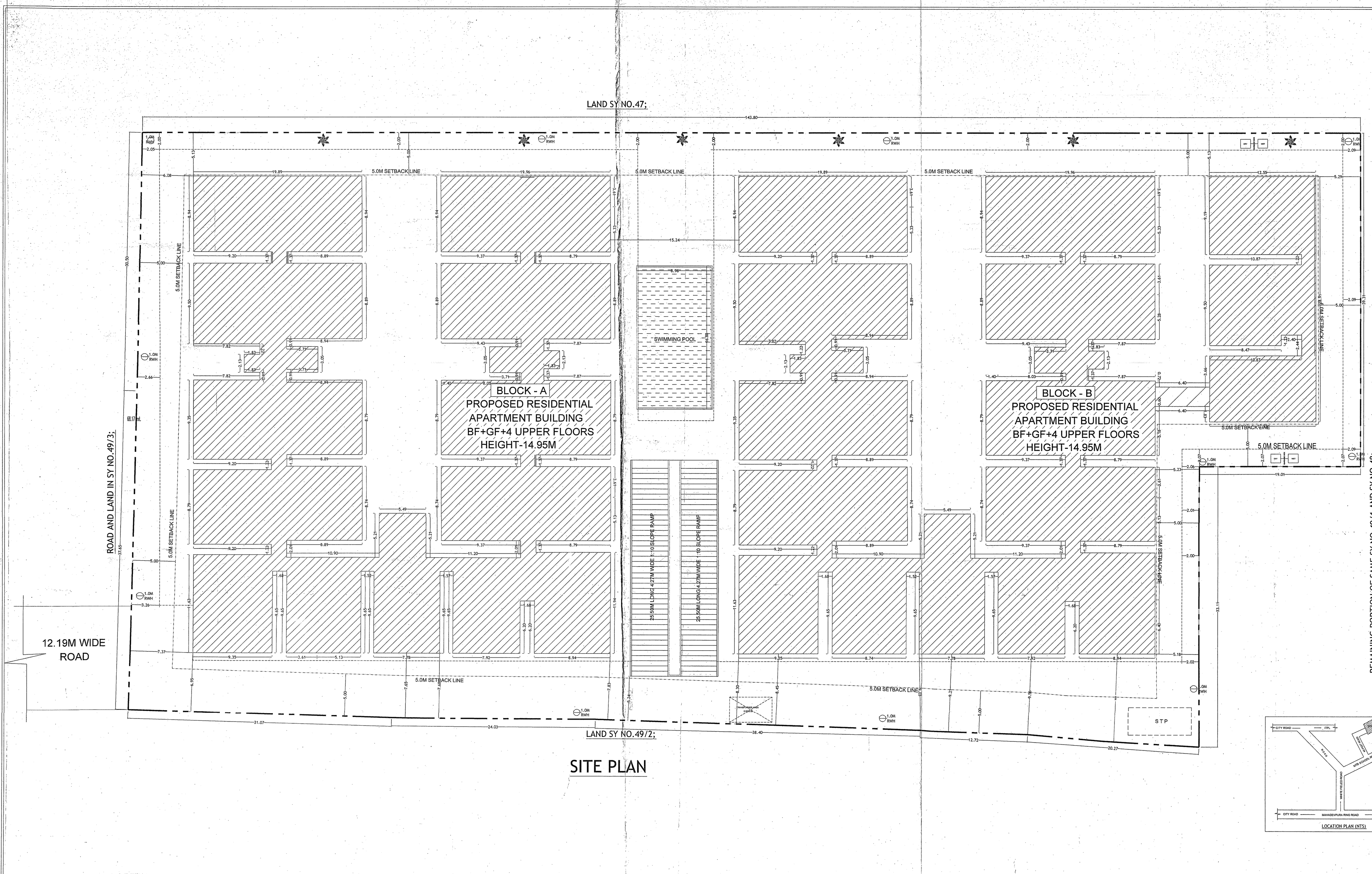


SITE PLAN

BBMP/Addl.Dir/JD NORTH/0013/17-18

Plan sanctioned subject to the following Conditions :

