

Approval Condition:

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for. a).Consisting of 'Block - A (RESIDENTIAL APARTMENT BUILDING) Wing - A-1 (RESIDENTIA L APARTMENT BUILDING) Consisting of BASEMENT, GF+3UF'. 2.The sanction is accorded for Apartment A (RESIDENTIAL APARTMENT BUILDING) 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

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.

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). 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. 31.Sufficient two wheeler parking shall be provided as per requirement. 32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. 33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years. 34.The Owner / Association of high-rise building shall get the building inspected by 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 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.In case of any false information, misrepresentation of facts, or pending court cases, the plan

sanction is deemed cancelled. 46.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 Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and 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".

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.

		NT
PROJECT TITLE: PROPOSED RESIDENT KHATHA NO.2118/94/2 CHOKKANAHALLI VILL HOBLI, WARD NO.05. E	AGE,YALAHANKA	SCALE: 1:100
Color Notes		
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED WORK (COVI	FRAGE AREA)	
EXISTING (To be retained)	•	
EXISTING (To be demolish		
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
ANEXOTATEMENT (BBINIT)	VERSION NO.: 1.0.4 VERSION DATE: 31/08/2021	
PROJECT DETAIL:	VERSION DATE: 31/00/2021	
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/6832/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 2118/94/1	
Nature of Sanction: NEW	City Survey No.: 94/2	
Location: RING-III	Khata No. (As per Khata Extract): 2118/94/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Chokkanahalli Vi Bangalore north Taluk	llage, Yelahanka Hobli,
Zone: Yelahanka		
Ward: Ward-005		
Planning District: 309-Tanisandra		
AREA DETAILS:	'	SQ.MT.
AREA OF PLOT (Minimum)	(A)	1997.39
NET AREA OF PLOT	(A-Deductions)	1997.39
COVERAGE CHECK		
Permissible Coverage area (60.0	0 %)	1198.43
Proposed Coverage Area (55.54	%)	1109.36
Achieved Net coverage area (55	5.54 %)	1109.36
Balance coverage area left (4.46	3%)	89.07
FAR CHECK	·	
Permissible F.A.R. as per zoning	regulation 2015 (2.25)	4494.13
Additional F.A.R within Ring I and	d II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Per	m.FAR)	0.00
Premium FAR for Plot within Impa	act Zone (-)	0.00
Total Perm. FAR area (2.25)		4494.13
Residential FAR (100.00%)		4427.66
Proposed FAR Area		4427.66
Achieved Net FAR Area (2.22)		4427.66
Balance FAR Area (0.03)		66.47
BUILT UP AREA CHECK	•	
Proposed BuiltUp Area		6019.10
Substructure Area Add in BUA (L	ayout LvI)	15.00
A 1: 1D :::11 A		

Approval Date:

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Bldg upto 11.5 mt. Ht.	R
Parking Check (Ta				
Vehicle Type	R	eqd.	Achie	ved
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	40	550.00	45	618.75
Visitor's Car Parking	4	55.00	0	0.00
Total Car	44	605.00	45	618.75
TwoWheeler	-	55.00	0	0.00
				739.00
Other Parking	-	-	- 1	739.00

Achieved BuiltUp Area

Name			(Sq.mt.)	Reqa.	Prop.	Reqa./Unit	Reqa.	Prop.
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	40	-
	Total :		-	-	-	-	40	45
,			-	-	-	-	40	45
FAR &Teneme	ent Details							
Block								Proposed
	No of	Total Built		Deduct	ions (Area ir	n Sq.mt.)		FAR Area

2.001.	No. of Same Bldg	Total Built Up Area		Ded	uctions (Are	a in Sq.m	nt.)		FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
	Came blug	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	(Sq.mt.)	(140.)
A (RESIDENTIAL APARTMENT BUILDING)	1	6019.10	72.78	33.20	6.64	91.36	84.71	1302.75	4427.66	4427.66	40
Grand Total:	1	6019.10	72.78	33.20	6.64	91.36	84.71	1302.75	4427.66	4427.66	40.00

Floor Name	Total Built Up Area		Ded	luctions (Are	ea in Sq.m	t.)		Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	(Sq.mt.)	
Terrace Floor	24.62	17.98	0.00	6.64	0.00	0.00	0.00	0.00	0.00	00
Third Floor	1160.02	10.96	6.64	0.00	22.84	0.00	0.00	1119.58	1119.58	10
Second Floor	1160.02	10.96	6.64	0.00	22.84	0.00	0.00	1119.58	1119.58	10
First Floor	1160.02	10.96	6.64	0.00	22.84	0.00	0.00	1119.58	1119.58	10
Ground Floor	1109.36	10.96	6.64	0.00	22.84	0.00	0.00	1068.92	1068.92	10
Basement Floor	1405.06	10.96	6.64	0.00	0.00		1302.75			00
Total:	6019.10	72.78	33.20	6.64	91.36		1302.75		4427.66	40
Total Number of Same	1									

