

Approval Condition:

This Plan Sanction is issued subject to the following conditions:

1. The sanction is accorded for.

a).Consisting of 'Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of BASEMEN 2. The sanction is accorded for Apartment A (RESIDENTIAL) only. The use of the building shall not

deviate to any other use. 3.Car Parking reserved in the plan should not be converted for any other purpose. 4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises 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.

12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site. 13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.

14. License and approved plans shall be posted in 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. 15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time. 16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). 17. The building shall be constructed under the supervision of a registered structural engineer. 18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. 19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority. 21.Drinking water supplied by BWSSB should not be used for the construction activity of the

22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a). 23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. 24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured. 26. 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. 27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

vide Sl. No. 23, 24, 25 & 26 are provided in the building. 28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

inorganic waste and should be processed in the Recycling processing unit ---- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building). 30. The structures with 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and

32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. 33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.

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

34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year. 35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical

Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years. 36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of

38. The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled. 39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority. 40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly

41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016. 42. The applicant/owner/developer shall abide by sustainable construction and demolition waste

management as per solid waste management bye-law 2016. 43. The Applicant / Owners / Developers shall make necessary provision to charge electrical 44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240

Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan. 45. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

46. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability. 47. In case of any false information, misrepresentation of facts, or pending court cases, the plan

48. Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

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

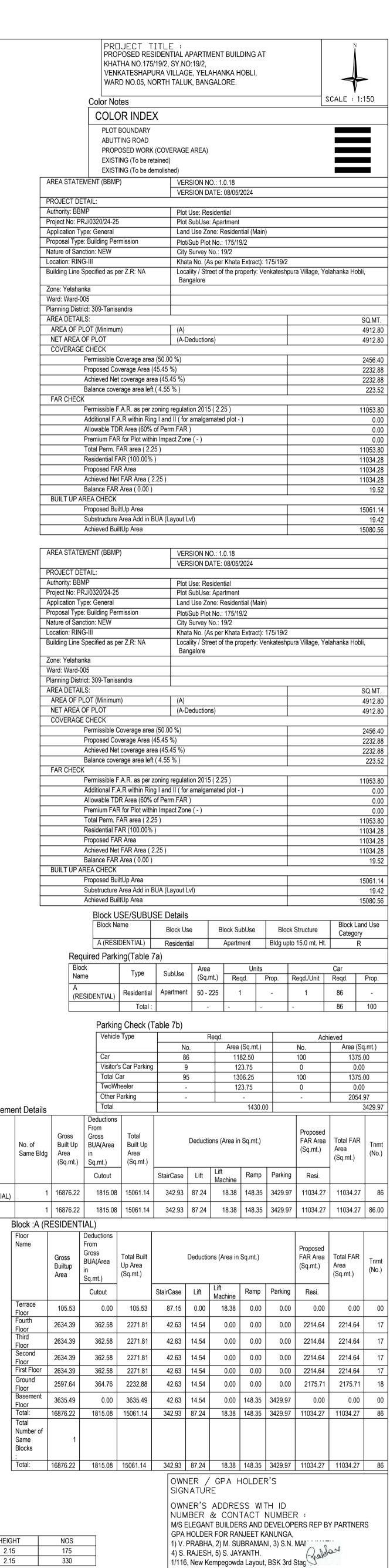
workers engaged by him. 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

sanction is deemed cancelled.

Board"should be strictly adhered to

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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.



BLOCK NAME	DINERY:		OTU	LIFIGUE		
	NAME		GTH	HEIGHT		
A (RESIDENTIAL)	D2	0.	75	2.15		
A (RESIDENTIAL)	D1	0.90		2.15	;	
SCHEDULE OF JO	DINERY:					
BLOCK NAME	NAME	LEN	GTH	HEIGHT	1	
A (RESIDENTIAL)	V	1.20		1.20		
A (RESIDENTIAL)	W	1.80		2.15		
Balcony Calculation	ns Table				•	
FLOOR	SIZE			AREA	TOTAL	
TYPICAL - 1-4 FLOOF PLAN	1.12 X 3.62 X 1	I X 4		16.20		
	1.12 X 3.91 X 1	X 4		17.52		
	1.10 X 2.80 X 1	I X 4		12.32		
	1.10 X 3.09 X 1	I X 4		13.60		
Total				_		

ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR DEPUTY DIRECTOR JOINT DIRECTOR

