.95	2.15	489
A (RESIDENTIAL BUILDING)	OP1	0.95	2.15	208
A (RESIDENTIAL BUILDING)	TMD	1.10	2.15	218

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	AV1	0.63	1.20	451
A (RESIDENTIAL BUILDING)	AW2	0.93	1.65	355
A (RESIDENTIAL BUILDING)	AW3	1.23	1.20	244
A (RESIDENTIAL BUILDING)	ASD3	1.78	2.15	34
A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
	Ground Floor2	FLAT	109.47	97.22	9	
	Ground Floor3	FLAT	107.52	95.31	9	
	Ground Floor4	FLAT	130.20	116.14	11	
	Ground Floor5	FLAT	84.31	74.46	8	
	Ground Floor6	FLAT	87.65	76.22	8	
	Ground Floor7	FLAT	107.47	95.31	9	
	Ground Floor8	FLAT	109.47	97.19	9	
FIRST FLOOR PLAN	First Floor1	FLAT	88.62	76.18	8	10
	First Floor10	FLAT	109.47	97.19	9	
	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
	First Floor5	FLAT	129.72	116.14	11	
	First Floor6	FLAT	84.55	74.46	8	
	First Floor7	FLAT	55.79	49.31	5	
	First Floor8	FLAT	87.65	76.22	8	
	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
	Second Floor12	FLAT	109.29	97.19	9	
	Second Floor2	FLAT	84.43	74.51	8	
	Second Floor3	FLAT	88.19	76.18	8	
	Second Floor4	FLAT	109.29	97.22	9	
	Second Floor5	FLAT	107.34	95.31	9	
	Second Floor6	FLAT	55.89	49.29	5	
	Second Floor7	FLAT	129.42	116.14	11	
	Second Floor8	FLAT	84.43	74.46	8	
	Second Floor9	FLAT	55.79	49.31	5	
TYPICAL - 3-13, 15 & 16 FLOOR PLAN	Typical Floor 11	FLAT	107.47	95.31	9	156
	Typical Floor1	FLAT	129.89	116.14	11	
	Typical Floor10	FLAT	87.65	76.22	8	
	Typical Floor12	FLAT	109.47	97.19	9	
	Typical Floor2	FLAT	84.55	74.47	8	
	Typical Floor3	FLAT	88.31	76.18	8	
	Typical Floor4	FLAT	109.47	97.22	9	
	Typical Floor5	FLAT	107.52	95.31	9	
	Typical Floor6	FLAT	55.95	49.29	5	
	Typical Floor7	FLAT	129.72	116.14	11	
	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
	14th Floor12	FLAT	109.29	97.19	9	
	14th Floor2	FLAT	84.43	74.47	8	
	14th Floor3	FLAT	88.19	76.18	8	
	14th Floor4	FLAT	109.29	97.22	9	
	14th Floor5	FLAT	107.34	95.31	9	
	14th Floor6	FLAT	55.89	49.29	5	
	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
	17th Floor4	FLAT	107.52	95.31	9	
	17th Floor5	FLAT	55.95	49.29	5	
	17th Floor6	FLAT	129.72	116.14	11	
	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			170659.54	-	

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
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 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. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of 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 childrer 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 Departmen which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the 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.

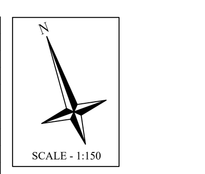
II. **NOC Details**

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	AGM(TP)/S-36/Vol-36/2015-16/17 dated: 02-06-2015	
3	BESCOM	No. SEE/BCS/EE(O)/AEE-3/NOC-06/15-16/10991-93 dated: 18-11-2015	
4	KSPCB	PCB/318/CNP/15/H-187, dated: 18-05-2018	
5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	34,64,000-00
II		
	Levy and Collection of Cess and Surchages	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	49,80,655-00

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
Nature of Sanction: Modify	City Survey No.: SURVEY NO. 6/2	
Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5030.96
Proposed Coverage Area (19.25 %)		1937.32
Achieved Net coverage area (19.25 %)		1937.32
Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		22639.34
Residential FAR (100.00%)		22555.43
Proposed FAR Area		22555.43
Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57



Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

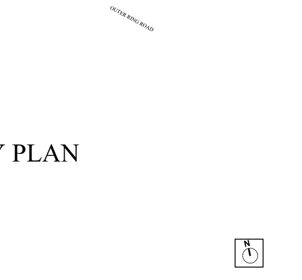
Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	208	-
	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	208	2860.00	265	3643.75
Visitor's Car Parking	21	288.75	0	0.00
Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

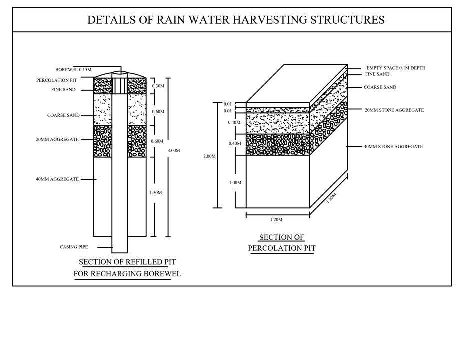
FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12



KEY PLAN

DETAILS OF RAIN WATER HARVESTING STRUCTURES



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

DRAWING TITLE : SITE PLAN

SHEET NO : 1

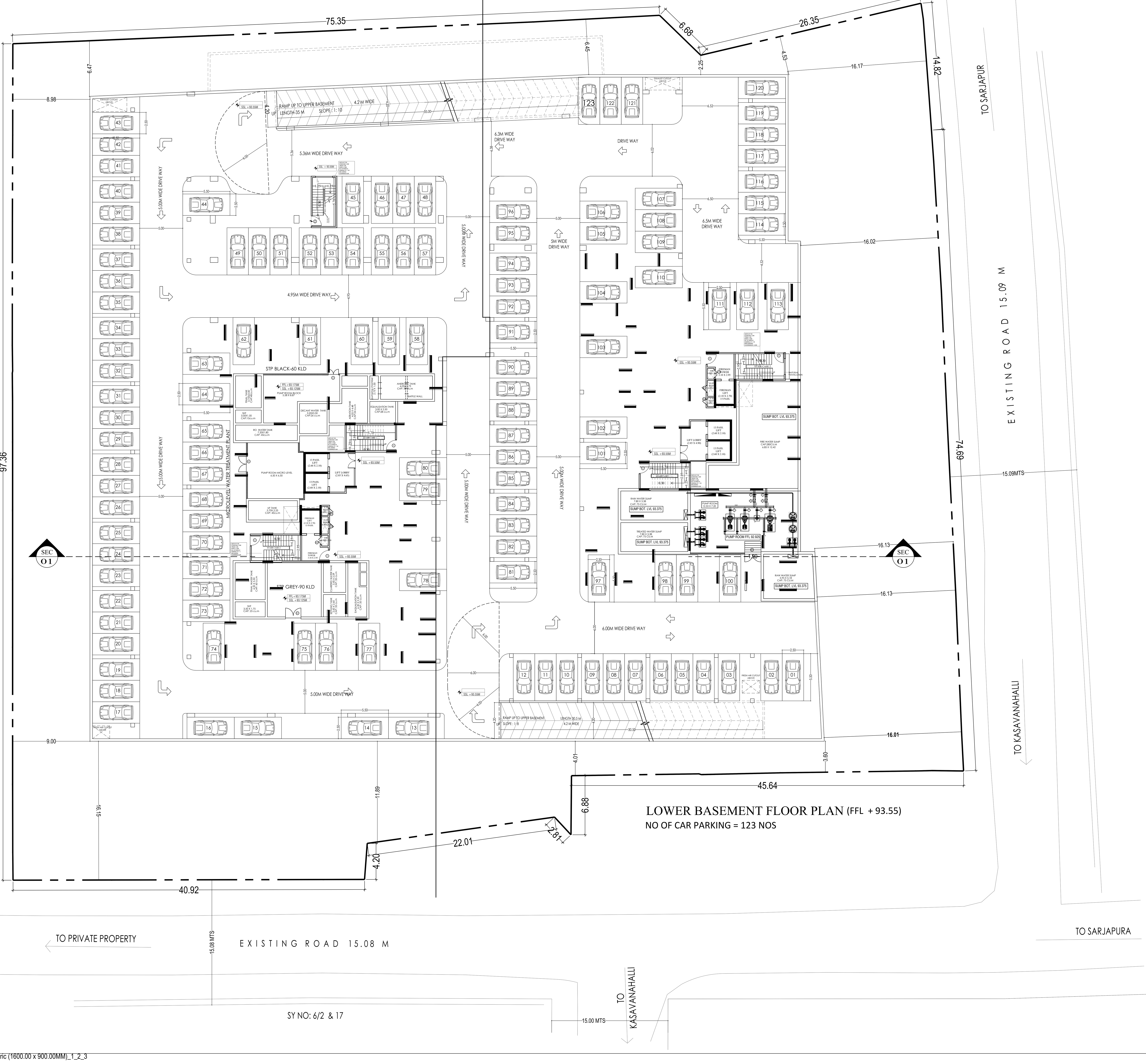
Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 subject to terms and conditions laid down along with this modified building plan approval.