Number of Same Blocks	1									
Total:		72.78	33.20	91.36	84.71			442	27.66	Ī
Balcony Ca	alculations	Table								
FLOOR			SIZE	ARE	Α	TO	OTAL AREA			
TYPICAL - 1 PLAN	, 2, 3 FLOOR	0.66 X 3.9	91 X 3 X 3		23.22	2	15	1.95		
		0.66 X 3.6	S1 X 7 X 3		49.98	3				
		0.66 X 3.3	30 X 1 X 3	•	6.54	1				
		0.66 X 4.2	22 X 1 X 3		8.34	1	·			

	0.66 X 5.49 X	<1 X 3		10.86		
	0.66 X 4.52 X	<1 X 3		8.94		
Total	-			-	1	151.95
SCHEDULE OF S	JOINERY:	LENG	TU	HEIGHT	NOS	
A (RESIDENTIAL APARTMENT BUILDING)	V	0.60		1.00	96	
A (RESIDENTIAL APARTMENT	W	1.80)	2.10	220	

A (RESIDENTIAL APARTMENT BUILDING)	V	0.60	1.00	96
A (RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	220
A (RESIDENTIAL APARTMENT BUILDING)	W	2.45	2.10	04

OWNER / GPA HOLDER'S SIGNATÚRE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: K ELISHA K MUNIYANDI VOBILINENI GOVINDA RAJ KUMAR M ANJANEYA VARA PRASADA F^^ 51-1-1-101 ----- elite B block St Anthony road Mariyamı

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Ganesh N #4/2, 8th main, 6th cross, S.R. Nagar, Bangalore E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2118/94/2, Sv. No.94/2, CHOKKANAHALLI VILLAGE YALAHANKA HOBLI, WARD NO.05. BANGALORE. DRAWING TITLE :