SANCTIONING AUTHORITY

Cross, Bangalore

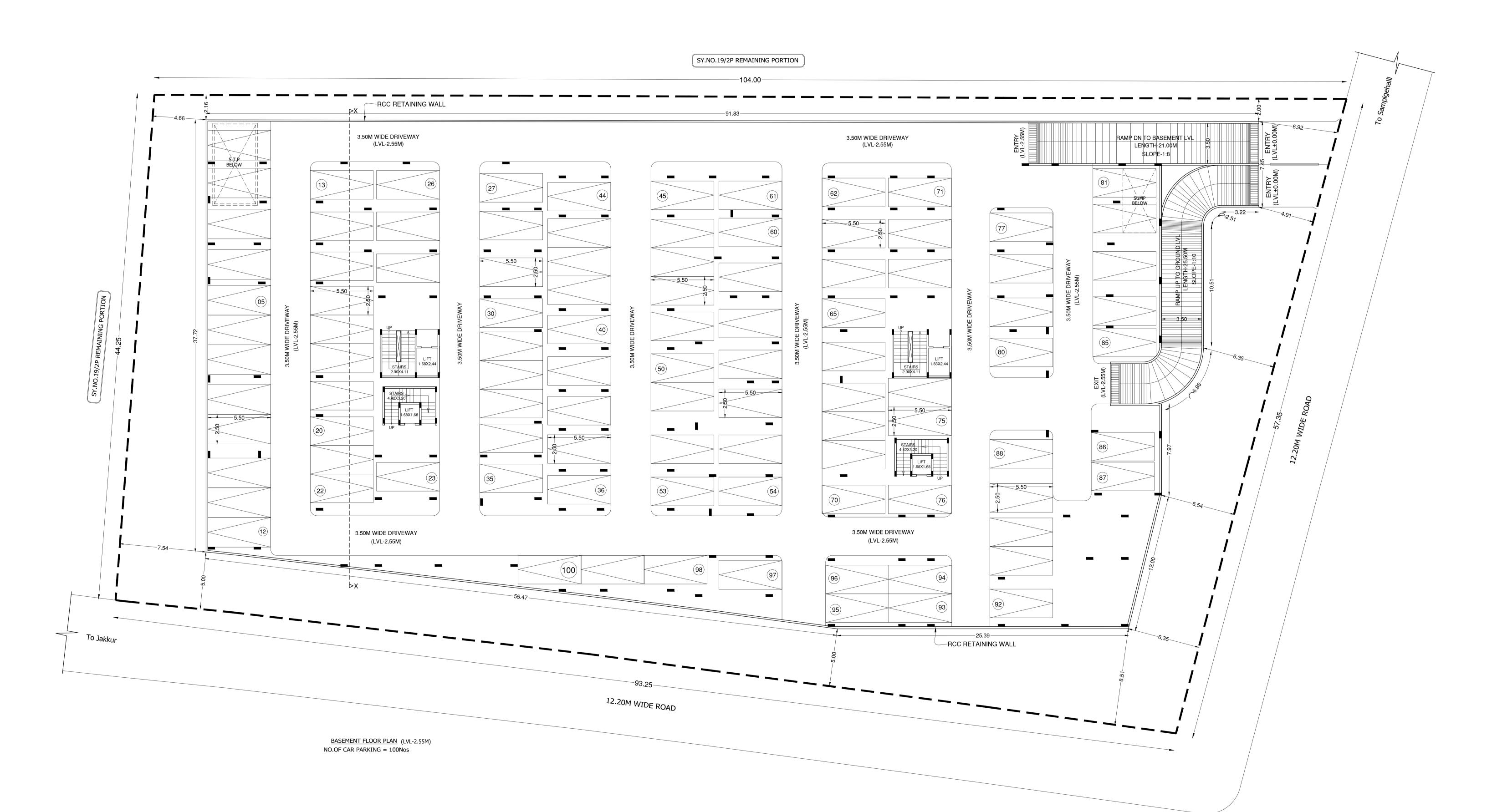
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.175/19/2, SY.NO:19/2, VENKATESHAPURA VILLAGE, YELAHANKA HOBLI, WARD NO.05, NORTH TALUK, BANGALORE. DRAWING TITLE :

SITE PLAN

SHEET NO : 01 OF 04 This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.





Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for.

a).Consisting of 'Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of BASEMEN T, GF+4UF'.
2.The sanction is accorded for Apartment A (RESIDENTIAL) only. The use of the building shall not deviate to any other use.
3. Car Parking reserved in the plan should not be converted for any other purpose.