1. Sanction is accorded for the Proposed Residential Apartment Building @ KHATHA NO.814, SY NO.49/1, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO.82, MAHADEVAPURA ZONE, BANGALORE.
   a) Consisting of BF+GF+4.UF in BLOCK A & B, 223 No's Dwelling Units (Four upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any use
3. Basement Floor area reserved for 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 if 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 not kept mixed in nearby dumping yard.
9. The sanctioned building plan with respect to the open setting the setback area / open spaces and site 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 9.00 mts from the building within the premises.
11. The applicant shall provide a separate room preferably 4.00 x 3.65 m in the Stilt floor for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 23.
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. 3.8) under sub section (1-A (a) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of the foundation or footings before erosion, the Engineer in charge in the case of columnar structure after erection of basement shall submit "COMPLETION CERTIFICATE" to that effect.
20. Construction or reconstruction of the building should be completed within two years from the date of issue of licence & within one month after the 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 caused to the neighbours in the vicinity of construction and that no mud is tracked in to the road by vehicles from the site during the construction activity.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic wastes and should be processed in the Recycling processing unit 300 kg capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 sqrs 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 basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of 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. 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 no. 3.8 (xvi) (i) of Building Bye - Laws - 2003.
35. The Builder/contractor/Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in the contravention of the provisions of the act, rules, Bye-laws, Zoningregulations,Standing Orders and Policy orders of the BBMP.
36. The Construction or reconstruction of building shall be commenced within a period of two(2) years from date of issue of licens. Before the expiry of two years, the owner/Developer shall give intimation to BBMP(partion authority) of the intension 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 is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Vreaadaspp hoosthal) 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 Constructions 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 workplace 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. Payment of Cess amount to the Labour Welfare Board in connection with the construction work is a must.
5. BBMP will not be responsible for any issues 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.

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.6/ 0.1	1.23	57.33
	0.75 X 2.4/ 0.1	1.80	
	0.75 X 1.85/ 0.15	20.44	
	0.75 X 1.6/ 0.1	1.24	
	0.75 X 2.2/ 0.1	1.69	
	0.75 X 2.1/ 0.1	1.61	
	0.75 X 2.1/ 0.1	1.57	
	0.75 X 2.0/ 0.1	1.50	
SECOND FLOOR	0.75 X 1.6/ 0.1	1.23	57.33
	0.75 X 2.4/ 0.1	1.80	
	0.75 X 1.85/ 0.15	20.44	
	0.75 X 1.6/ 0.1	1.24	
	0.75 X 2.2/ 0.1	1.69	
	0.75 X 2.1/ 0.1	1.61	
	0.75 X 2.1/ 0.1	1.57	
	0.75 X 2.0/ 0.1	1.50	
THIRD FLOOR	0.75 X 1.6/ 0.1	1.23	57.33
	0.75 X 2.4/ 0.1	1.80	
	0.75 X 1.85/ 0.15	20.44	
	0.75 X 1.6/ 0.1	1.24	
	0.75 X 2.2/ 0.1	1.69	
	0.75 X 2.1/ 0.1	1.61	
	0.75 X 2.1/ 0.1	1.57	
	0.75 X 2.0/ 0.1	1.50	
FOURTH FLOOR	0.75 X 1.6/ 0.1	1.23	57.33
	0.75 X 2.4/ 0.1	1.80	
	0.75 X 1.85/ 0.15	20.44	
	0.75 X 1.6/ 0.1	1.24	
	0.75 X 2.2/ 0.1	1.69	
	0.75 X 2.1/ 0.1	1.61	
	0.75 X 2.1/ 0.1	1.57	
	0.75 X 2.0/ 0.1	1.50	
	0.75 X 1.6/ 0.1	0.25	

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.6/ 0.1	1.23	52.54
	0.75 X 2.4/ 0.1	1.80	
	0.75 X 1.85/ 0.15	21.50	
	0.75 X 1.6/ 0.1	1.01	
	0.75 X 1.6/ 0.1	1.24	
	0.75 X 2.2/ 0.1	1.69	
	0.75 X 2.1/ 0.1	1.57	
	0.75 X 2.0/ 0.1	1.50	
SECOND FLOOR	0.75 X 1.6/ 0.1	1.23	52.54
	0.75 X 2.4/ 0.1	1.80	
	0.75 X 1.85/ 0.15	21.50	
	0.75 X 1.6/ 0.1	1.01	
	0.75 X 1.6/ 0.1	1.24	
	0.75 X 2.2/ 0.1	1.69	
	0.75 X 2.1/ 0.1	1.57	
	0.75 X 2.0/ 0.1	1.50	
THIRD FLOOR	0.75 X 1.6/ 0.1	1.23	52.54
	0.75 X 2.4/ 0.1	1.80	
	0.75 X 1.85/ 0.15	21.50	
	0.75 X 1.6/ 0.1	1.01	
	0.75 X 1.6/ 0.1	1.24	
	0.75 X 2.2/ 0.1	1.69	
	0.75 X 2.1/ 0.1	1.57	
	0.75 X 2.0/ 0.1	1.50	
FOURTH FLOOR	0.75 X 1.6/ 0.1	1.23	52.54
	0.75 X 2.4/ 0.1	1.80	
	0.75 X 1.85/ 0.15	21.50	
	0.75 X 1.6/ 0.1	1.01	
	0.75 X 1.6/ 0.1	1.24	
	0.75 X 2.2/ 0.1	1.69	
	0.75 X 2.1/ 0.1	1.57	
	0.75 X 2.0/ 0.1	1.50	
	0.75 X 2.0/ 0.1	1.50	

Sl.NOC DETAILS:

Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions imposed
1	KSPCB	No.PCB/1660/CHP/18/H-422 DATED:23/JUL/2018	All the conditions imposed in the letter issued by the Pollution Control Board should be adhered to.
2	BWSSB	No.BWSSB/EXCE(M)/ACE(M)-IV /DOE(M)/TA(M)-903/12/2018-19. DATED:23/04/2018	
3	SEIAA	No.SEIAA 120 CON 2017 DATED:12/01/2018	

II. FEE DETAILS:

The Applicant has paid The Fee vide Receipt No. RE-ifms 3317P-0000340 dated:03-01-2018, and RE-ifms 3317P-0002144 dated:04-08-2018 for the following:-

1.	Licence Fees	: Rs.26,29,635.00/-
2.	Ground Rent	: Rs.13,05,303.00/-
	GST	Rs.2,36,000.00
3.	Betterment Charges	
	a) For Building	: Rs.1,95,193.00
	b) For Site	Rs.59,258.00/-
4.	Security Deposit	: Rs.28,52,896.00
5.	Plan copy & Compound wall charges	: Rs.78,800.00
6.	1% Labour Cess Service Charges	: Rs. 43,973.00/-
7.	Lake Improvement Charges	Rs.2,37,741.00
	TOTAL :	Rs.76,83,800.00

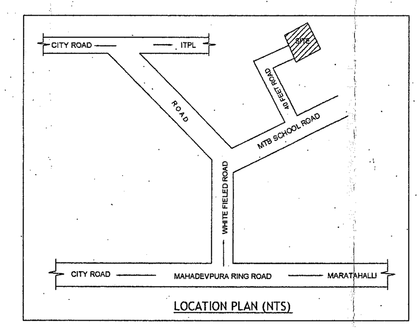
Labour Cess Rs-43,54,000/- Paid Vide NEFT/RTGS No. FDRLRS20171219004557 72
Vide Recipt no-HO/47688/2017 dated: 19-12-2017

FLOORWISE FAR STATEMENT: A1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	75.53	83.49	0.00	10.04	0.00	0.00	0.00	0.00
Fourth Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Third Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Second Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
First Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Ground Floor...	2251.74	0.00	10.04	0.00	0.00	2021.70	2021.70	20.00
Basement Floor...	7401.60	0.00	24.12	0.00	7293.53	0.00	83.98	0.00
Total:	17333.77	83.49	74.27	10.04	7293.53	9905.88	9988.85	104.00

FLOORWISE FAR STATEMENT: B1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	97.93	83.87	0.00	14.06	0.00	0.00	0.00
Fourth Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Third Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Second Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
First Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Ground Floor...	2379.62	0.00	14.06	0.00	2365.56	2365.56	23.00
Total:	11956.26	83.87	70.31	14.06	11488.02	11488.02	119.00



LOCATION PLAN (NTS)

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BSK/PrAd/ DirJD NORTH/0013/17-18		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Building Permission	Ward:	Ward-82
Nature of Sanction:	New	Plot No Value:	49/1
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS

SQ.MT.		
AREA OF PLOT (Minimum)	(A)	9569.83
NET AREA OF PLOT (Flot Area considered for COVERAGE)	(B)	9569.83
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	9569.83
MAX. PERMISSIBLE COVERAGE AREA	(-50%)	4784.92
Proposed Coverage Area	(46.39%)	4441.36
Achieved Net coverage area	(46.39%)	4441.36
BALANCE COVERAGE AREA LEFT	(3.61%)	343.45
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	21356.67
ADDITIONAL FAR	-	-
Residential FAR		21290.50
Proposed FAR Area		21377.87
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.26)	21392.87
BALANCE FAR AREA	(0)	3.80
PERMISSIBLE BUILT-UP AREA		29329.56
ACHIEVED BUILT-UP AREA		29329.56

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
K.B.Ranganath BCC/BL-3.6/E-3125/07-08	Sd/-MUNIBYRAPPA & M.C.CHANDRA

OWNER'S NAME:
MUNIBYRAPPA & M.C.CHANDRA

PROJECT DESCRIPTION::
PROPOSED RESIDENTIAL APARTMENT AT SY NO-49/1, KHATHA NO-814, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO-82, BANGALORE.

ARCHITECT:
K.B.Ranganath

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
Bl (RESI APARTMENT)	Residential	Multi Dwelling Units	Bldg upto 15.0 mt. Ht.
At (RESIAPARTMENT)	Residential	Multi Dwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Road No.	Road Area	Prop No.	Prop Area
Car	223	5038.75	223	5401.36
Visitor's Car Parking	23	316.25	0	0.00
Total Car	246	3355.00	251	5401.36
TwoWheeler	23	316.25	0	0.00
Total Area	-	3671.25	-	728354

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.
B1+1.(RESIDENTIAL APARTMENT)	11488.02	11488.02	11956.26	119.00
A1-1.(RESIDENTIAL APARTMENT)	9905.88	9988.85	17333.17	104.00
Total:	21393.90	21477.87	29985.43	223.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D	0.75	2.10	384
D1	0.90	2.10	402
D2	1.05	2.10	134