SHEET NO: 1

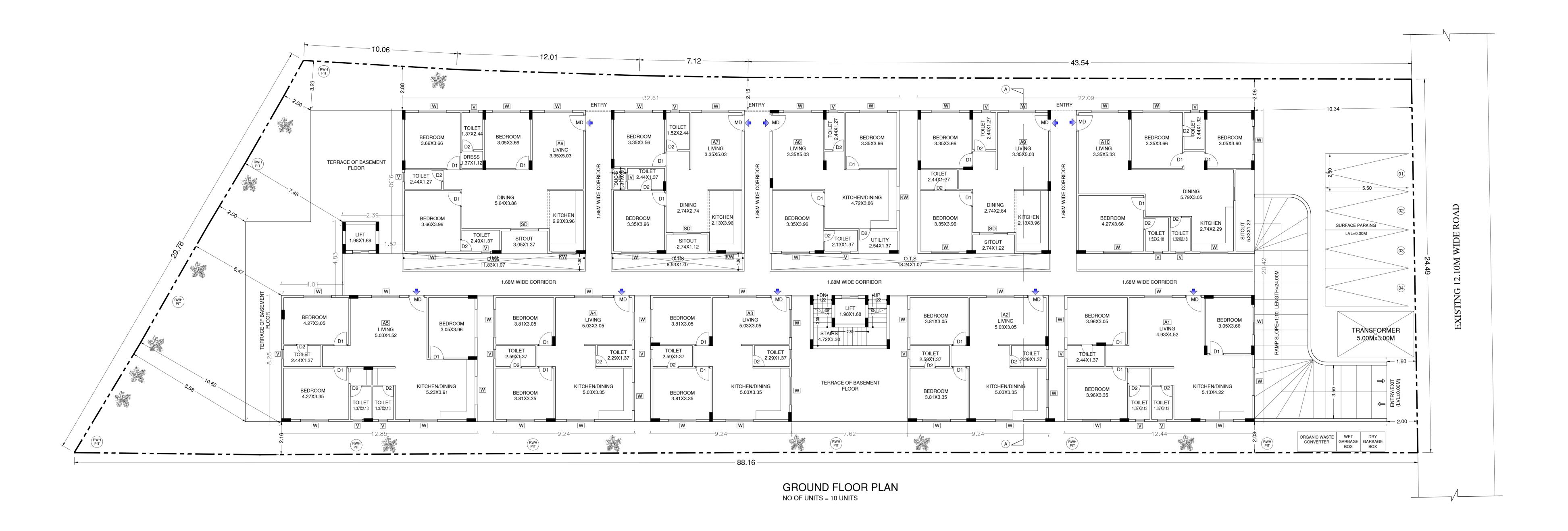
SITE PLAN & BASEMENT FLOOR PLAN

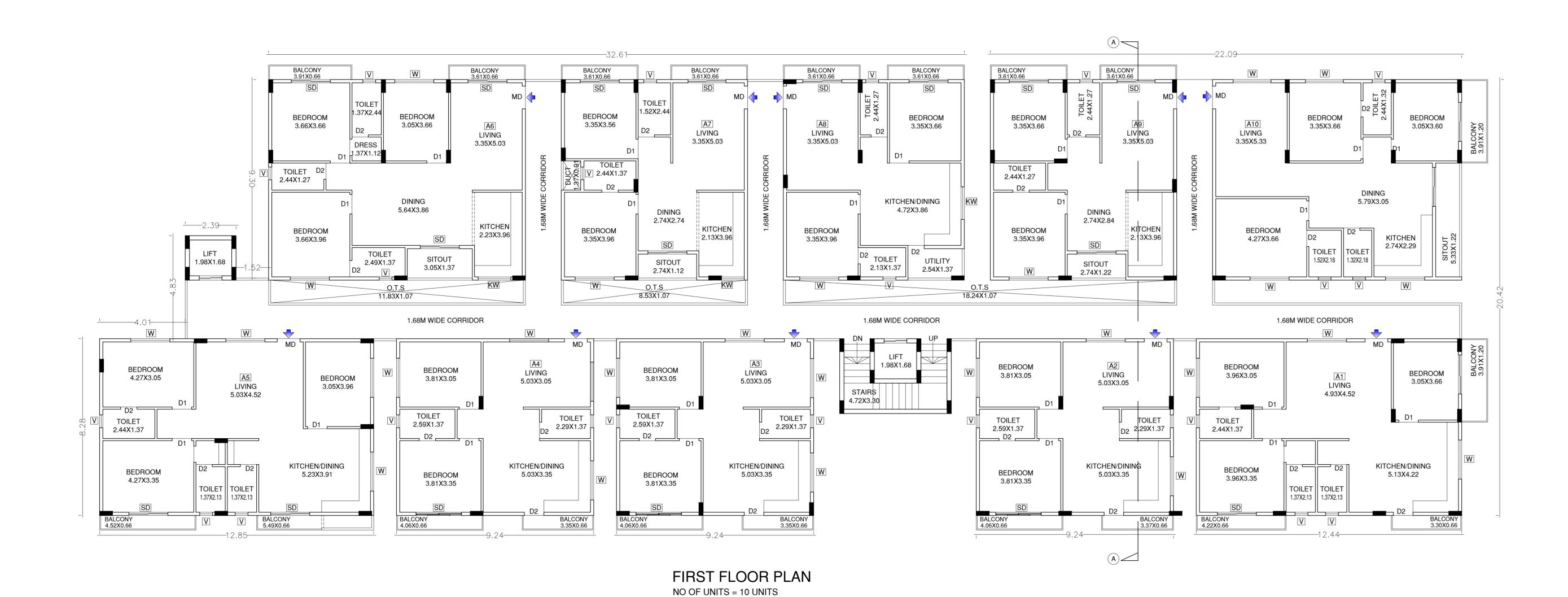
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

KEY PLAN (N.T.S)

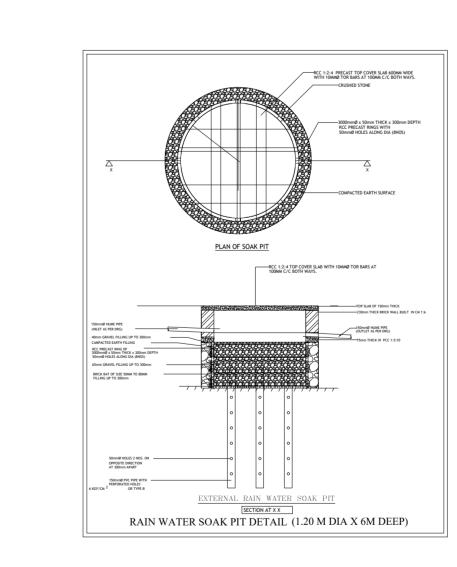
UnitBUA Table for Block :A (RESIDENTIAL APARTMENT BUILDING)

SANCTIONING AUTHORITY:









1.The sanction is accorded for. a).Consisting of 'Block - A (RESIDENTIAL APARTMENT BUILDING) Wing - A-1 (RESIDENTIA L APARTMENT BUILDING) Consisting of BASEMENT, GF+3UF'.