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4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.

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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.

12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement

of the work.

14.License and approved plans shall be posted in 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.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

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27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.

28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ----- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).

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42. The applicant/owner/developer shall abide by sustainable construction and demolition waste

management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240

Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.

45.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety

of personnels involved in the construction activities.

46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

47.In case of any false information, misrepresentation of facts, or pending court cases, the plan

48.Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 :

sanction is deemed cancelled.

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.

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.

3. Employment of child labour in the construction activities strictly prohibited.

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.175/19/2, SY.NO:19/2, VENKATESHAPURA VILLAGE, YELAHANKA HOBLI, WARD NO.05, NORTH TALUK, BANGALORE. SCALE : 1:150 **COLOR INDEX** PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVERAGE AREA) EXISTING (To be retained) EXISTING (To be demolished) AREA STATEMENT (BBMP) VERSION NO.: 1.0.18 VERSION DATE: 08/05/2024 PROJECT DETAIL: Authority: BBMP Plot Use: Residential Project No: PRJ/0320/24-25 Plot SubUse: Apartment Application Type: General Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: 175/19/2 Nature of Sanction: NEW City Survey No.: 19/2 Location: RING-III Khata No. (As per Khata Extract): 175/19/2 Locality / Street of the property: Venkateshpura Village, Yelahanka Hobli, Building Line Specified as per Z.R: NA Zone: Yelahanka Ward: Ward-005 Planning District: 309-Tanisandra AREA DETAILS: AREA OF PLOT (Minimum NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (50.00 %) Proposed Coverage Area (45.45 %) Achieved Net coverage area (45.45 %) Balance coverage area left (4.55 %) Permissible F.A.R. as per zoning regulation 2015 (2.25 Additional F.A.R within Ring I and II (for amalgamated plot -Allowable TDR Area (60% of Perm.FAR) Premium FAR for Plot within Impact Zone (Total Perm. FAR area (2.25) Residential FAR (100.00% Proposed FAR Area Achieved Net FAR Area (2.25 Balance FAR Area (0.00) BUILT UP AREA CHECK Proposed BuiltUp Area Substructure Area Add in BUA (Layout Lvl Achieved BuiltUp Area AREA STATEMENT (BBMP) VERSION NO.: 1.0.18 VERSION DATE: 08/05/2024 Authority: BBMP Plot Use: Residential Project No: PRJ/0320/24-25 Plot SubUse: Apartment Application Type: General Land Use Zone: Residential (Main) Proposal Type: Building Permission Plot/Sub Plot No.: 175/19/2 Nature of Sanction: NEW City Survey No.: 19/2 Location: RING-III Khata No. (As per Khata Extract): 175/19/ Locality / Street of the property: Venkateshpura Village, Yelahanka Hobli, Building Line Specified as per Z.R: NA Ward: Ward-005 Planning District: 309-Tanisandra AREA OF PLOT (Minimun NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (50.00 % Achieved Net coverage area (45.45 % Balance coverage area left (4.55 %) Permissible F.A.R. as per zoning regulation 2015 (2.25 Additional F.A.R within Ring I and II (for amalgamated plot Allowable TDR Area (60% of Perm.FAR) Premium FAR for Plot within Impact Zone (Total Perm. FAR area (2.25 Residential FAR (100.00% Proposed FAR Area Achieved Net FAR Area (2.2 Balance FAR Area (0.00) BUILT UP AREA CHECK Proposed BuiltUp Area Substructure Area Add in BUA (Layout Lvl Achieved BuiltUp Area Block USE/SUBUSE Details Block Use Block SubUse Block Structure A (RESIDENTIAL)

Residential

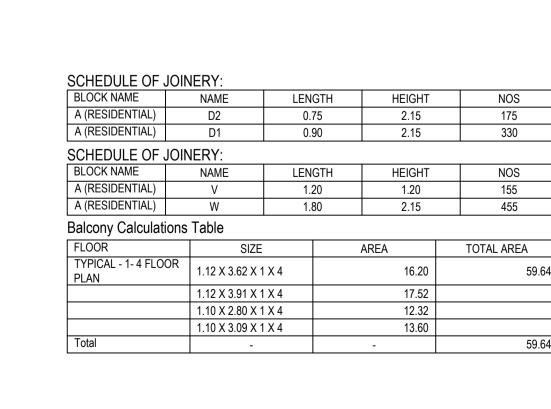
Apartment

Bldg upto 15.0 mt. Ht.