Validity of this approval is two years from the date of issue.

NORTH

QR CODE

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



LOWER BASEMENT FLOOR PLAN (FFL + 93.55)

NO OF CAR PARKING = 123 NOS

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks :	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	TD2	0.80	2.15	832
A (RESIDENTIAL BUILDING)	TD1	0.95	2.15	489
A (RESIDENTIAL BUILDING)	OP1	0.95	2.15	208
A (RESIDENTIAL BUILDING)	TMD	1.10	2.15	218

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	AV1	0.63	1.20	451
A (RESIDENTIAL BUILDING)	AW2	0.93	1.65	355
A (RESIDENTIAL BUILDING)	AW3	1.23	1.20	244
A (RESIDENTIAL BUILDING)	ASD3	1.78	2.15	34
A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
	Ground Floor2	FLAT	109.47	97.22	9	
	Ground Floor3	FLAT	107.52	95.31	9	
	Ground Floor4	FLAT	130.20	116.14	11	
	Ground Floor5	FLAT	84.31	74.46	8	
	Ground Floor6	FLAT	87.65	76.22	8	
	Ground Floor7	FLAT	107.47	95.31	9	
	Ground Floor8	FLAT	109.47	97.19	9	
FIRST FLOOR PLAN	First Floor1	FLAT	88.62	76.18	8	10
	First Floor10	FLAT	109.47	97.19	9	
	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
	First Floor5	FLAT	129.72	116.14	11	
	First Floor6	FLAT	84.55	74.46	8	
	First Floor7	FLAT	55.79	49.31	5	
	First Floor8	FLAT	87.65	76.22	8	
	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
	Second Floor12	FLAT	109.29	97.19	9	
	Second Floor2	FLAT	84.43	74.51	8	
	Second Floor3	FLAT	88.19	76.18	8	
	Second Floor4	FLAT	109.29	97.22	9	
	Second Floor5	FLAT	107.34	95.31	9	
	Second Floor6	FLAT	55.89	49.29	5	
	Second Floor7	FLAT	129.42	116.14	11	
	Second Floor8	FLAT	84.43	74.46	8	
	Second Floor9	FLAT	55.79	49.31	5	
TYPICAL - 3-13, 15 & 16 FLOOR PLAN	Typical Floor 11	FLAT	107.47	95.31	9	156
	Typical Floor1	FLAT	129.89	116.14	11	
	Typical Floor10	FLAT	87.65	76.22	8	
	Typical Floor12	FLAT	109.47	97.19	9	
	Typical Floor2	FLAT	84.55	74.47	8	
	Typical Floor3	FLAT	88.31	76.18	8	
	Typical Floor4	FLAT	109.47	97.22	9	
	Typical Floor5	FLAT	107.52	95.31	9	
	Typical Floor6	FLAT	55.95	49.29	5	
	Typical Floor7	FLAT	129.72	116.14	11	
	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
	14th Floor12	FLAT	109.29	97.19	9	
	14th Floor2	FLAT	84.43	74.47	8	
	14th Floor3	FLAT	88.19	76.18	8	
	14th Floor4	FLAT	109.29	97.22	9	
	14th Floor5	FLAT	107.34	95.31	9	
	14th Floor6	FLAT	55.89	49.29	5	
	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
	17th Floor4	FLAT	107.52	95.31	9	
	17th Floor5	FLAT	55.95	49.29	5	
	17th Floor6	FLAT	129.72	116.14	11	
	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			170659.54	-	

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
34. The Owner / Association of highrise 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 highrise 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 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-law-2003.
39. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of 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 childrer 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 Departmen which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false oı 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	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	AGM(TP)/S-36/Vol-36/2015-16/17 dated: 02-06-2015	
3	BESCOM	No. SEE/BCS/EE(O)/AEE-3/NOC-06/15-16/10991-93 dated: 18-11-2015	
4	KSPCB	PCB/318/CNP/15/H-187, dated: 18-05-2018	
5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. **The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-**

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	34,64,000-00
II		
	Levy and Collection of Cess and Surcharges	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	49,80,655-00

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
Nature of Sanction: Modify	City Survey No.: SURVEY NO. 6/2	
Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5030.96
Proposed Coverage Area (19.25 %)		1937.32
Achieved Net coverage area (19.25 %)		1937.32
Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		22639.34
Residential FAR (100.00%)		22555.43
Proposed FAR Area		22555.43
Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57

N

SCALE - 1:150

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	208	-
	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	208	2860.00	265	3643.75
Visitor's Car Parking	21	288.75	0	0.00
Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

DRAWING TITLE : LOWER BASEMENT PLAN

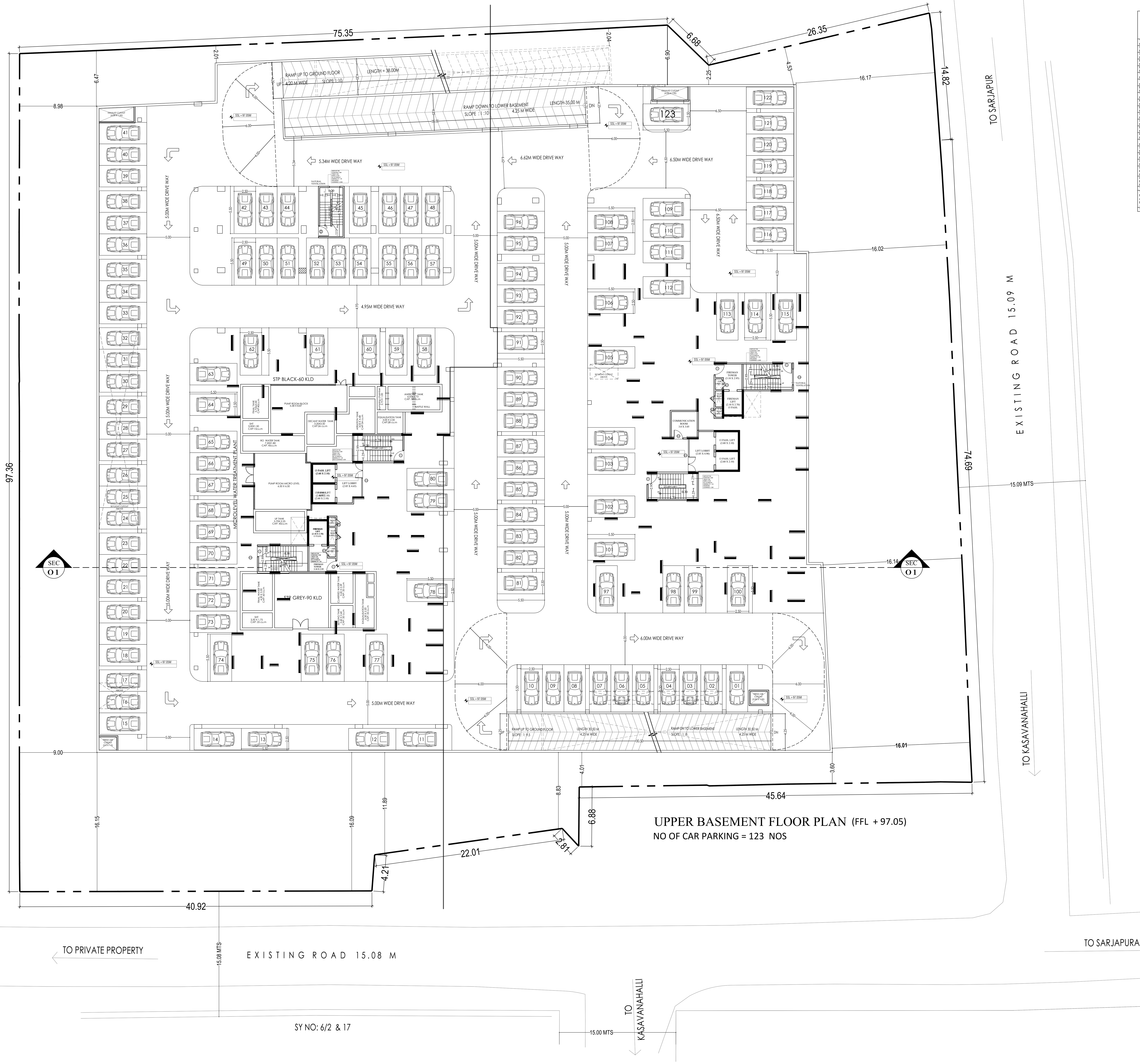
SHEET NO : 2

Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 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.