This Plan Sanction is issued subject to the following conditions:

Approval Condition :

2.The sanction is accorded for Apartment A (RESIDENTIAL APARTMENT BUILDING) 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

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UnitBUA Table for Block :A (RESIDENTIAL APARTMENT BUILDING)

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	PROJECT TITLE : PROPOSED RESIDEN ⁻ KHATHA NO.2118/94/2 CHOKKANAHALLI VILL HOBLI, WARD NO.05. E	AGE,YALAHANKA	SCALE: 1:100
	Color Notes		
	COLOR INDEX		
	PLOT BOUNDARY ABUTTING ROAD PROPOSED WORK (COVI EXISTING (To be retained) EXISTING (To be demolish		
AREA STATEM	ENT (BBMP)	VERSION NO.: 1.0.4	
	, ,	VERSION DATE: 31/08/2021	
PROJECT DETA	AIL:		
Authority: BBMF		Plot Use: Residential	
Inward_No: PRJ	/6832/21-22	Plot SubUse: Apartment	
Application Type		Land Use Zone: Residential (Main)	
	Building Permission	Plot/Sub Plot No.: 2118/94/1	
Nature of Sancti	on: NEW	City Survey No.: 94/2	
Location: RING-		Khata No. (As per Khata Extract): 2118/9	
	ecified as per Z.R: NA	Locality / Street of the property: Chokkana Bangalore north Taluk	ahalli Village, Yelahanka Hobli,
Zone: Yelahanka			
Ward: Ward-005			
•	:: 309-Tanisandra		
AREA DETAILS			SQ.M1
AREA OF PLO	,	(A)	1997.3
NET AREA OF		(A-Deductions)	1997.3
COVERAGE C			
	ermissible Coverage area (60.0	· · · · · · · · · · · · · · · · · · ·	1198.4
	roposed Coverage Area (55.54	,	1109.3
	chieved Net coverage area (55	<u>'</u>	1109.3
	alance coverage area left (4.46	5%)	89.0
FAR CHECK			
	ermissible F.A.R. as per zoning	, ,	4494.1
	dditional F.A.R within Ring I and	, , ,	0.0
	llowable TDR Area (60% of Per	,	0.0
	remium FAR for Plot within Imp	act Zone (-)	0.0
	otal Perm. FAR area (2.25)		4494.1
	esidential FAR (100.00%)		4427.6
	roposed FAR Area		4427.6
	chieved Net FAR Area (2.22)		4427.6
	alance FAR Area (0.03)		66.4
BUILT UP ARE			
	roposed BuiltUp Area		6019.1
	ubstructure Area Add in BUA (L	ayout Lvl)	15.0
A	chieved BuiltUp Area		6034.1

Approval Date:

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Bldg upto 11.5 mt. Ht.	R
Parking Check (Ta			,	
Vehicle Type	R	eqd.	Achie	/ed
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	40	550.00	45	618.75
Visitor's Car Parking	4	55.00	0	0.00
Total Car	44	605.00	45	618.75
TwoWheeler	-	55.00	0	0.00
Other Parking	-	-	-	739.00
		660.00	1	1357.7

Block	Туре	SubUse	Area	Ur	nits		Car	
Name	туре	Subose	(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	40	-
	Total :		-	-	-	-	40	45

Block	No. of Same Bldg	Total Built Up Area		Ded	uctions (Are	a in Sq.m	nt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)
	Same Blog	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	(Sq.mt.)	(140.)
A (RESIDENTIAL APARTMENT BUILDING)	1	6019.10	72.78	33.20	6.64	91.36	84.71	1302.75	4427.66	4427.66	40
Grand Total:	1	6019.10	72.78	33.20	6.64	91.36	84.71	1302.75	4427.66	4427.66	40.00

Floor Name	Total Built Up Area		Dec	luctions (Are	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)			
	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	(Sq.mt.)	
Terrace Floor	24.62	17.98	0.00	6.64	0.00	0.00	0.00	0.00	0.00	00
Third Floor	1160.02	10.96	6.64	0.00	22.84	0.00	0.00	1119.58	1119.58	10
Second Floor	1160.02	10.96	6.64	0.00	22.84	0.00	0.00	1119.58	1119.58	10
First Floor	1160.02	10.96	6.64	0.00	22.84	0.00	0.00	1119.58	1119.58	10
Ground Floor	1109.36	10.96	6.64	0.00	22.84	0.00	0.00	1068.92	1068.92	10
Basement Floor	1405.06	10.96	6.64	0.00	0.00		1302.75			00
Total:	6019.10	72.78	33.20	6.64	91.36		1302.75		4427.66	40
Total Number of Same Blocks	1									

Blocks	'								
Total:		72.78	33.20		91.36	84.71			4427.66
SCHEDULE OF	JOIN	NERY:							
BLOCK NAME		NAME		LENGTH		HEIGHT		NOS	
A (RESIDENTIAL APARTMENT BUILDING)		V		0.60		1.00		96	
A (RESIDENTIAL APARTMENT BUILDING)		W		1.80		2.10		220	
A (RESIDENTIAL APARTMENT BUILDING)		W		2.45		2.10		04	
SCHEDULE OF	IOL:	NERY:	•						
BLOCK NAME	1	NAME		LENGTH				NOS	
		D2		0.75		2.10		164	
A (RESIDENTIAL APARTMENT BUILDING)		D1		0.90		2.10		136	
A (RESIDENTIAL APARTMENT BUILDING)		MD		1.10		2.10		40	