R Required Parking(Table 7a) (RESIDENTIAL) Residential Apartment 50 - 225 Total: - - - 86 1 Parking Check (Table 7b)

			Car		8	6	11	82.50		100	1375.0	00	
				s Car Parking	1 9	9	12	23.75		0	0.00	,	
			Total C		9	5	13	06.25		100	1375.00		
			TwoWl			-	12	23.75		0	0.00		
			Other F	Parking		-		-		-	2054.97		
AR &Teneme	ent Details		Total	Total 1430.00							3	3429	
No. of Same Bldg		Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	om ross Total JA(Area Built Up Area		Deduction	ons (Area in	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tı (N			
			Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Resi.		L	
A RESIDENTIAL)	ESIDENTIAL) 1 16876.22		1815.08	15061.14	342.93	87.24	18.38	148.35	3429.97	11034.27	11034.27		
otal:	1	16876.22	1	15061.14	342.93	87.24	18.38	148.35	3429.97	11034.27	11034.27	86	
ŀ	Block :A (R	ESIDEN											
	Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)		Deductio	ons (Area in	Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tr (N)	
			Cutout		StairCase	Lift	Lift Machine	Ramp	Parking	Resi.			
RESIDENTIAL) Grand Total: To FI FC FI FC FI FC FI FC FI TI FI FC FI TT	Terrace Floor	105.53	0.00	105.53	87.15	0.00	18.38	0.00	0.00	0.00	0.00		
	Fourth Floor	2634.39	362.58	2271.81	42.63	14.54	0.00	0.00	0.00	2214.64	2214.64		
	Third Floor	2634.39	362.58	2271.81	42.63	14.54	0.00	0.00	0.00	2214.64	2214.64		
	Second Floor	2634.39	362.58	2271.81	42.63	14.54	0.00	0.00	0.00	2214.64	2214.64		
	First Floor	2634.39	362.58	2271.81	42.63	14.54	0.00	0.00	0.00	2214.64	2214.64	П	
	Ground Floor	2597.64	364.76	2232.88	42.63	14.54	0.00	0.00	0.00	2175.71	2175.71		
	Basement Floor	3635.49	0.00	3635.49	42.63	14.54	0.00	148.35	3429.97	0.00	0.00		
	Total:	16876.22	1815.08	15061.14	342.93	87.24	18.38	148.35	3429.97	11034.27	11034.27		
	Total Number of	4											

Total: 16876.22 1815.08 15061.14 342.93 87.24 18.38 148.35 3429.97 11034.27 11034.27



OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER:
M/S ELEGANT BUILDERS AND DEVELOPERS REP BY PARTNERS
GPA HOLDER FOR RANJEET KANUNGA,
1) V. PRABHA, 2) M. SUBRAMANI, 3) S.N. MAI
4) S. RAJESH, 5) S. JAYANTH.
1/116, New Kempegowda Layout, BSK 3rd Stag
Cross, Bangalore

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage,
Bangalore – 560070. E-4289/17-18

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT
KHATHA NO.175/19/2, SY.NO:19/2,
VENKATESHAPURA VILLAGE, YELAHANKA HOBLI,
WARD NO.05, NORTH TALUK, BANGALORE.

DRAWING TITLE:

SHEET NO : 02 OF 04

SANCTIONING AUTHORITY:

ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR

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



BASEMENT FLOOR PLAN



Approval Condition:

of the work.

This Plan Sanction is issued subject to the following conditions:

1.The sanction is accorded for.

a). Consisting of 'Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of BASEMEN 2. The sanction is accorded for Apartment A (RESIDENTIAL) only. The use of the building shall not deviate to any other use. 3.Car Parking reserved in the plan should not be converted for any other purpose.

4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any. 5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises 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

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installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.

14.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. 15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time. 16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k). 17. The building shall be constructed under the supervision of a registered structural engineer. 18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained. 19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission

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29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sgm and above built up area for Commercial building).

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48. Also see, building licence for special conditions, if any. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

47. In case of any false information, misrepresentation of facts, or pending court cases, the plan

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".

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1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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.