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
MD	0.75	1.20	246
W1	1.35	1.20	209
W	1.80	1.20	810

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D	0.75	2.10	353
D1	0.90	2.10	366
D	1.05	2.10	168

SCHEDULE OF JOINERY:

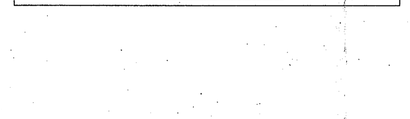
NAME	LENGTH	HEIGHT	NOS.
MD	0.75	1.20	205
W1	1.35	1.20	185
W	1.80	1.20	882

ನಕಲು ಪ್ರತಿ

ಸದರಿ ಯೋಜನೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿದ ದಿನಾಂಕ 03/01/2018 ರಂದು ಜಾರಿಗೆ ಬರುವಂತೆ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು 10(ಹತ್ತು) ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾನ್ಯವಾಗಿರುತ್ತದೆ.

ಷರತ್ತು: ಕಟ್ಟಡ ಪರವಾನಿಗೆ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

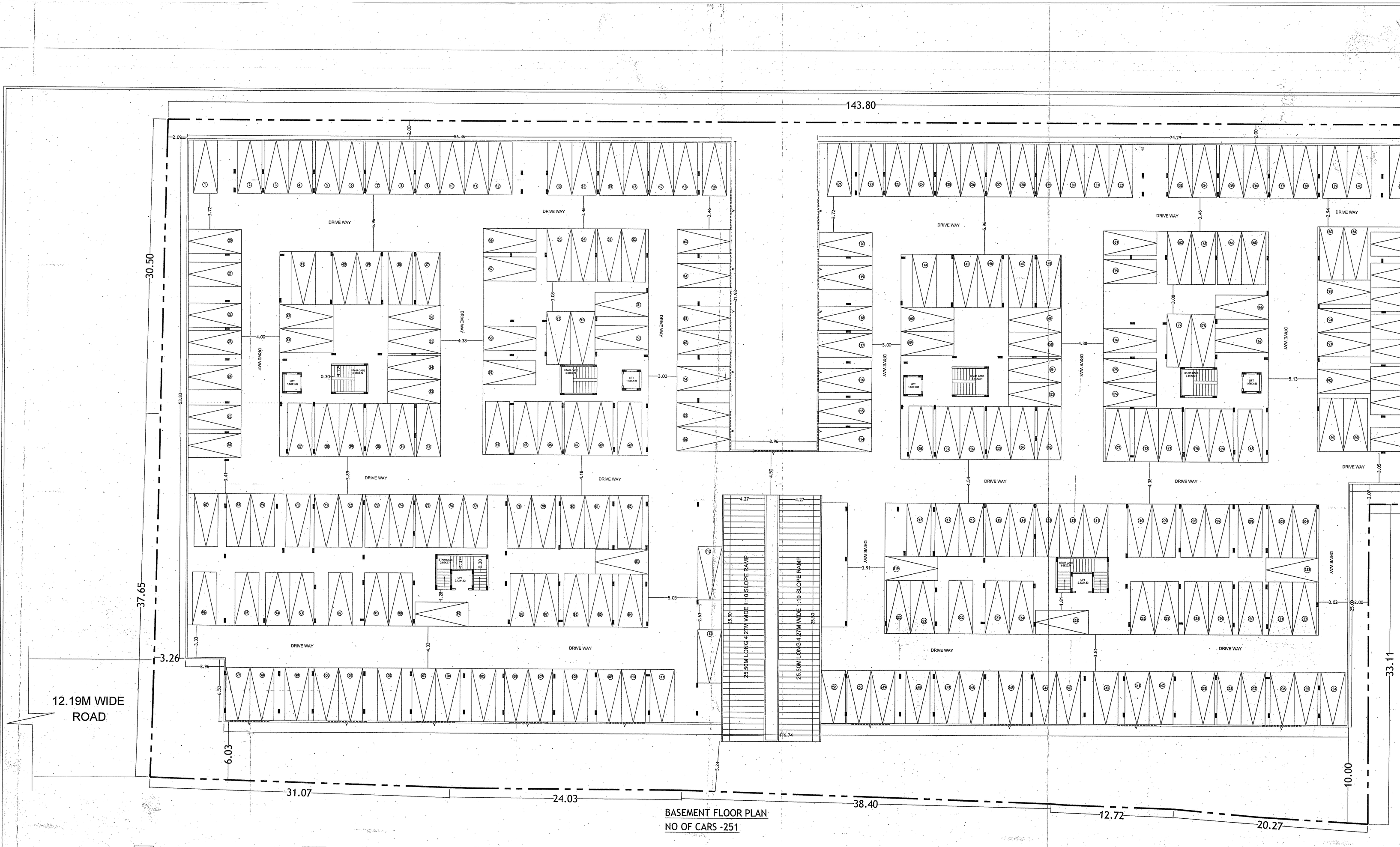
03/01/18

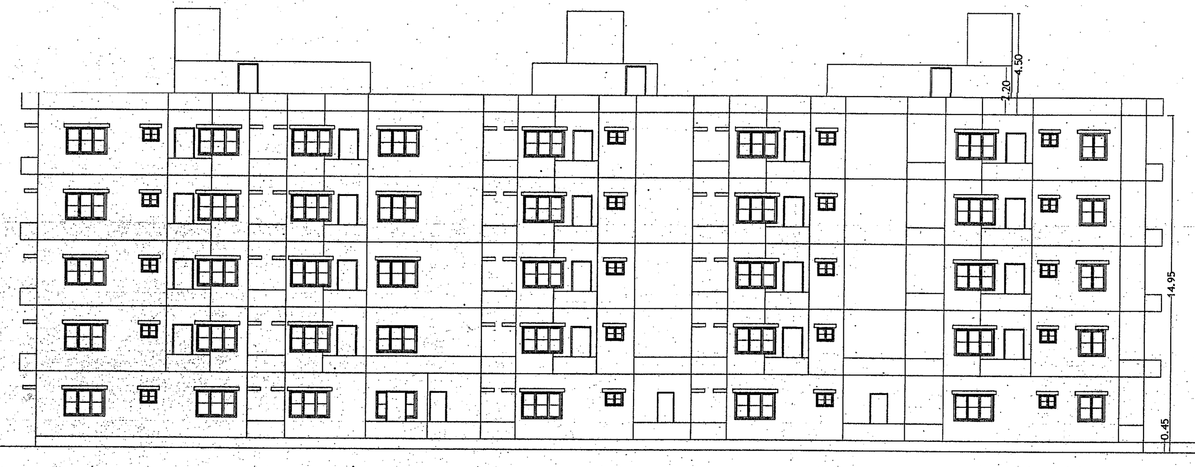


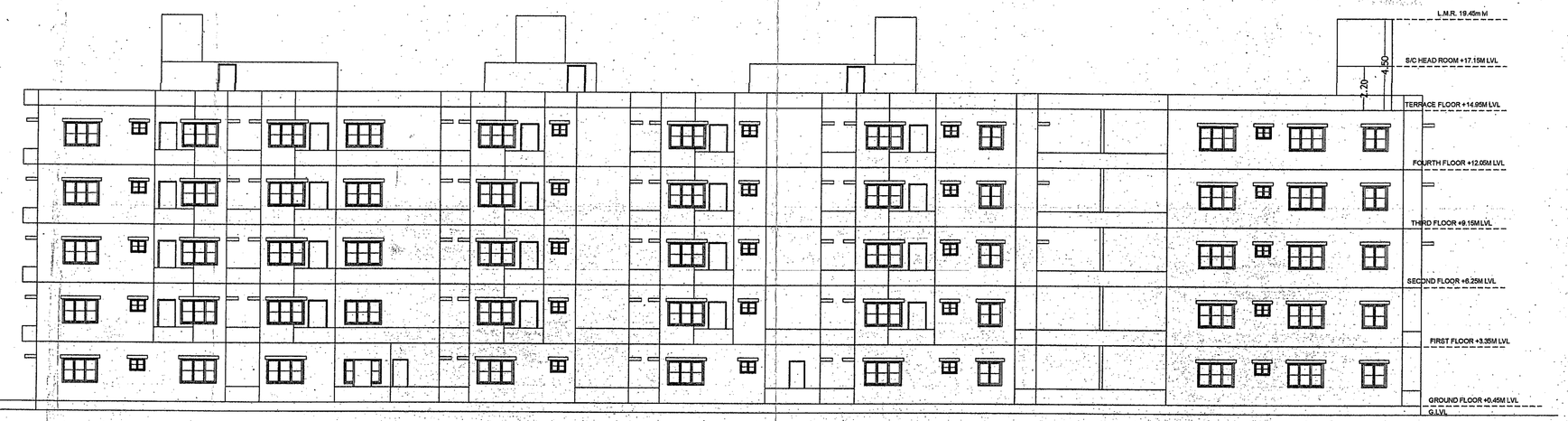
TITLE: SITE PLAN & LOCATION PLAN

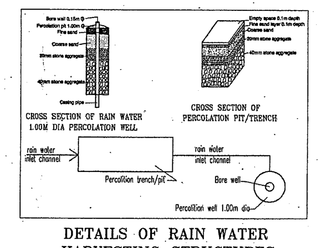
SCALE-1:125

Sheet - 01 of 06









DETAILS OF RAIN WATER HARVESTING STRUCTURES

BBMP/Addl.Dir/JD NORTH/0013/17-18

1. Plan sanctioned subject to the following Conditions :
1. Sanction is accorded for the Proposed Residential Apartment Building @ KHATHA NO-814, SY NO-49/1, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO-82, MAHADEVAPURA ZONE, BANGALORE.
a) Consisting of BF+GF+4UF in BLOCK:A & B, 223 Nos Dwelling Units (Four upper floors) only.
2. Sanction is accorded for Residential Apartment use only.-The use of the building shall not be deviated to any use
3. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
4. Necessary decks for running telephone cables, cubicles at ground level for postal activities & space for dumping garbage within the premises shall be provided.
5. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
6. The applicant shall insure all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
7. The applicant shall not store any building materials / debris on footpath or on roads or on drains.The debris shall be removed and transported to near by dumping yard.
8. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be reserved as all the tenants and occupants.
9. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ex & D) code leaving 3.00 mts. from the building within the premises.
10. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the Stilt floor for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
11. 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.
12. The applicant shall plant at least two trees in the premises.
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 for inspection.
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. 3.8) under sub section(VI-B (iv) to (ix).
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 after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after 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 (part-1) plished 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 (1) of Building Bye-laws 2003 shall be provided.
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 to avoid nuisance during late 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 (with 20 kg capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up(area for Commercial building).
31. The structures with Basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
34. 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 (f) of Building Bye - Law - 2003.
35. The Builder/contractor/Professional responsible for supervision of work shall not unilaterally and structurally deviate the construction from the sanctioned plan, without previous approval of the Authority. They shall explain to the owners about the risk involved in the contravention of the provisions of the act, rules,Bye-laws, Notifications, Building Orders and Policy orders of the BBMP.
36. The Construction activity of the building shall commence within a period of two(2) years from date of issue of license. Before the expiry of the said period the owner/Developer shall give intimation to BBMP(sanction authority) of the intention to start work in the form prescribed in Schedule-VII. Further ,the owner/Developer shall give intimation on completion of the foundation or footing of walls/columns of the foundation.Otherwise the plan sanction is deemed cancelled.
37. The Owner/Developer should abide to the outcome of final orders of Hon'ble Supreme court / High Court towards reservation of 10% Park and Open spaces in the plot proposed for development.
38. 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 (Residential bioother) LD/SKL/ET/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 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 workplace who is not registered with the "Karnataka Building and other Construction Workers Welfare Board"
5. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
6. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
7. Employment of child labour in the construction activities strictly prohibited.
8. Obtaining NOC from the Labour Department before commencing the construction work is a must.
9. BBMP will not be responsible for any dispute that may arise in respect of property in question.
10. 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	KSPCB	No.PCB/166/CNP/18/H-452 DATED:23/JUL/2018	All the conditions imposed in the later issued by the Statutory Body/should be adhered to.
2	BWSSB	No.BWSSB/EIC/CE(M)/ACE(M-IV /DCE(M)/TA(N)-/SW1/2018-19. DATED:23/04/2018	
3	SEIAA	No.SEIAA 12/D CON 2017 DATED:12/01/2018	

II. FEE DETAILS:

The Applicant has paid The Fee vide Receipt No. RE-I/fns 331-TP 000830 dated-03-01-2018, and RE-I/fns 331-TP 000214 dated-04-06-2018 for the following:-

1. Lisence Fees	:	Rs.29,28,636.00
2. Ground Rent	:	Rs.13,06,303.00
GST		Rs.2,36,000.00
3. Betterment Charges		
a) For Building	:	Rs.1,90,193.00
b) For Site	:	Rs.58,059.00
4. Security Deposit	:	Rs.29,02,898.00
5. Plan copy & Compound wall charges	:	Rs.78,800.00
6. 1% Labour Cess Service Charges	:	Rs. 43,873.00
7. Lake Improvement Charges	:	Rs.2,37,741.00
TOTAL :		Rs.78,83,493.00

Labour Cess Rs-43,54,000/- Paid Vide NEFT/RTGS No. FDRLRS20171219004657/2

Vide Receipt no-HO/47689/2017 dated: 19-12-2017

ನಕಾಶೆ ಪಟ್ಟಿ

ಪ್ರಸ್ತಾವಿತ ಕಟ್ಟಡವು ಮಂಜೂರಾದ ಅನುಮತಿಯ ಯೋಜನೆ ದಿನಾಂಕ 04/12/2017 ರ ಮೇರೆಗೆ ಇರುತ್ತದೆ.
ಮಂಜೂರಾತಿ ಸಂಖ್ಯೆ: BBMP/Addl.Dir/JD NORTH/0013/17-18
ಮಂಜೂರಾತಿ ದಿನಾಂಕ: 11/01/2018 ಅನುಸೂಚಿಯಲ್ಲಿ ವಿವರಿಸಿರುವಂತೆ ಕಟ್ಟಡದ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ 71016.80 ಚ.ಮೀ.
ಅನುಸೂಚಿಯಲ್ಲಿ ವಿವರಿಸಿರುವಂತೆ ಕಟ್ಟಡದ ಒಟ್ಟು ಎತ್ತರ 10.00 ಮೀಟರ್ ಗಳು.
(ಅನುಸೂಚಿಯನ್ನು ಅವಲೋಕಿಸಿ)