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: K ELISHA K MUNIYANDI VOBILINENI GOVINDA RAJ KUMAR M ANJANEYA VARA PRASADA P^^ 5'--- 101 ----- elite B block St Anthony road Mariyamı

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Ganesh N #4/2, 8th main, 6th cross, S.R. Nagar, Bangalore E-4289/17-18

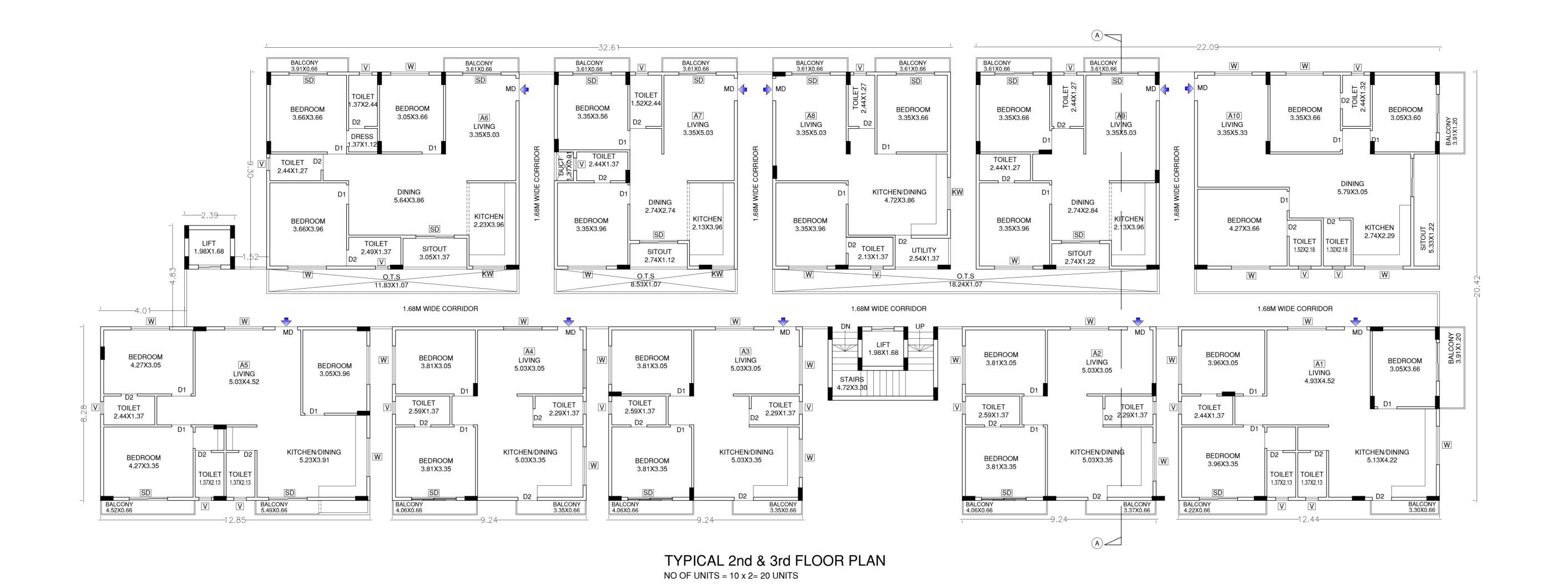
PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2118/94/2, Sv. No.94/2, CHOKKANAHALLI VILLAGE, YALAHANKA HOBLI, WARD NO.05. BANGALORE.