			PRC KHA VEN	JECT T PPOSED RES THA NO.175 KATESHAPI RD NO.05, N	SIDENTIAL 5/19/2, SY.N URA VILLA	NO:19/2, .GE, YEL	ahanka h		-		N	>				
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	A	ROJECT DE		5	Plo	Plot Use: Residential Plot SubUse: Apartment										
	P	pplication T roposal Typ	ype: General e: Building Pe		La	nd Use Zo	: Apartment one: Resider t No.: 175/1	ntial (Main)							
	B	ocation: RIN	Specified as p	per Z.R: NA	Kh Lo	•	s per Khata	,		2 npura Village, Yelahanka Hobli,						
	Р	/ard: Ward-(lanning Dist REA DETA	rict: 309-Tanis	sandra					2017							
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EIGHT		NOS				ss, Banga		, out	, J. VIU	J.,-						

BLOCK NAME	NAME	LEN	GTH	HEIGHT	
A (RESIDENTIAL)	D2	0.	75	2.15	
A (RESIDENTIAL)	D1	0.90		2.15	
SCHEDULE OF J	OINERY:				
BLOCK NAME	NAME	LEN	GTH	HEIGHT	
A (RESIDENTIAL)	V	1.	20	1.20	
A (RESIDENTIAL)	W	1.	80	2.15	
Balcony Calculati					
FLOOR	SIZE			AREA	TOTAL
FLOOR TYPICAL - 1- 4 FLOOPLAN		<u> </u>		AREA 16.20	TOTAI
TYPICAL - 1- 4 FLOO	NR .	1 X 4			TOTAI
TYPICAL - 1- 4 FLOO	OR 1.12 X 3.62 X	1 X 4 1 X 4		16.20	TOTAI
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ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4289/17-18

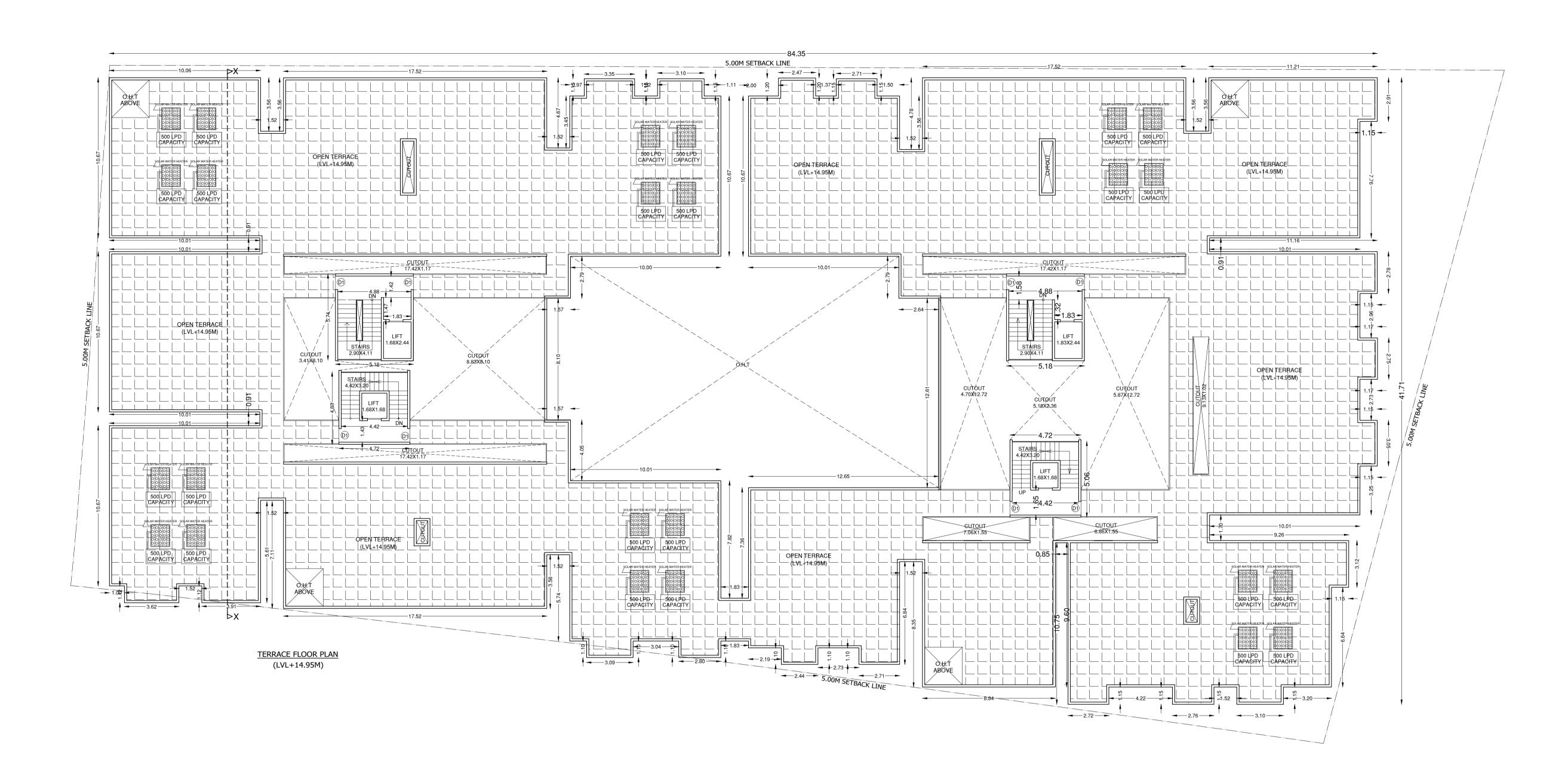
PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.175/19/2, SY.NO:19/2, VENKATESHAPURA VILLAGE, YELAHANKA HOBLI, WARD NO.05, NORTH TALUK, BANGALORE. DRAWING TITLE : GROUND FLOOR PLAN&