Joint Director
Bangalore Mahanagara Palike
Addl. Director (Joint Director-North)
BBMP, Yelahanka New Town

FLOORWISE FAR STATEMENT: A1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor..	75.03	65.49	0.00	10.54	0.00	0.00	0.00	0.00
Fourth Floor..	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Third Floor..	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Second Floor..	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
First Floor..	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Ground Floor..	2051.74	0.00	10.04	0.00	0.00	2041.70	2041.70	20.00
Basement Floor..	7451.85	0.00	24.10	0.00	7293.53	0.00	83.58	0.00
Total	17333.17	65.49	74.27	10.54	7293.53	9825.88	9969.40	104.00

FLOORWISE FAR STATEMENT: B1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor..	97.31	83.87	0.00	14.06	0.00	0.00	0.00
Fourth Floor..	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Third Floor..	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Second Floor..	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
First Floor..	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Ground Floor..	2379.67	0.00	14.06	0.00	2365.56	2365.56	23.00
Total	11655.28	83.87	70.31	14.06	11488.02	11488.02	119.00

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 1.65 X 1	1.50	-
	0.75 X 1.85 X 14	20.44	-
	0.75 X 1.65 X 1	1.24	-
	0.75 X 2.25 X 1	1.69	-
	0.75 X 2.15 X 1	1.61	-
	0.75 X 2.10 X 1	1.57	-
	0.75 X 3.00 X 1	3.50	-
	0.75 X 1.67 X 5	6.25	-
SECOND FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 1.65 X 1	1.50	-
	0.75 X 1.85 X 14	20.44	-
	0.75 X 1.65 X 1	1.24	-
	0.75 X 2.25 X 1	1.69	-
	0.75 X 2.15 X 1	1.61	-
	0.75 X 2.10 X 1	1.57	-
	0.75 X 1.67 X 5	6.25	-
THIRD FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	-
	0.75 X 1.85 X 14	20.44	-
	0.75 X 1.65 X 1	1.24	-
	0.75 X 2.25 X 1	1.69	-
	0.75 X 2.15 X 1	1.61	-
	0.75 X 2.10 X 1	1.57	-
	0.75 X 2.80 X 1	2.10	-
	0.75 X 1.67 X 5	6.25	-
FOURTH FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	-
	0.75 X 1.85 X 14	20.44	-
	0.75 X 1.65 X 1	1.24	-
	0.75 X 2.25 X 1	1.69	-
	0.75 X 2.15 X 1	1.61	-
	0.75 X 2.10 X 1	1.57	-
	0.75 X 2.80 X 1	2.10	-
	0.75 X 1.67 X 5	6.25	-

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	-
	0.75 X 1.85 X 10	13.88	-
	0.75 X 2.15 X 1	1.61	-
	0.75 X 2.10 X 1	1.57	-
	0.75 X 2.25 X 1	1.69	-
	0.75 X 2.80 X 1	2.10	-
	0.75 X 2.90 X 1	1.50	-
	0.75 X 1.67 X 5	6.25	-
SECOND FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	-
	0.75 X 1.85 X 10	13.88	-
	0.75 X 2.15 X 1	1.61	-
	0.75 X 2.10 X 1	1.57	-
	0.75 X 2.25 X 1	1.69	-
	0.75 X 2.80 X 1	2.10	-
	0.75 X 2.90 X 1	1.50	-
	0.75 X 1.67 X 5	6.25	-
THIRD FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	-
	0.75 X 1.85 X 10	13.88	-
	0.75 X 2.15 X 1	1.61	-
	0.75 X 2.10 X 1	1.57	-
	0.75 X 2.25 X 1	1.69	-
	0.75 X 2.80 X 1	2.10	-
	0.75 X 2.90 X 1	1.50	-
	0.75 X 1.67 X 5	6.25	-
FOURTH FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	-
	0.75 X 1.85 X 10	13.88	-
	0.75 X 2.15 X 1	1.61	-
	0.75 X 2.10 X 1	1.57	-
	0.75 X 2.25 X 1	1.69	-
	0.75 X 2.80 X 1	2.10	-
	0.75 X 2.90 X 1	1.50	-
	0.75 X 1.67 X 5	6.25	-

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0013/17-18		
Application Type:	General	Zone:	Mahadevapura
Proposed Type:	Building Permission	Ward:	Ward-82
Nature of Sanction:	New	Plot No Value:	49/1
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9599.63
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	9599.63
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	9599.63
MAX. PERMISSIBLE COVERAGE AREA	(50%)	4754.82
Proposed Coverage Area	(46.38%)	4411.36
Achieved Net coverage area	(46.38%)	4411.36
BALANCE COVERAGE AREA LEFT	(3.61%)	343.45
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	21596.67
ADDITIONAL FAR	-	-
Residential FAR		21203.00
Proposed FAR Area		21277.67
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.25)	21392.67
BALANCE FAR AREA	(0)	3.83
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		29028.95

ARCH / ENGG / SUPERVISOR (Regd) — OWNER

K.B.Rangnath
BC/BL-B-BE-3135/07-08

Sri.M.C.CHANDRA

OWNER'S NAME:

MUNIBHYRAPPA & M.C.CHANDRA

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT AT SY NO-49/1, KHATHA NO-814, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO-82, BANGALORE.