NORTH

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



UPPER BASEMENT FLOOR PLAN (FFL + 97.05)

NO OF CAR PARKING = 123 NOS

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	TD2	0.80	2.15	832
A (RESIDENTIAL BUILDING)	TD1	0.95	2.15	489
A (RESIDENTIAL BUILDING)	OP1	0.95	2.15	208
A (RESIDENTIAL BUILDING)	TMD	1.10	2.15	218

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	AV1	0.63	1.20	451
A (RESIDENTIAL BUILDING)	AW2	0.93	1.65	355
A (RESIDENTIAL BUILDING)	AW3	1.23	1.20	244
A (RESIDENTIAL BUILDING)	ASD3	1.78	2.15	34
A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
	Ground Floor2	FLAT	109.47	97.22	9	
	Ground Floor3	FLAT	107.52	95.31	9	
	Ground Floor4	FLAT	130.20	116.14	11	
	Ground Floor5	FLAT	84.31	74.46	8	
	Ground Floor6	FLAT	87.65	76.22	8	
	Ground Floor7	FLAT	107.47	95.31	9	
	Ground Floor8	FLAT	109.47	97.19	9	
FIRST FLOOR PLAN	First Floor1	FLAT	88.62	76.18	8	10
	First Floor10	FLAT	109.47	97.19	9	
	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
	First Floor5	FLAT	129.72	116.14	11	
	First Floor6	FLAT	84.55	74.46	8	
	First Floor7	FLAT	55.79	49.31	5	
	First Floor8	FLAT	87.65	76.22	8	
	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
	Second Floor12	FLAT	109.29	97.19	9	
	Second Floor2	FLAT	84.43	74.51	8	
	Second Floor3	FLAT	88.19	76.18	8	
	Second Floor4	FLAT	109.29	97.22	9	
	Second Floor5	FLAT	107.34	95.31	9	
	Second Floor6	FLAT	55.89	49.29	5	
	Second Floor7	FLAT	129.42	116.14	11	
	Second Floor8	FLAT	84.43	74.46	8	
	Second Floor9	FLAT	55.79	49.31	5	
TYPICAL - 3-13, 15 & 16 FLOOR PLAN	Typical Floor 11	FLAT	107.47	95.31	9	156
	Typical Floor1	FLAT	129.89	116.14	11	
	Typical Floor10	FLAT	87.65	76.22	8	
	Typical Floor12	FLAT	109.47	97.19	9	
	Typical Floor2	FLAT	84.55	74.47	8	
	Typical Floor3	FLAT	88.31	76.18	8	
	Typical Floor4	FLAT	109.47	97.22	9	
	Typical Floor5	FLAT	107.52	95.31	9	
	Typical Floor6	FLAT	55.95	49.29	5	
	Typical Floor7	FLAT	129.72	116.14	11	
	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
	14th Floor12	FLAT	109.29	97.19	9	
	14th Floor2	FLAT	84.43	74.47	8	
	14th Floor3	FLAT	88.19	76.18	8	
	14th Floor4	FLAT	109.29	97.22	9	
	14th Floor5	FLAT	107.34	95.31	9	
	14th Floor6	FLAT	55.89	49.29	5	
	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
	17th Floor4	FLAT	107.52	95.31	9	
	17th Floor5	FLAT	55.95	49.29	5	
	17th Floor6	FLAT	129.72	116.14	11	
	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			170659.54	-	

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
34. The Owner / Association of highrise 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 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-law-2003.
39. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of 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 childrer 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 Departmen which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false oı 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	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	AGM(TP)/S-36/Vol-36/2015-16/17 dated: 02-06-2015	
3	BESCOM	No. SEE/BCS/EE(O)/AEE-3/NOC-06/15-16/10991-93 dated: 18-11-2015	
4	KSPCB	PCB/318/CNP/15/H-187, dated: 18-05-2018	
5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	**34,64,000-00**
II		
	Levy and Collection of Cess and Surchages	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	**49,80,655-00**

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
Nature of Sanction: Modify	City Survey No.: SURVEY NO. 6/2	
Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5030.96
Proposed Coverage Area (19.25 %)		1937.32
Achieved Net coverage area (19.25 %)		1937.32
Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		22639.34
Residential FAR (100.00%)		22555.43
Proposed FAR Area		22555.43
Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	208	-
	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	208	2860.00	265	3643.75
Visitor's Car Parking	21	288.75	0	0.00
Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

DRAWING TITLE : UPPER BASEMENT PLAN

SHEET NO : 3

Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 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.

NORTH

UserDefinedMetric (1600.00 x 900.00MM)_1_2_3

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



GROUND FLOOR PLAN (FFL + 101.5)

NO OF UNITS = 8

NO OF CAR PARKING = 19 NOS

UserDefinedMetric (1600.00 x 900.00MM)_1_2_3

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	TD2	0.80	2.15	832
A (RESIDENTIAL BUILDING)	TD1	0.95	2.15	489
A (RESIDENTIAL BUILDING)	OP1	0.95	2.15	208
A (RESIDENTIAL BUILDING)	TMD	1.10	2.15	218

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	AV1	0.63	1.20	451
A (RESIDENTIAL BUILDING)	AW2	0.93	1.65	355
A (RESIDENTIAL BUILDING)	AW3	1.23	1.20	244
A (RESIDENTIAL BUILDING)	ASD3	1.78	2.15	34
A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
	Ground Floor2	FLAT	109.47	97.22	9	
	Ground Floor3	FLAT	107.52	95.31	9	
	Ground Floor4	FLAT	130.20	116.14	11	
	Ground Floor5	FLAT	84.31	74.46	8	
	Ground Floor6	FLAT	87.65	76.22	8	
	Ground Floor7	FLAT	107.47	95.31	9	
	Ground Floor8	FLAT	109.47	97.19	9	
FIRST FLOOR PLAN	First Floor1	FLAT	88.62	76.18	8	10
	First Floor10	FLAT	109.47	97.19	9	
	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
	First Floor5	FLAT	129.72	116.14	11	
	First Floor6	FLAT	84.55	74.46	8	
	First Floor7	FLAT	55.79	49.31	5	
	First Floor8	FLAT	87.65	76.22	8	
	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
	Second Floor12	FLAT	109.29	97.19	9	
	Second Floor2	FLAT	84.43	74.51	8	
	Second Floor3	FLAT	88.19	76.18	8	
	Second Floor4	FLAT	109.29	97.22	9	
	Second Floor5	FLAT	107.34	95.31	9	
	Second Floor6	FLAT	55.89	49.29	5	
	Second Floor7	FLAT	129.42	116.14	11	
	Second Floor8	FLAT	84.43	74.46	8	
	Second Floor9	FLAT	55.79	49.31	5	
TYPICAL - 3-13, 15 & 16 FLOOR PLAN	Typical Floor 11	FLAT	107.47	95.31	9	156
	Typical Floor1	FLAT	129.89	116.14	11	
	Typical Floor10	FLAT	87.65	76.22	8	
	Typical Floor12	FLAT	109.47	97.19	9	
	Typical Floor2	FLAT	84.55	74.47	8	
	Typical Floor3	FLAT	88.31	76.18	8	
	Typical Floor4	FLAT	109.47	97.22	9	
	Typical Floor5	FLAT	107.52	95.31	9	
	Typical Floor6	FLAT	55.95	49.29	5	
	Typical Floor7	FLAT	129.72	116.14	11	
	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
	14th Floor12	FLAT	109.29	97.19	9	
	14th Floor2	FLAT	84.43	74.47	8	
	14th Floor3	FLAT	88.19	76.18	8	
	14th Floor4	FLAT	109.29	97.22	9	
	14th Floor5	FLAT	107.34	95.31	9	
	14th Floor6	FLAT	55.89	49.29	5	
	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
	17th Floor4	FLAT	107.52	95.31	9	
	17th Floor5	FLAT	55.95	49.29	5	
	17th Floor6	FLAT	129.72	116.14	11	
	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			170659.54	-	

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
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 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. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of 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 childrer 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 Departmen which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the 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	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	AGM(TP)/S-36/Vol-36/2015-16/17 dated: 02-06-2015	
3	BESCOM	No. SEE/BCS/EE(O)/AEE-3/NOC-06/15-16/10991-93 dated: 18-11-2015	
4	KSPCB	PCB/318/CNP/15/H-187, dated: 18-05-2018	
5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	**34,64,000-00**
II		
	Levy and Collection of Cess and Surchages	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	**49,80,655-00**

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
Nature of Sanction: Modify	City Survey No.: SURVEY NO. 6/2	
Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5030.96
Proposed Coverage Area (19.25 %)		1937.32
Achieved Net coverage area (19.25 %)		1937.32
Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		22639.34
Residential FAR (100.00%)		22555.43
Proposed FAR Area		22555.43
Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57

N

SCALE - 1:150

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	208	-
	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	208	2860.00	265	3643.75
Visitor's Car Parking	21	288.75	0	0.00
Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4

Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 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.