SHEET NO : 03 OF 04

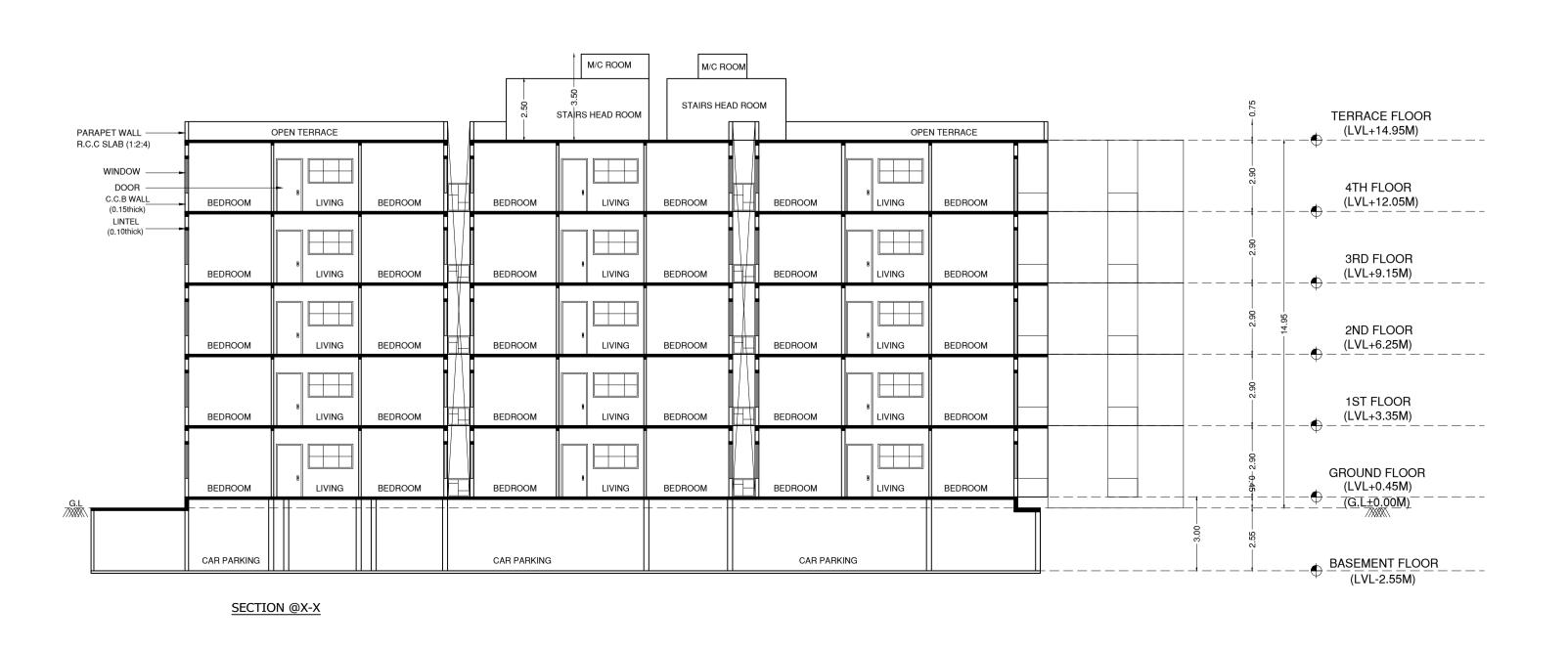
This approval of Building plan/ Modified plan is valid for two years from the SANCTIONING AUTHORITY date of issue of plan and building licence by the competent authority. ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR DEPUTY DIRECTOR JOINT DIRECTOR