SHEET NO: 2

GROUND FLOOR PLAN & FIRST FLOOR PLAN

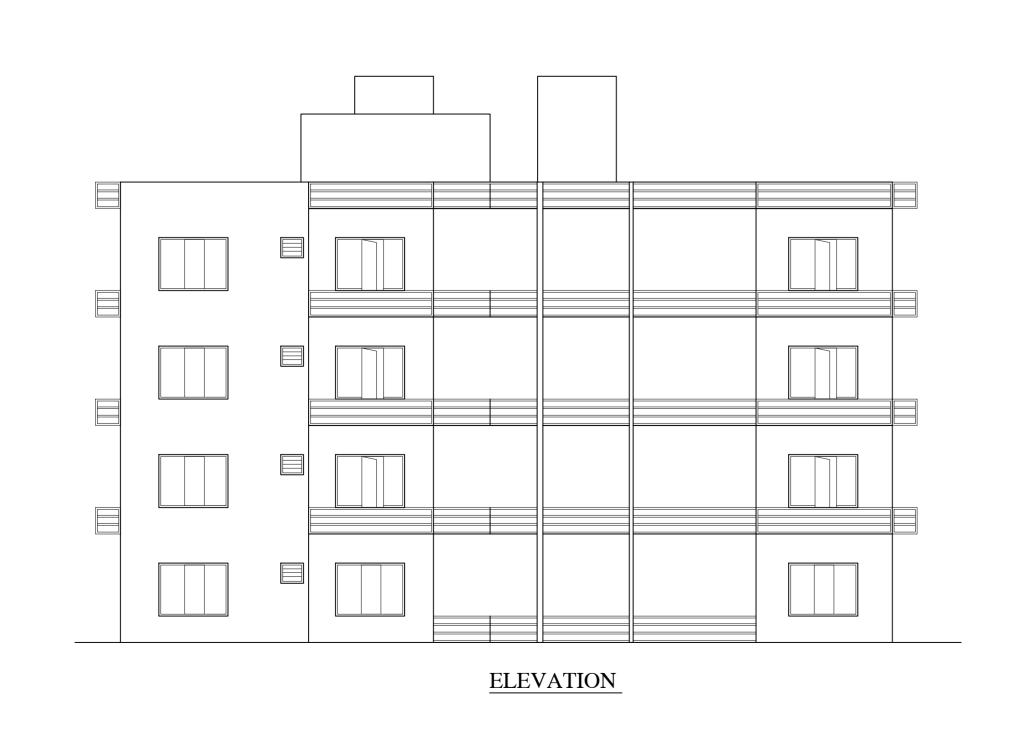
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority. YELAHANKA