NORTH

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



FIRST FLOOR PLAN (FFL + 104.65)

NO OF UNITS = 10

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	TD2	0.80	2.15	832
A (RESIDENTIAL BUILDING)	TD1	0.95	2.15	489
A (RESIDENTIAL BUILDING)	OP1	0.95	2.15	208
A (RESIDENTIAL BUILDING)	TMD	1.10	2.15	218

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	AV1	0.63	1.20	451
A (RESIDENTIAL BUILDING)	AW2	0.93	1.65	355
A (RESIDENTIAL BUILDING)	AW3	1.23	1.20	244
A (RESIDENTIAL BUILDING)	ASD3	1.78	2.15	34
A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
	Ground Floor2	FLAT	109.47	97.22	9	
	Ground Floor3	FLAT	107.52	95.31	9	
	Ground Floor4	FLAT	130.20	116.14	11	
	Ground Floor5	FLAT	84.31	74.46	8	
	Ground Floor6	FLAT	87.65	76.22	8	
	Ground Floor7	FLAT	107.47	95.31	9	
	Ground Floor8	FLAT	109.47	97.19	9	
FIRST FLOOR PLAN	First Floor1	FLAT	88.62	76.18	8	10
	First Floor10	FLAT	109.47	97.19	9	
	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
	First Floor5	FLAT	129.72	116.14	11	
	First Floor6	FLAT	84.55	74.46	8	
	First Floor7	FLAT	55.79	49.31	5	
	First Floor8	FLAT	87.65	76.22	8	
	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
	Second Floor12	FLAT	109.29	97.19	9	
	Second Floor2	FLAT	84.43	74.51	8	
	Second Floor3	FLAT	88.19	76.18	8	
	Second Floor4	FLAT	109.29	97.22	9	
	Second Floor5	FLAT	107.34	95.31	9	
	Second Floor6	FLAT	55.89	49.29	5	
	Second Floor7	FLAT	129.42	116.14	11	
	Second Floor8	FLAT	84.43	74.46	8	
	Second Floor9	FLAT	55.79	49.31	5	
TYPICAL - 3-13, 15 & 16 FLOOR PLAN	Typical Floor 11	FLAT	107.47	95.31	9	156
	Typical Floor1	FLAT	129.89	116.14	11	
	Typical Floor10	FLAT	87.65	76.22	8	
	Typical Floor12	FLAT	109.47	97.19	9	
	Typical Floor2	FLAT	84.55	74.47	8	
	Typical Floor3	FLAT	88.31	76.18	8	
	Typical Floor4	FLAT	109.47	97.22	9	
	Typical Floor5	FLAT	107.52	95.31	9	
	Typical Floor6	FLAT	55.95	49.29	5	
	Typical Floor7	FLAT	129.72	116.14	11	
	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
	14th Floor12	FLAT	109.29	97.19	9	
	14th Floor2	FLAT	84.43	74.47	8	
	14th Floor3	FLAT	88.19	76.18	8	
	14th Floor4	FLAT	109.29	97.22	9	
	14th Floor5	FLAT	107.34	95.31	9	
	14th Floor6	FLAT	55.89	49.29	5	
	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
	17th Floor4	FLAT	107.52	95.31	9	
	17th Floor5	FLAT	55.95	49.29	5	
	17th Floor6	FLAT	129.72	116.14	11	
	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			170659.54	-	

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
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 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 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-law-2003.
39. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of 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 childrer 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 Departmen which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the 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	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	AGM(TP)/S-36/Vol-36/2015-16/17 dated: 02-06-2015	
3	BESCOM	No. SEE/BCS/EE(O)/AEE-3/NOC-06/15-16/10991-93 dated: 18-11-2015	
4	KSPCB	PCB/318/CNP/15/H-187, dated: 18-05-2018	
5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	34,64,000-00
II		
	Levy and Collection of Cess and Surcharges	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	49,80,655-00

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
Nature of Sanction: Modify	City Survey No.: SURVEY NO. 6/2	
Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5030.96
Proposed Coverage Area (19.25 %)		1937.32
Achieved Net coverage area (19.25 %)		1937.32
Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		22639.34
Residential FAR (100.00%)		22555.43
Proposed FAR Area		22555.43
Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57

N

SCALE - 1:100

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	208	-
	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	208	2860.00	265	3643.75
Visitor's Car Parking	21	288.75	0	0.00
Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12

Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 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.

NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 5

UserDefinedMetric (1600.00 x 900.00MM)_1_2_3

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



SECOND FLOOR PLAN (FFL + 107.8)

NO OF UNITS = 12

ELE 01

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	TD2	0.80	2.15	832
A (RESIDENTIAL BUILDING)	TD1	0.95	2.15	489
A (RESIDENTIAL BUILDING)	OP1	0.95	2.15	208
A (RESIDENTIAL BUILDING)	TMD	1.10	2.15	218

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	AV1	0.63	1.20	451
A (RESIDENTIAL BUILDING)	AW2	0.93	1.65	355
A (RESIDENTIAL BUILDING)	AW3	1.23	1.20	244
A (RESIDENTIAL BUILDING)	ASD3	1.78	2.15	34
A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
	Ground Floor2	FLAT	109.47	97.22	9	
	Ground Floor3	FLAT	107.52	95.31	9	
	Ground Floor4	FLAT	130.20	116.14	11	
	Ground Floor5	FLAT	84.31	74.46	8	
	Ground Floor6	FLAT	87.65	76.22	8	
	Ground Floor7	FLAT	107.47	95.31	9	
	Ground Floor8	FLAT	109.47	97.19	9	
FIRST FLOOR PLAN	First Floor1	FLAT	88.62	76.18	8	10
	First Floor10	FLAT	109.47	97.19	9	
	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
	First Floor5	FLAT	129.72	116.14	11	
	First Floor6	FLAT	84.55	74.46	8	
	First Floor7	FLAT	55.79	49.31	5	
	First Floor8	FLAT	87.65	76.22	8	
	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
	Second Floor12	FLAT	109.29	97.19	9	
	Second Floor2	FLAT	84.43	74.51	8	
	Second Floor3	FLAT	88.19	76.18	8	
	Second Floor4	FLAT	109.29	97.22	9	
	Second Floor5	FLAT	107.34	95.31	9	
	Second Floor6	FLAT	55.89	49.29	5	
	Second Floor7	FLAT	129.42	116.14	11	
	Second Floor8	FLAT	84.43	74.46	8	
	Second Floor9	FLAT	55.79	49.31	5	
TYPICAL - 3-13, 15 & 16 FLOOR PLAN	Typical Floor 11	FLAT	107.47	95.31	9	156
	Typical Floor1	FLAT	129.89	116.14	11	
	Typical Floor10	FLAT	87.65	76.22	8	
	Typical Floor12	FLAT	109.47	97.19	9	
	Typical Floor2	FLAT	84.55	74.47	8	
	Typical Floor3	FLAT	88.31	76.18	8	
	Typical Floor4	FLAT	109.47	97.22	9	
	Typical Floor5	FLAT	107.52	95.31	9	
	Typical Floor6	FLAT	55.95	49.29	5	
	Typical Floor7	FLAT	129.72	116.14	11	
	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
	14th Floor12	FLAT	109.29	97.19	9	
	14th Floor2	FLAT	84.43	74.47	8	
	14th Floor3	FLAT	88.19	76.18	8	
	14th Floor4	FLAT	109.29	97.22	9	
	14th Floor5	FLAT	107.34	95.31	9	
	14th Floor6	FLAT	55.89	49.29	5	
	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
	17th Floor4	FLAT	107.52	95.31	9	
	17th Floor5	FLAT	55.95	49.29	5	
	17th Floor6	FLAT	129.72	116.14	11	
	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			170659.54	-	

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
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 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 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-law-2003.
39. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of 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 childre 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 Departmen which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false o 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	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	AGM(TP)/S-36/Vol-36/2015-16/17 dated: 02-06-2015	
3	BESCOM	No. SEE/BCS/EE(O)/AEE-3/NOC-06/15-16/10991-93 dated: 18-11-2015	
4	KSPCB	PCB/318/CNP/15/H-187, dated: 18-05-2018	
5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	34,64,000-00
II		
	Levy and Collection of Cess and Surcharges	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	49,80,655-00

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
Nature of Sanction: Modify	City Survey No.: SURVEY NO. 6/2	
Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5030.96
Proposed Coverage Area (19.25 %)		1937.32
Achieved Net coverage area (19.25 %)		1937.32
Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		22639.34
Residential FAR (100.00%)		22555.43
Proposed FAR Area		22555.43
Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57

N

SCALE - 1:100

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	208	-
	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	208	2860.00	265	3643.75
Visitor's Car Parking	21	288.75	0	0.00
Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12

Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 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.

NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

DRAWING TITLE : SECOND FLOOR PLAN

SHEET NO : 6

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



Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	TD2	0.80	2.15	832
A (RESIDENTIAL BUILDING)	TD1	0.95	2.15	489
A (RESIDENTIAL BUILDING)	OP1	0.95	2.15	208
A (RESIDENTIAL BUILDING)	TMD	1.10	2.15	218

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	AV1	0.63	1.20	451
A (RESIDENTIAL BUILDING)	AW2	0.93	1.65	355
A (RESIDENTIAL BUILDING)	AW3	1.23	1.20	244
A (RESIDENTIAL BUILDING)	ASD3	1.78	2.15	34
A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
	Ground Floor2	FLAT	109.47	97.22	9	
	Ground Floor3	FLAT	107.52	95.31	9	
	Ground Floor4	FLAT	130.20	116.14	11	
	Ground Floor5	FLAT	84.31	74.46	8	
	Ground Floor6	FLAT	87.65	76.22	8	
	Ground Floor7	FLAT	107.47	95.31	9	
	Ground Floor8	FLAT	109.47	97.19	9	
FIRST FLOOR PLAN	First Floor1	FLAT	88.62	76.18	8	10
	First Floor10	FLAT	109.47	97.19	9	
	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
	First Floor5	FLAT	129.72	116.14	11	
	First Floor6	FLAT	84.55	74.46	8	
	First Floor7	FLAT	55.79	49.31	5	
	First Floor8	FLAT	87.65	76.22	8	
	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
	Second Floor12	FLAT	109.29	97.19	9	
	Second Floor2	FLAT	84.43	74.51	8	
	Second Floor3	FLAT	88.19	76.18	8	
	Second Floor4	FLAT	109.29	97.22	9	
	Second Floor5	FLAT	107.34	95.31	9	
	Second Floor6	FLAT	55.89	49.29	5	
	Second Floor7	FLAT	129.42	116.14	11	
	Second Floor8	FLAT	84.43	74.46	8	
	Second Floor9	FLAT	55.79	49.31	5	
TYPICAL - 3-13, 15 & 16 FLOOR PLAN	Typical Floor 11	FLAT	107.47	95.31	9	156
	Typical Floor1	FLAT	129.89	116.14	11	
	Typical Floor10	FLAT	87.65	76.22	8	
	Typical Floor12	FLAT	109.47	97.19	9	
	Typical Floor2	FLAT	84.55	74.47	8	
	Typical Floor3	FLAT	88.31	76.18	8	
	Typical Floor4	FLAT	109.47	97.22	9	
	Typical Floor5	FLAT	107.52	95.31	9	
	Typical Floor6	FLAT	55.95	49.29	5	
	Typical Floor7	FLAT	129.72	116.14	11	
	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
	14th Floor12	FLAT	109.29	97.19	9	
	14th Floor2	FLAT	84.43	74.47	8	
	14th Floor3	FLAT	88.19	76.18	8	
	14th Floor4	FLAT	109.29	97.22	9	
	14th Floor5	FLAT	107.34	95.31	9	
	14th Floor6	FLAT	55.89	49.29	5	
	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
	17th Floor4	FLAT	107.52	95.31	9	
	17th Floor5	FLAT	55.95	49.29	5	
	17th Floor6	FLAT	129.72	116.14	11	
	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			170659.54	-	

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
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 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. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of 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 childrer 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 Departmen which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false oı 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	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	AGM(TP)/S-36/Vol-36/2015-16/17 dated: 02-06-2015	
3	BESCOM	No. SEE/BCS/EE(O)/AEE-3/NOC-06/15-16/10991-93 dated: 18-11-2015	
4	KSPCB	PCB/318/CNP/15/H-187, dated: 18-05-2018	
5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	**34,64,000-00**
II		
	Levy and Collection of Cess and Surchages	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	**49,80,655-00**

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
Nature of Sanction: Modify	City Survey No.: SURVEY NO. 6/2	
Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5030.96
Proposed Coverage Area (19.25 %)		1937.32
Achieved Net coverage area (19.25 %)		1937.32
Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		22639.34
Residential FAR (100.00%)		22555.43
Proposed FAR Area		22555.43
Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57

SCALE - 1:100

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	208	-
	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	208	2860.00	265	3643.75
Visitor's Car Parking	21	288.75	0	0.00
Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

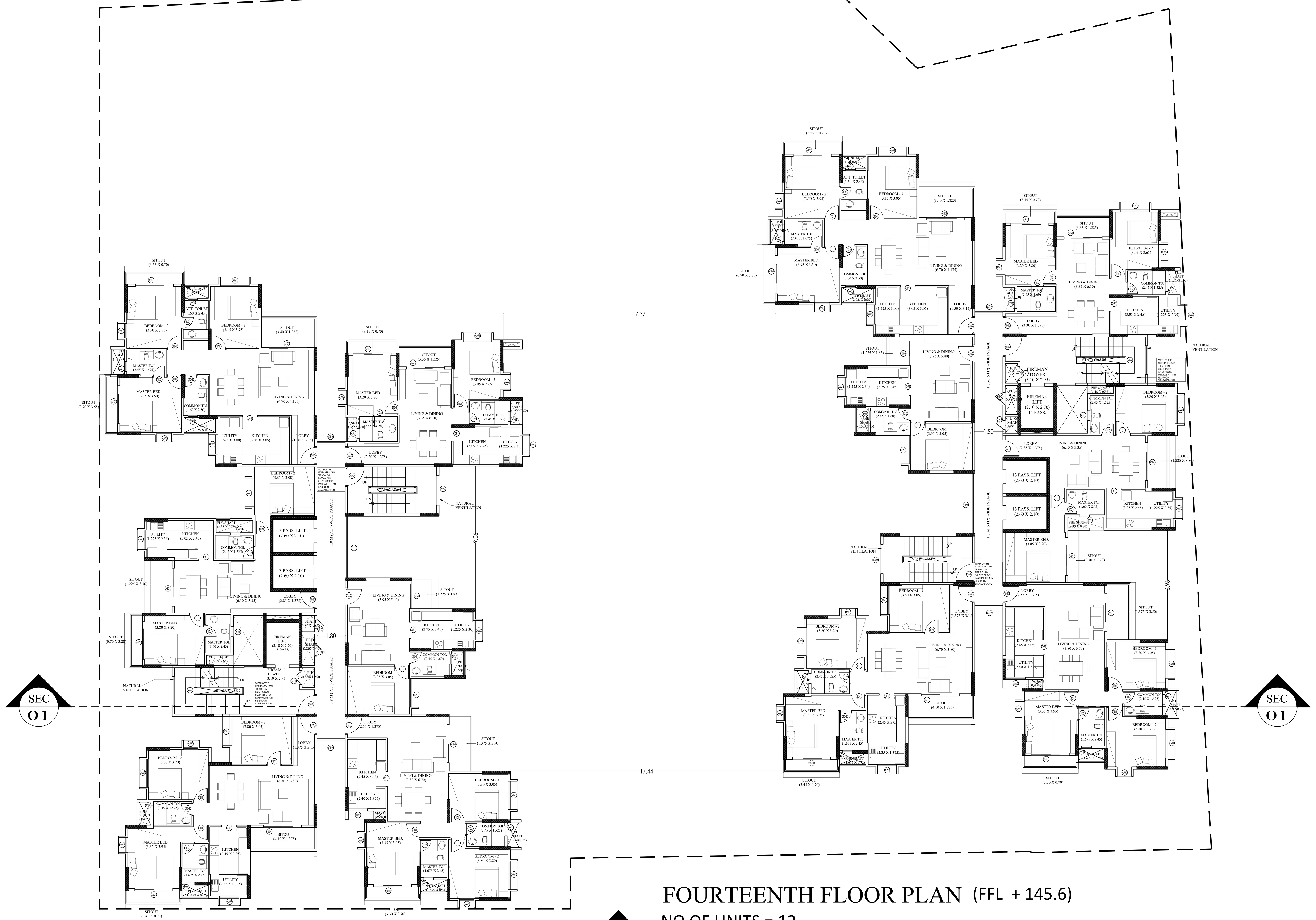
DRAWING TITLE : TYPICAL 3rd,4th,5th,6th,7th,8th,9th,10th, 11th,12th,13th & 15th, 16th FLOOR PLAN

SHEET NO : 7

Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 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.

NORTH

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



FOURTEENTH FLOOR PLAN (FFL + 145.6)

NO OF UNITS = 12

ELE O1

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	TD2	0.80	2.15	832
A (RESIDENTIAL BUILDING)	TD1	0.95	2.15	489
A (RESIDENTIAL BUILDING)	OP1	0.95	2.15	208
A (RESIDENTIAL BUILDING)	TMD	1.10	2.15	218

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	AV1	0.63	1.20	451
A (RESIDENTIAL BUILDING)	AW2	0.93	1.65	355
A (RESIDENTIAL BUILDING)	AW3	1.23	1.20	244
A (RESIDENTIAL BUILDING)	ASD3	1.78	2.15	34
A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
	Ground Floor2	FLAT	109.47	97.22	9	
	Ground Floor3	FLAT	107.52	95.31	9	
	Ground Floor4	FLAT	130.20	116.14	11	
	Ground Floor5	FLAT	84.31	74.46	8	
	Ground Floor6	FLAT	87.65	76.22	8	
	Ground Floor7	FLAT	107.47	95.31	9	
	Ground Floor8	FLAT	109.47	97.19	9	
FIRST FLOOR PLAN	First Floor1	FLAT	88.62	76.18	8	10
	First Floor10	FLAT	109.47	97.19	9	
	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
	First Floor5	FLAT	129.72	116.14	11	
	First Floor6	FLAT	84.55	74.46	8	
	First Floor7	FLAT	55.79	49.31	5	
	First Floor8	FLAT	87.65	76.22	8	
	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
	Second Floor12	FLAT	109.29	97.19	9	
	Second Floor2	FLAT	84.43	74.51	8	
	Second Floor3	FLAT	88.19	76.18	8	
	Second Floor4	FLAT	109.29	97.22	9	
	Second Floor5	FLAT	107.34	95.31	9	
	Second Floor6	FLAT	55.89	49.29	5	
	Second Floor7	FLAT	129.42	116.14	11	
	Second Floor8	FLAT	84.43	74.46	8	
	Second Floor9	FLAT	55.79	49.31	5	
TYPICAL - 3-13, 15 & 16 FLOOR PLAN	Typical Floor 11	FLAT	107.47	95.31	9	156
	Typical Floor1	FLAT	129.89	116.14	11	
	Typical Floor10	FLAT	87.65	76.22	8	
	Typical Floor12	FLAT	109.47	97.19	9	
	Typical Floor2	FLAT	84.55	74.47	8	
	Typical Floor3	FLAT	88.31	76.18	8	
	Typical Floor4	FLAT	109.47	97.22	9	
	Typical Floor5	FLAT	107.52	95.31	9	
	Typical Floor6	FLAT	55.95	49.29	5	
	Typical Floor7	FLAT	129.72	116.14	11	
	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
	14th Floor12	FLAT	109.29	97.19	9	
	14th Floor2	FLAT	84.43	74.47	8	
	14th Floor3	FLAT	88.19	76.18	8	
	14th Floor4	FLAT	109.29	97.22	9	
	14th Floor5	FLAT	107.34	95.31	9	
	14th Floor6	FLAT	55.89	49.29	5	
	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
	17th Floor4	FLAT	107.52	95.31	9	
	17th Floor5	FLAT	55.95	49.29	5	
	17th Floor6	FLAT	129.72	116.14	11	
	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			170659.54	-	