1ST TO 4TH FLOOR PLAN







Approval Condition :

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Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

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Note :

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						KHA VEN	DPOSED RES THA NO.175/ IKATESHAPU RD NO.05, NO	19/2, SY.N IRA VILLA	IO:19/2, GE, YEL <i>i</i>	AHANKA H					>	
						PLOT ABUT PROF EXIST	OR INDEX BOUNDARY TING ROAD POSED WORK FING (To be ref	(COVERAG	GE AREA)					SCALE : 1:		
						EMENT (BBMI	ΓING (To be de P)	VE		O.: 1.0.18 ATE: 08/05/	2024					
					PROJECT D Authority: BB Project No: P		5		ot Use: Re	sidential : Apartment						
						ype: General e: Building Pe	rmission	Lai Plo	nd Use Zo	ne: Resider t No.: 175/19	ntial (Main))				
					Location: RIN		per Z.R: NA	Kh	ata No. (A	s per Khata			ra Village, Ye	lahanka Hobl	i,	
					Zone: Yelaha Ward: Ward-	005			angalore							
				I .	AREA DETA AREA OF F	PLOT (Minimu		(A)	1						SQ.M 4912.	
					NET AREA COVERAG	E CHECK	Coverage area		Deduction	ns)		491:				
						Proposed Co Achieved Ne	overage Area (4 et coverage are	45.45 %) a (45.45 %))						2232. 2232.	
					FAR CHEC	K	erage area left F.A.R. as per z	,	ation 2015	5 (2.25)		11053				
						Allowable TD	A.R within Ring OR Area (60% or R for Plot withi	of Perm.FAI	R)	mated plot -)					
			Total Perm. FAR area (2.25) Residential FAR (100.00%) Proposed FAR Area Achieved Net FAR Area (2.25) Balance FAR Area (0.00)							11053 11034						
												1034 1034 19				
					BUILT UP /	AREA CHECK Proposed Bu Substructure		UA (Layout	LvI)					1	5061 19	
					AREA STAT	Achieved Bu	iltUp Area		,	O.: 1.0.18				1	5080	
					PROJECT D Authority: BB				RSION D	ATE: 08/05/	2024					
					Project No: P Application T	RJ/0320/24-25 ype: General		Plo Lai	ot SubUse nd Use Zo	: Apartment ne: Resider	ntial (Main))				
					Nature of Sai Location: RIN	IG-III		Cit Kh	y Survey I ata No. (A	s per Khata	Extract):					
					Zone: Yelaha		oer Z.R: NA		cality / Strangalore	eet of the pr	operty: Ve	enkateshpui	ra Village, Ye	lahanka Hobl	i,	
					Ward: Ward- Planning Dist AREA DETA	trict: 309-Tanis	sandra								SQ.M	
					AREA OF F	PLOT (Minimu OF PLOT	m)	(A)	Deduction	ns)					4912 4912	
					COVERAG	Permissible (Coverage area overage Area (45.45 %)							2456 2232	
					FAR CHEC	Achieved Ne Balance cove	et coverage are erage area left	a (45.45 %))						2232	
					17th Office	Permissible I Additional F.	F.A.R. as per z	g I and II (fo	or amalga	` ,)			1	1053	
						Premium FA	DR Area (60% o R for Plot withi FAR area (2.2	n Impact Zo	,					1	1053	
						Proposed FA	FAR (100.00% AR Area et FAR Area (2	·						1 1	1034 1034 1034	
					BUILT UP /	Balance FAR AREA CHECK	R Area (0.00)	.20)							19	
						Proposed Bu Substructure Achieved Bu	Area Add in B	UA (Layout	LvI)						5061 19 5080	
					Red	Block N	JSE/SUBUS lame IDENTIAL) sing(Table 7	Block U	Jse	Block Su Apartn			Structure 15.0 mt. Ht.	Block Lar Category R	'	