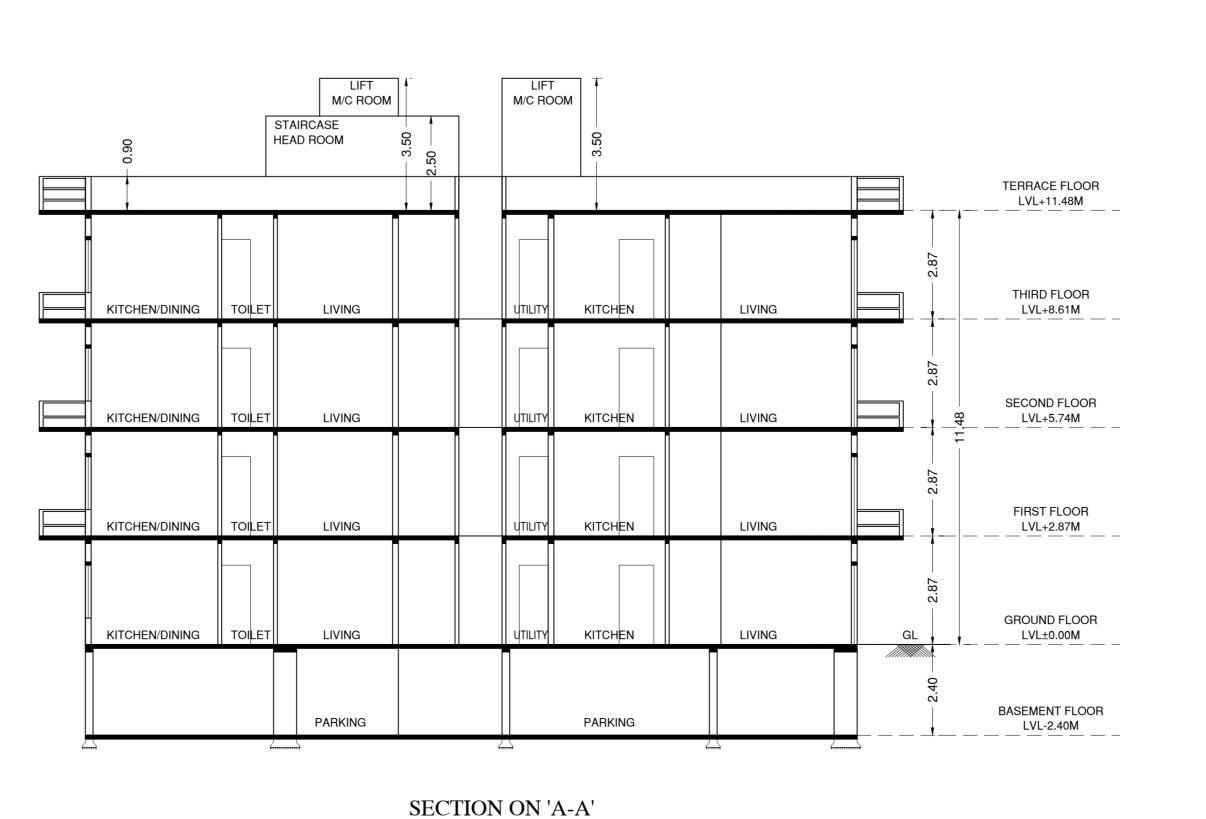
ASSISTANT DIRECTOR





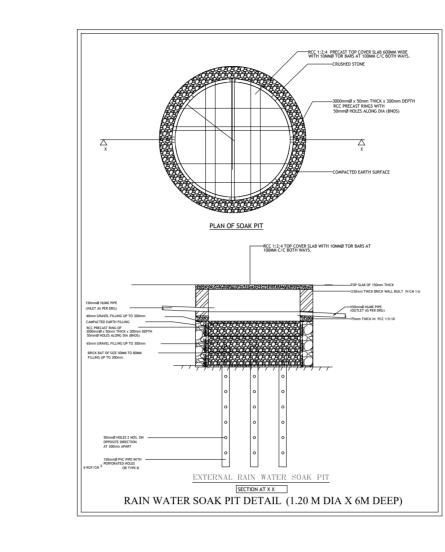
TERRACE FLOOR PLAN







KEY PLAN (N.T.S)





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.

Approval Condition:

1. The sanction is accorded for.

This Plan Sanction is issued subject to the following conditions:

L APARTMENT BUILDING) Consisting of BASEMENT, GF+3UF'.

3.Car Parking reserved in the plan should not be converted for any other purpose.

of the building shall not deviate to any other use.

has to be paid to BWSSB and BESCOM if any.

demolished after the construction.

bye-laws 2003 shall be ensured.

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

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.

a). Consisting of 'Block - A (RESIDENTIAL APARTMENT BUILDING) Wing - A-1 (RESIDENTIA

2.The sanction is accorded for Apartment A (RESIDENTIAL APARTMENT BUILDING) only. The use

4.Development charges towards increasing the capacity of water supply, sanitary and power main

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

6. The applicant shall construct temporary toilets for the use of construction workers and it should be

7. The applicant shall INSURE all workmen involved in the construction work against any accident

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

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

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 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). 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. 31.Sufficient two wheeler parking shall be provided as per requirement. 32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. 33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years. 34. The Owner / Association of high-rise building shall get the building inspected by empaneled

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.

agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are

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 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.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

46.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 Board"should be strictly adhered to

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and 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".

I.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.

UnitBUA Table for Block :A (RESIDENTIAL APARTMENT BUILDING)

		PI KI C	HATHA NO	O RESIDE O.2118/94 AHALLI VI	/2, Sy. I LLAGE,	YALAHANI		JILDIN	NG AT		SCALE :	1:100		
		Co	olor Notes											
			COLOR	INDEX										
			PLOT BOU											
			ABUTTING											
				D WORK (C	OVERAGE	AREA)								
			EXISTING	(To be retain	ed)	·								
			EXISTING	(To be demo	lished)									
A	REA S	TATEMEN	NT (BBMP)		VEI	RSION NO.: 1.	0.4							
					VEI	RSION DATE:	31/08/2	2021						
		CT DETAIL	_:		1 5.	5								
		y: BBMP	832/21-22			Use: Resident SubUse: Apar								
I .	_	ion Type:				d Use Zone: R		tial (Ma	in)					
I			ilding Permiss	sion		/Sub Plot No.:			III <i>)</i>					
I	-	of Sanction	-			Survey No.: 9		/ -1 / 1						
		: RING-III				ta No. (As per		Extract): 2118/94/1					
В	Building	Line Spec	ified as per Z	.R: NA		ality / Street of				lli Village,	Yelahanka H	lobli,		
					Ва	Bangalore north Taluk								
		elahanka												
		/ard-005												
			809-Tanisandr	ra										
		ETAILS:	/Minimum)		[(A)							SQ.1		
_		REA OF F	(Minimum)		(A)	Deductions)						199 ⁷		
-		RAGE CH			(A-L	Deductions)				199				
	OOVL		missible Cove	erage area (6	0.00 %)							1198		
			osed Covera	• '								1109		
			ieved Net cov	•	,)						1109		
		Balance coverage area left (4.46 %)										89		
	FAR C													
		Permissible F.A.R. as per zoning regulation 2015 (2.25)										449		
		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)												
			idential FAR (, ,					4494					
			osed FAR Ar	, ,								442		
			ieved Net FA		2)						44			
			ance FAR Are	,								66		
	BUILT	UP AREA	CHECK	, ,										
		Pro	oosed BuiltUp	Area								6019		
			structure Area		A (Layout I	_vI)						15		
		Ach	ieved BuiltUp	Area								6034		
Block USE/S		al Date :												
Block Name		Block	k Use	Block Sub	Use	Block Struct	ure		ock Land Use	Э				
A (RESIDENT APARTMENT BUILDING)	ESIDENTIAL Residential Apa			Apartme	nt [Bldg upto 11.5	mt. Ht.		tegory R					
Darking Cha	ok /T	abla 7h)												
Parking Che	CK (I	avie (D)		nd	1		A			\neg				
Vehicle Type			Red		ı mt \	NI-	Achi		22 (Sa mt)	\dashv				
Car	No. Area (Sq.n					No. 45			ea (Sq.mt.) 618.75	\dashv				
Visitor's Car P	40 550.00 Car Parking 4 55.00					0			0.00	\dashv				
Total Car	y		44	605.0		45			618.75	\dashv				
TwoWheeler			-	55.0		0			0.00	\dashv				
Other Parking			-	-		-			739.00					
Total					660.00				1357.7	5				
Required Pa	arking	(Table 7	'a)			11-26					\neg			
Block Name		Туре	SubUse	Area (Sq.mt.)	Reqd.	Units Prop.	Dogg	d./Unit	Car Reqd.	Prop.	\dashv			
A	+			(54.1111.)	nequ.	F10p.	Nedo	ı./OIII	requ.	F10p.	\dashv			
'DECIDENTE:	. 1				I		1			I	- 1			