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
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 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. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of 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 childrer 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 Departmen which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false oı 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	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	AGM(TP)/S-36/Vol-36/2015-16/17 dated: 02-06-2015	
3	BESCOM	No. SEE/BCS/EE(O)/AEE-3/NOC-06/15-16/10991-93 dated: 18-11-2015	
4	KSPCB	PCB/318/CNP/15/H-187, dated: 18-05-2018	
5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	**34,64,000-00**
II		
	Levy and Collection of Cess and Surcharges	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	**49,80,655-00**

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
Nature of Sanction: Modify	City Survey No.: SURVEY NO. 6/2	
Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5030.96
Proposed Coverage Area (19.25 %)		1937.32
Achieved Net coverage area (19.25 %)		1937.32
Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		22639.34
Residential FAR (100.00%)		22555.43
Proposed FAR Area		22555.43
Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57

N

SCALE - 1:100

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	208	-
	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	208	2860.00	265	3643.75
Visitor's Car Parking	21	288.75	0	0.00
Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

DRAWING TITLE : FOURTEENTH FLOOR PLAN

SHEET NO : 8

Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 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.

NORTH

UserDefinedMetric (1600.00 x 900.00MM)_1_2_3

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



SEVENTEENTH FLOOR PLAN (FFL + 155.05)

NO OF UNITS = 10

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	TD2	0.80	2.15	832
A (RESIDENTIAL BUILDING)	TD1	0.95	2.15	489
A (RESIDENTIAL BUILDING)	OP1	0.95	2.15	208
A (RESIDENTIAL BUILDING)	TMD	1.10	2.15	218

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	AV1	0.63	1.20	451
A (RESIDENTIAL BUILDING)	AW2	0.93	1.65	355
A (RESIDENTIAL BUILDING)	AW3	1.23	1.20	244
A (RESIDENTIAL BUILDING)	ASD3	1.78	2.15	34
A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
	Ground Floor2	FLAT	109.47	97.22	9	
	Ground Floor3	FLAT	107.52	95.31	9	
	Ground Floor4	FLAT	130.20	116.14	11	
	Ground Floor5	FLAT	84.31	74.46	8	
	Ground Floor6	FLAT	87.65	76.22	8	
	Ground Floor7	FLAT	107.47	95.31	9	
	Ground Floor8	FLAT	109.47	97.19	9	
FIRST FLOOR PLAN	First Floor1	FLAT	88.62	76.18	8	10
	First Floor10	FLAT	109.47	97.19	9	
	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
	First Floor5	FLAT	129.72	116.14	11	
	First Floor6	FLAT	84.55	74.46	8	
	First Floor7	FLAT	55.79	49.31	5	
	First Floor8	FLAT	87.65	76.22	8	
	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
	Second Floor12	FLAT	109.29	97.19	9	
	Second Floor2	FLAT	84.43	74.51	8	
	Second Floor3	FLAT	88.19	76.18	8	
	Second Floor4	FLAT	109.29	97.22	9	
	Second Floor5	FLAT	107.34	95.31	9	
	Second Floor6	FLAT	55.89	49.29	5	
	Second Floor7	FLAT	129.42	116.14	11	
	Second Floor8	FLAT	84.43	74.46	8	
	Second Floor9	FLAT	55.79	49.31	5	
TYPICAL - 3-13, 15 & 16 FLOOR PLAN	Typical Floor 11	FLAT	107.47	95.31	9	156
	Typical Floor1	FLAT	129.89	116.14	11	
	Typical Floor10	FLAT	87.65	76.22	8	
	Typical Floor12	FLAT	109.47	97.19	9	
	Typical Floor2	FLAT	84.55	74.47	8	
	Typical Floor3	FLAT	88.31	76.18	8	
	Typical Floor4	FLAT	109.47	97.22	9	
	Typical Floor5	FLAT	107.52	95.31	9	
	Typical Floor6	FLAT	55.95	49.29	5	
	Typical Floor7	FLAT	129.72	116.14	11	
	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
	14th Floor12	FLAT	109.29	97.19	9	
	14th Floor2	FLAT	84.43	74.47	8	
	14th Floor3	FLAT	88.19	76.18	8	
	14th Floor4	FLAT	109.29	97.22	9	
	14th Floor5	FLAT	107.34	95.31	9	
	14th Floor6	FLAT	55.89	49.29	5	
	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
	17th Floor4	FLAT	107.52	95.31	9	
	17th Floor5	FLAT	55.95	49.29	5	
	17th Floor6	FLAT	129.72	116.14	11	
	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			170659.54	-	

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
34. The Owner / Association of highrise 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 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-law-2003.
39. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of 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 childrer 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 Departmen which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the 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	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	AGM(TP)/S-36/Vol-36/2015-16/17 dated: 02-06-2015	
3	BESCOM	No. SEE/BCS/EE(O)/AEE-3/NOC-06/15-16/10991-93 dated: 18-11-2015	
4	KSPCB	PCB/318/CNP/15/H-187, dated: 18-05-2018	
5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	**34,64,000-00**
II		
	Levy and Collection of Cess and Surcharges	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	**49,80,655-00**

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
Nature of Sanction: Modify	City Survey No.: SURVEY NO. 6/2	
Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5030.96
Proposed Coverage Area (19.25 %)		1937.32
Achieved Net coverage area (19.25 %)		1937.32
Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		22639.34
Residential FAR (100.00%)		22555.43
Proposed FAR Area		22555.43
Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57

N

SCALE - 1:100

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	208	-
	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	208	2860.00	265	3643.75
Visitor's Car Parking	21	288.75	0	0.00
Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

DRAWING TITLE : SEVENTEENTH FLOOR PLAN

SHEET NO : 9

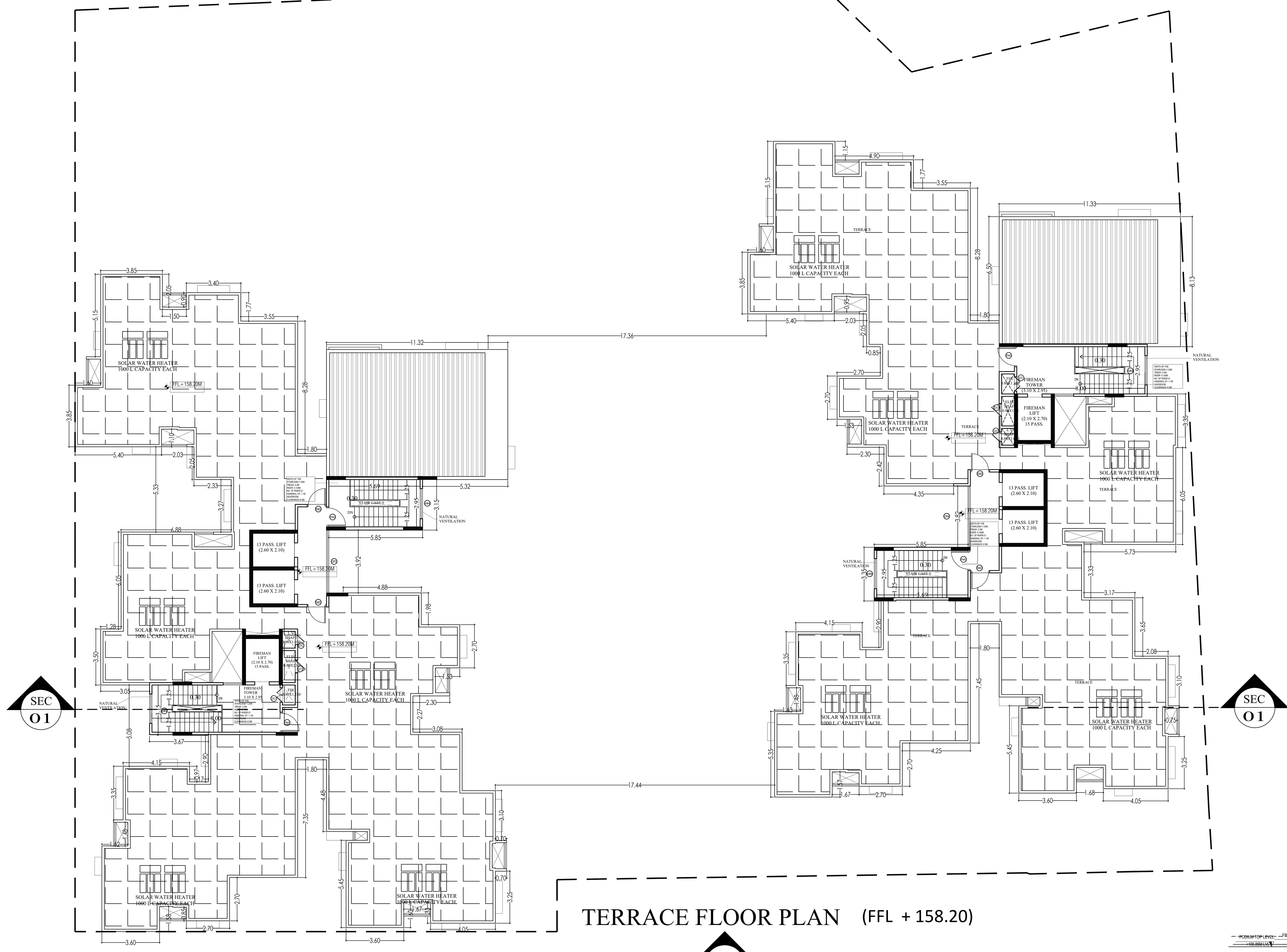
Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 subject to terms and conditions laid down along with this modified building plan approval.