					Blo Na A	ock me	Туре	SubUse	(34.1	nt.) Re	Units	Prop. F	Reqd./Unit	Car Reqd.	Prop	
					(RI	ESIDENTIAL)	Residential Total:	Apartmer	nt 50 - :		1 -		1	86	100	
							ng Check (T e Type			Reqd.	(0			ieved		
							's Car Parking	}	No. 86 9	11	(Sq.mt.) 82.50 23.75		No. 100 0	Area (So 1375. 0.00	.00	
						Other	heeler Parking		95 - -	_	06.25 23.75 -		0 -	1375. 0.00 2054.	0 .97	
		FAR Bloc		ent Details		Total					1430.0	0			3429	
			viv.	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase		ons (Area in	Sq.mt.)	Parking	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tr (N	
		A (RE Grai Tota	al:	Block :A (F	1 16876.22	1815.08 1815.08		342.93 342.93	87.24	18.38 18.38	148.35 148.35	3429.97 3429.97	11034.27 11034.27	11034.27	86	
				Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)		Deductio	ons (Area in	Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tr (N	
				Terrace	105.53	Cutout 0.00	105.53	StairCase 87.15	Lift 0.00	Lift Machine 18.38	Ramp 0.00	Parking 0.00	Resi. 0.00	0.00		
				Floor Fourth Floor	2634.39	362.58	2271.81	42.63	14.54	0.00	0.00	0.00	2214.64	2214.64		
				Third Floor Second Floor	2634.39 2634.39	362.58 362.58	2271.81 2271.81	42.63	14.54 14.54	0.00	0.00	0.00	2214.64 2214.64	2214.64 2214.64		
				First Floor Ground Floor	2634.39 2597.64	362.58 364.76	2271.81 2232.88	42.63 42.63	14.54 14.54	0.00	0.00	0.00	2214.64 2175.71	2214.64 2175.71		
				Basement Floor Total:	3635.49 16876.22	0.00 1815.08	3635.49 15061.14	42.63 342.93	14.54 87.24	0.00 18.38	148.35 148.35	3429.97 3429.97	0.00 11034.27	0.00 11034.27	F	
				Total Number of Same	1											
				Blocks : Total:	16876.22	1815.08	15061.14		87.24 NED /			3429.97	11034.27	11034.27		
								SIG	NATÚR	GPA F RE ADDRE						
IEDULE OF JOI ICK NAME RESIDENTIAL)	NERY: NAME D2 D1	LENGTH 0.75	HEI0	5	NOS 175			NUM M/S GPA 1) V. 4) S.	MBER ELEGAN HOLDEI PRABHA RAJESH	& CON' T BUILDEF R FOR RAI A, 2) M. SU H, 5) S. JAN	TACT I RS AND I NJEET KA IBRAMAN YANTH.	NUMBEI DEVELOP ANUNGA, NI, 3) S.N.	ERS REP B	Y PARTNER	₹S	
IEDULE OF JOI		0.90 LENGTH	HEIG		330 NOS				6, New K s, Banga	empegowd lore	a Layout,	, BSK 3rd (Stag ,			
RESIDENTIAL) RESIDENTIAL) Ony Calculations OR	V W s Table	1.20	1.2 2.1 AREA	5	155 455 OTAL AREA			/SU	JPERV esh N 403	T/ENGI ISOR 'S 32, 28th Cr 560070. E-	SIGN/ oss, 17th	Main Roa	d, BSK 2nd	Stage,		
PICAL - 1- 4 FLOOR N	1.12 X 3.62 X 1 X 1.12 X 3.91 X 1 X	4	17	i.20	5	9.64						(Jt.			
al	1.10 X 2.80 X 1 X 1.10 X 3.09 X 1 X			2.32 2.60	5	9.64		PRO KHA VEN	POSED I THA NO. KATESH	TITLE RESIDENT 175/19/2, S APURA VII	TAL APAF SY.NO:19 LLAGE, Y)/2, /ELAHANŀ		Т		
										5 TITL	E :	RRACE FI	LOOR PLAN			
								-2-	HEET 1	V□ : 04 (OF 04					
DNING AUTH	HORITY :						ing plan/ Modi	fied plan is	s valid for	two years	from the					
TO ENGINEED (TANT DIRECTOR	DEPUTY DIRECTOR	JOIN'	T DIRECTOR			nd building lic									

PROJECT TITLE :

UserDefinedMetric (1200.00 x 900.00MM)