	Up Area			uctions (Are	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)			
Same Bldg	(Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	(Sq.mt.)	(110.)
1	6019.10	72.78	33.20	6.64	91.36	84.71	1302.75	4427.66	4427.66	40
1	6019.10	72.78	33.20	6.64	91.36	84.71	1302.75	4427.66	4427.66	40.00
_	1	1 6019.10	1 6019.10 72.78	1 6019.10 72.78 33.20 1 6019.10 72.78 33.20	1 6019.10 72.78 33.20 6.64 1 6019.10 72.78 33.20 6.64	1 6019.10 72.78 33.20 6.64 91.36 1 6019.10 72.78 33.20 6.64 91.36	1 6019.10 72.78 33.20 6.64 91.36 84.71 1 6019.10 72.78 33.20 6.64 91.36 84.71	1 6019.10 72.78 33.20 6.64 91.36 84.71 1302.75 1 6019.10 72.78 33.20 6.64 91.36 84.71 1302.75	1 6019.10 72.78 33.20 6.64 91.36 84.71 1302.75 4427.66 1 6019.10 72.78 33.20 6.64 91.36 84.71 1302.75 4427.66	1 6019.10 72.78 33.20 6.64 91.36 84.71 1302.75 4427.66 4427.66 1 6019.10 72.78 33.20 6.64 91.36 84.71 1302.75 4427.66 4427.66

Floor Name	Total Built Up Area (Sq.mt.)		Ded	luctions (Are	Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)			
		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	(Sq.mt.)	
Terrace Floor	24.62	17.98	0.00	6.64	0.00	0.00	0.00	0.00	0.00	00
Third Floor	1160.02	10.96	6.64	0.00	22.84	0.00	0.00	1119.58	1119.58	10
Second Floor	1160.02	10.96	6.64	0.00	22.84	0.00	0.00	1119.58	1119.58	10
First Floor	1160.02	10.96	6.64	0.00	22.84	0.00	0.00	1119.58	1119.58	10
Ground Floor	1109.36	10.96	6.64	0.00	22.84	0.00	0.00	1068.92	1068.92	10
Basement Floor	1405.06	10.96	6.64	0.00	0.00		1302.75			00
Total:	6019.10	72.78	33.20	6.64	91.36		1302.75		4427.66	40
Total Number of Same Blocks	1									
Total:		72.78	33.20		91.36	84.71			4427.66	40

Total:		72.78 33		3.20 91		.36 84.71			4427.66	
SCHEDULE OF JOINERY:										
BLOCK NA	OCK NAME			LENGTH		HEIGHT		NOS		
A (RESIDE APARTME BUILDING)	NT	V		0.60		1.00		96		
A (RESIDENTIAL APARTMENT W BUILDING)		W	W 1.80			2.10		220		
A (RESIDE APARTME BUILDING)	NT	w		2.45		2.10		04		
SCHEDU	LE OF J	OINERY:								
BLOCK NA	ME	NAME		LENGTH				NOS		
		D2		0.75		2.10		164		
A (RESIDE APARTME BUILDING)	NT	D1		0.90		2.10		136		
A (RESIDE APARTME BUILDING)	NT	MD		1.10		2.10		40		

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: K ELISHA K MUNIYANDI VOBILINENI GOVINDA RAJ KUMAR M ANJANEYA VARA PRASADA RAC Sister And services B block St Anthony road Mariyamma Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE Ganesh N #4/2, 8th main, 6th cross, S.R. Nagar, Bangalore

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2118/94/2, Sv. No.94/2, CHOKKANAHALLI VILLAGE YALAHANKA HOBLI, WARD NO.05. BANGALORE. DRAWING TITLE : TYPICAL 2nd & 3rd FLOOR PLAN, TERRACE FLOOR PLAN

ELEVATION & SECTION SHEET NO: 3 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. ASSISTANT DIRECTOR

SANCTIONING AUTHORITY: YELAHANKA