Validity of this approval is two years from the date of issue.

NORTH

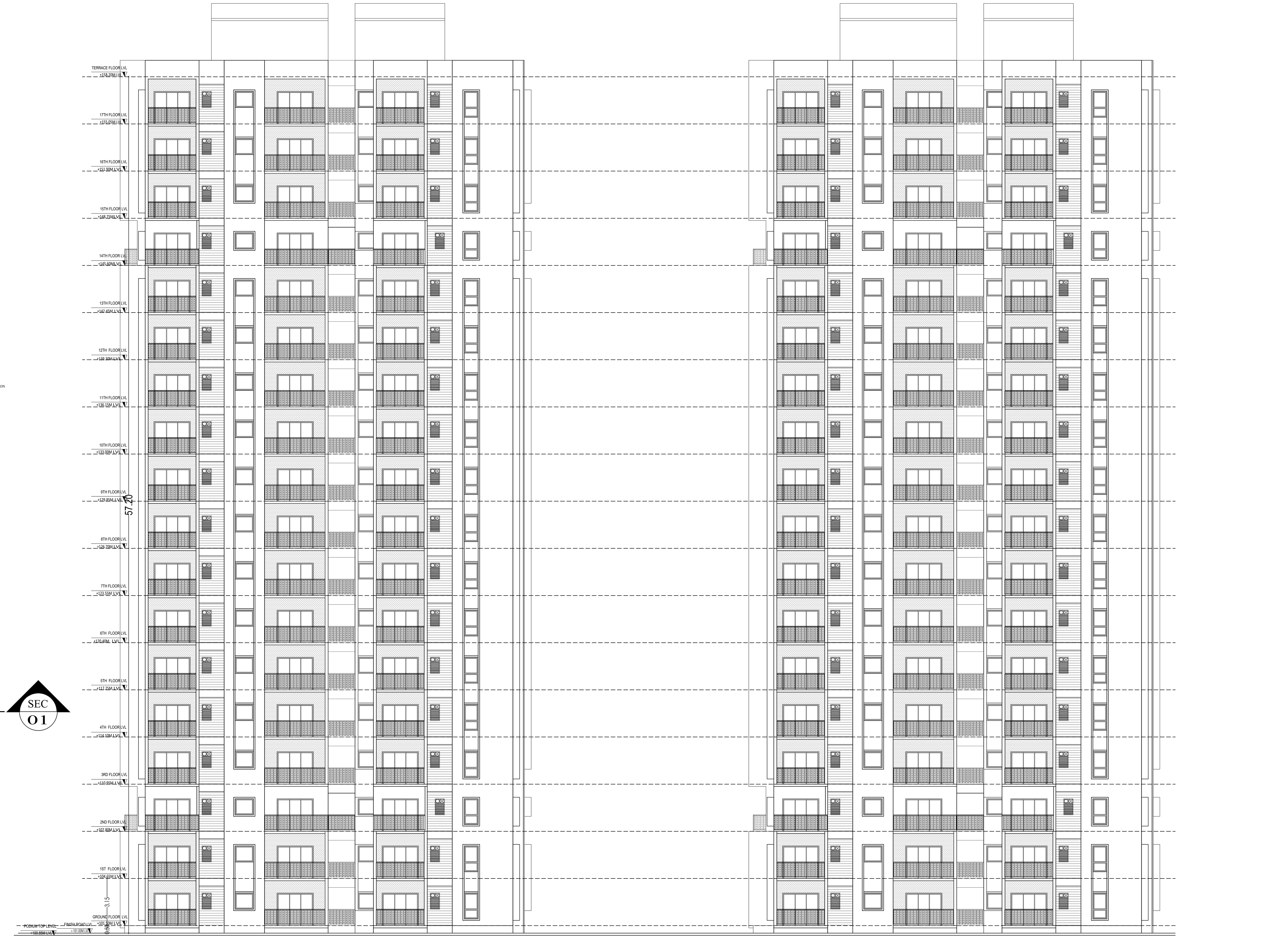
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This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

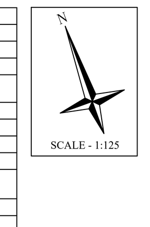


TERRACE FLOOR PLAN (FFL + 158.20)

ELE O1



SOUTH SIDE ELEVATION - 01



AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11	
	VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
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Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
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Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
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Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57

Color Notes

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PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
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A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
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	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
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Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
34. The Owner / Association of highrise 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 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-law-2003.
39. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in 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**

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1	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
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5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	34,64,000-00
II		
	Levy and Collection of Cess and Surcharges	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	49,80,655-00

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
	Ground Floor2	FLAT	109.47	97.22	9	
	Ground Floor3	FLAT	107.52	95.31	9	
	Ground Floor4	FLAT	130.20	116.14	11	
	Ground Floor5	FLAT	84.31	74.46	8	
	Ground Floor6	FLAT	87.65	76.22	8	
	Ground Floor7	FLAT	107.47	95.31	9	
	Ground Floor8	FLAT	109.47	97.19	9	
FIRST FLOOR PLAN	First Floor1	FLAT	88.62	76.18	8	10
	First Floor10	FLAT	109.47	97.19	9	
	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
	First Floor5	FLAT	129.72	116.14	11	
	First Floor6	FLAT	84.55	74.46	8	
	First Floor7	FLAT	55.79	49.31	5	
	First Floor8	FLAT	87.65	76.22	8	
	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
	Second Floor12	FLAT	109.29	97.19	9	
	Second Floor2	FLAT	84.43	74.51	8	
	Second Floor3	FLAT	88.19	76.18	8	
	Second Floor4	FLAT	109.29	97.22	9	
	Second Floor5	FLAT	107.34	95.31	9	
	Second Floor6	FLAT	55.89	49.29	5	
	Second Floor7	FLAT	129.42	116.14	11	
	Second Floor8	FLAT	84.43	74.46	8	
	Second Floor9	FLAT	55.79	49.31	5	
TYPICAL - 3-13, 15 & 16 FLOOR PLAN	Typical Floor 11	FLAT	107.47	95.31	9	156
	Typical Floor1	FLAT	129.89	116.14	11	
	Typical Floor10	FLAT	87.65	76.22	8	
	Typical Floor12	FLAT	109.47	97.19	9	
	Typical Floor2	FLAT	84.55	74.47	8	
	Typical Floor3	FLAT	88.31	76.18	8	
	Typical Floor4	FLAT	109.47	97.22	9	
	Typical Floor5	FLAT	107.52	95.31	9	
	Typical Floor6	FLAT	55.95	49.29	5	
	Typical Floor7	FLAT	129.72	116.14	11	
	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
	14th Floor12	FLAT	109.29	97.19	9	
	14th Floor2	FLAT	84.43	74.47	8	
	14th Floor3	FLAT	88.19	76.18	8	
	14th Floor4	FLAT	109.29	97.22	9	
	14th Floor5	FLAT	107.34	95.31	9	
	14th Floor6	FLAT	55.89	49.29	5	
	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
	17th Floor4	FLAT	107.52	95.31	9	
	17th Floor5	FLAT	55.95	49.29	5	
	17th Floor6	FLAT	129.72	116.14	11	
	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	TD2	0.80	2.15	832
A (RESIDENTIAL BUILDING)	TD1	0.95	2.15	489
A (RESIDENTIAL BUILDING)	OP1	0.95	2.15	208
A (RESIDENTIAL BUILDING)	TMD	1.10	2.15	218

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL BUILDING)	AV1	0.63	1.20	451
A (RESIDENTIAL BUILDING)	AW2	0.93	1.65	355
A (RESIDENTIAL BUILDING)	AW3	1.23	1.20	244
A (RESIDENTIAL BUILDING)	ASD3	1.78	2.15	34
A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.		Head		Amount (INR)	Remark	
	1		Scrutiny Fee		170659.54	-	

Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 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.

NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

DRAWING TITLE : TERRACE FLOOR PLAN & ELEVATION

SHEET NO : 10

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



SECTION 1-1

Block :A (RESIDENTIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	162.13	0.00	162.13	83.61	0.00	78.52	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	1233.60	46.17	1187.43	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1069.67	1069.67	10	0.00
Sixteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourteenth Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
Thirteenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Twelfth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eleventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Tenth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Ninth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Eighth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Seventh Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Sixth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fifth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Fourth Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Third Floor	1403.44	49.94	1353.50	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1235.74	1235.74	12	0.00
Second Floor	1401.70	49.94	1351.76	0.00	33.18	0.00	83.77	0.81	0.00	0.00	1234.00	1234.00	12	0.00
First Floor	1781.20	346.01	1435.19	0.00	36.98	0.00	83.77	0.81	0.00	0.00	1313.63	1313.63	10	290.23
Ground Floor	1987.29	49.96	1937.33	0.00	36.98	0.00	260.09	0.81	0.00	0.00	1639.45	1639.45	08	733.89
Upper Basement Floor	6471.33	25.76	6445.57	0.00	33.18	0.00	0.00	0.00	333.77	6078.61	0.00	0.00	00	0.00
Lower Basement Floor	6269.66	6.76	6262.90	0.00	33.18	0.00	0.00	0.00	294.00	5935.72	0.00	0.00	00	0.00
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Total Number of Same Blocks :	1													
Total:	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024

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A (RESIDENTIAL BUILDING)	AW1	1.83	1.65	363
A (RESIDENTIAL BUILDING)	ASD1	2.43	2.15	382

UnitBUA Table for Block :A (RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Ground Floor1	FLAT	89.63	76.18	8	8
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	Ground Floor3	FLAT	107.52	95.31	9	
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	Ground Floor8	FLAT	109.47	97.19	9	
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	First Floor2	FLAT	109.47	97.22	9	
	First Floor4	FLAT	55.89	49.29	5	
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	First Floor9	FLAT	107.47	95.31	9	
	FirstFloor3	FLAT	107.52	95.31	9	
SECOND FLOOR PLAN	Second Floor1	FLAT	129.59	116.14	11	12
	Second Floor10	FLAT	87.65	76.22	8	
	Second Floor11	FLAT	107.29	95.31	9	
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	Typical Floor8	FLAT	84.55	74.46	8	
	Typical Floor9	FLAT	55.79	49.31	5	
FOURTEENTH FLOOR PLAN	14th Floor 7	FLAT	129.42	116.14	11	12
	14th Floor1	FLAT	129.59	116.14	11	
	14th Floor10	FLAT	87.65	76.22	8	
	14th Floor11	FLAT	107.29	95.31	9	
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	14th Floor8	FLAT	84.43	74.46	8	
	14th Floor9	FLAT	55.79	49.31	5	
SEVENTEENTH FLOOR PLAN	17th Floor1	FLAT	129.89	116.14	11	10
	17th Floor10	FLAT	109.47	97.19	9	
	17th Floor2	FLAT	88.31	76.18	8	
	17th Floor3	FLAT	109.47	97.22	9	
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	17th Floor7	FLAT	55.79	49.31	5	
	17th Floor8	FLAT	87.65	76.22	8	
	17th Floor9	FLAT	107.47	95.31	9	
Total:	-	-	19994.88	17681.63	1736	208

Approval Date: 29-08-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/42308/CH/19-20	BBMP/42308/CH/19-20	170659.54	Online	9900361445	02/22/2020 12:20:01 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			170659.54	-	

BBMP/Addl.Dir/ JD NORTH/ 0011/2018-19

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Residential Apartment Building including Club House at Khata No. 4123/6/2, Sy No. 6/2, Kasavanahalli Village, Bangalore East Taluk, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore
   a) Consisting of 2BF+GF+17 UF including Club House (Seventeen Upper Floors only).
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two 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 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 (Es& 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 provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. 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. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, 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. 3.6) under sub section IV-8 (e) 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. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy 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. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) 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 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. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 200 k.g. 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
34. The Owner / Association of highrise 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 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-law-2003.
39. 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.
40. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
44. The Modified NOC's from KSPCB, BESCOM, SEIAA and Airport Authority of India shoud 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 (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of 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 childrer 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 Departmen which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the 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	Fire Force Department	No. GBC(1)/221/2015, Docket No. KSFES/NOC/083/2020 dated: 03-07-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BSNL	AGM(TP)/S-36/Vol-36/2015-16/17 dated: 02-06-2015	
3	BESCOM	No. SEE/BCS/EE(O)/AEE-3/NOC-06/15-16/10991-93 dated: 18-11-2015	
4	KSPCB	PCB/318/CNP/15/H-187, dated: 18-05-2018	
5	SEIAA	SEIAA 185 CON 2015 dated: 28-10-2016	
6	Airport Authority of India	No. BANG/SOUTH/B/050915/114925, dated: 20-05-2015	
7	BWSSB	No: BWSSB/EIC/CE(M)/ACE(M)-III/ DCE(M)-I/ TA(M)-III/7900/2015-16, dated: 15-10-2015	

III. The Applicant has paid the fees of Rs. 34,64,000/- vide Transaction No. 11119215119, dated: 16-09-2020 and DD submitted for Rs. 49,80,655/- for the following:-

I		
1	Ground Rent	69,109-00
2	18% of GST	12,440-00
3	Licence fee	1,38,218-00
4	Scrutiny Fees	1,69,783-00
5	Security Deposit	1,53,576-00
6	Plan Copy Charges	1,29,000-00
7	Betterment Charges	
	a) For Building	6,72,486-00
	b) For Site	22,89,089-00
	Total	**34,64,000-00**
II		
	Levy and Collection of Cess and Surchages	
I	Water Supply Scheme (BWSSB)	9,96,131-00
Ii	Ring Road (BDA)	9,96,131-00
Iii	Improving the Slums (KSCB)	4,98,065-00
Iv	Mass Rapid Transfor Systems (BDA	24,90,328-00
	Total	**49,80,655-00**

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Addl.Dir/JDNORTH/0011/18-19	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4123	
Nature of Sanction: Modify	City Survey No.: SURVEY NO. 6/2	
Location: Ring-III	Khata No. (As per Khata Extract): 4123	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SURVEY NO. 6/2, KASAVANAHALLI VILLAGE, WAD NO.150, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE,	
Zone: Mahadevapura		
Ward: Ward-150		
Planning District: 310-Bagaluru		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	10061.93
NET AREA OF PLOT	(A-Deductions)	10061.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5030.96
Proposed Coverage Area (19.25 %)		1937.32
Achieved Net coverage area (19.25 %)		1937.32
Balance coverage area left (30.75 %)		3093.64
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		22639.34
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		22639.34
Residential FAR (100.00%)		22555.43
Proposed FAR Area		22555.43
Achieved Net FAR Area (2.24)		22555.43
Balance FAR Area (0.01)		83.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37729.57
Achieved BuiltUp Area		37729.57

N

SCALE - 1:125

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	208	-
	Total :		-	-	-	-	208	265

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	208	2860.00	265	3643.75
Visitor's Car Parking	21	288.75	0	0.00
Total Car	229	3148.75	265	3643.75
TwoWheeler	-	288.75	0	0.00
Other Parking	-	-	-	8664.36
Total		3437.50		12308.11

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL BUILDING)	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208	1024.12
Grand Total:	1	38953.33	1223.76	37729.57	83.61	671.20	78.52	1684.18	14.58	627.77	12014.33	22555.37	22555.37	208.00	1024.12

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Smt. SHARADAMMA (OWNER) M/S SALARPURIA REALESTATE PVT LTD. Rep By. BIJAYKUMAR AGARWAL (GPA HOLDER) SALARPURIA WINDSOR, #3, 4TH FLOOR,ULSOOR ROAD, BANGALORE 560 042

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Shashidhara. N. R V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
Modified Residential Apartment Building with Club House at Khata No. 4123/6/2, Sy No.6/2, Kasavanahalli village,Bangalore East Taluk, Ward No. 150, Marathahalli Sub-Division, Mahadevapura Zone, Bangalore

DRAWING TITLE : SECTION AT "1-1"

SHEET NO : 11

Note:Earlier Plan Sanction Vide L.P No. BBMP/Addl.Dir/JDNORTH/ LP/0011/2014-15 dated:19-07-2019 is deemed cancelled.
The modified plans are Approved in accordance with the acceptance for approval by the commissioner on date:29/08/2020 .
vide lp number :BBMP/Addl.Dir/JDNORTH/0011/18-19 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.

NORTH

UserDefinedMetric (1600.00 x 900.00MM)_1_2_3

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