ARCHITECT:

K.B.Rangnath

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
B1 (RESI APARTMENT)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Hi
A1 (RESI APARTMENT)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Hi

Parking Type	Regd No.	Regd Area	Prop No.	Prop Area
Car	221	3038.75	251	3451.56
Visitor's Car Parking	23	316.25	0	0.00
Total Car	244	3355.00	251	3451.56
TwoWheeler	25	312.25	0	0.00
Total Area	-	3671.25	-	7293.54

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.
B1-1 (RESIDENTIAL APARTMENT)	11488.02	11488.02	11655.28	119.00
A1-1 (RESIDENTIAL APARTMENT)	9825.88	9969.40	17333.17	104.00
Total	21203.90	21377.67	28988.45	223.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	288
D1	0.90	2.10	483
D	1.05	2.10	124

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V2	0.75	1.20	249
V1	1.20	1.20	222
V	1.65	1.20	610

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D3	0.75	2.10	223
D1	0.90	2.10	388
D	1.05	2.10	109

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V2	0.75	1.20	226
V1	1.20	1.20	160
V	1.65	1.20	662

N

TITLE:
BASEMENT FLOOR PLAN & FRONT ELEVATION.

SCALE-1:125

Sheet - 02 of 06

BBMP/Addl.Dir/JD NORTH/0013/17-18

Plan sanctioned subject to the following Conditions :

1. Sanction is accorded for the Proposed Residential Apartment Building @ KHATHA NO.814, BY NO.49/1, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO.82, MAHADEVAPURA ZONE, BANGALORE.
   a) Consisting of BF+GF+4UF in BLOCK A & B, 223 No's Dwelling Units (Four upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any use
3. Basement Floor area reserved for 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 are to be accessible to all the flat occupants.
10. That the sewage shall be treated in a sewage treatment plant of adequate capacity and adequate equipment as per K.E.R.C (Es & C) 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 Stilt floor 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. Licenses 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. 3.8) under sub section IV-B (a) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erection of 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 the completion of construction apply for permission to occupy the building.
21. The building should not be occupied without obtaining " OCCUPANCY CERTIFICATE" from the competent authority.
22. The applicant shall obtain the necessary permission from the competent authority for the construction activity of the building.
23. The applicant shall ensure that Storm Water Drain Boundaries 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 Code for earthquake resistant design of structures" bearing No IS 1893 - 2002 (c)Notified by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide 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 man.this 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 to avoid hindrance during late 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 300 kg capacity installed at site for its reuse/ disposal
31. The applicant/owner/developer shall set up area for Commercial (400 Sqm and above as per Bye-law for Commercial building).
32. The structural components shall be designed for adequate factor of safety and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure and 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.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. 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.
35. 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.
36. The Builder/contractor/Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the Authority. They shall explain to the owners about the risk involved in the contravention of the provisions of the act, rules,Bye-laws, Zoning regulations,Standing Orders and Policy orders of the BBMP.
37. The Construction or reconstruction of building shall be commenced within a period of two(2) years from date of issue of license. Before the expiry of two years, the owner/Developer shall give intimation to BBMP(Vaibhavpura 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 Sanction.Otherwise the plan sanction is deemed cancelled.
38. The Owner/Developer should abide to the outcome of final orders of Hon'ble Supreme court / High Court towards reservation of 10% Park and Open spaces in the plot proposed for development.
39. 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 (Headed by Letter) LD/EST/CR/13/2013 Dated:31-05-2013.

1. Registration of Applicant/ Builder/ Owner/ Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Constructions 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 his Builder/Owner/Contractor shall engage a construction worker in his site or workplace 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.

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 14	25.44	
	0.75 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.65 X 1	1.24	
	0.75 X 2.00 X 1	1.50	
SECOND FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 1.65 X 14	25.44	
	0.75 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.65 X 1	1.24	
	0.75 X 2.00 X 1	1.50	
THIRD FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 14	25.44	
	0.75 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.65 X 1	1.24	
	0.75 X 2.00 X 1	1.50	
FOURTH FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 14	25.44	
	0.75 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.65 X 1	1.24	
	0.75 X 2.00 X 1	1.50	

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 13	21.08	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.00 X 1	1.50	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.00 X 1	1.50	
	0.75 X 2.00 X 1	1.50	
SECOND FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 13	21.08	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.00 X 1	1.50	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.00 X 1	1.50	
	0.75 X 2.00 X 1	1.50	
THIRD FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 13	21.08	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.00 X 1	1.50	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.00 X 1	1.50	
	0.75 X 2.00 X 1	1.50	
FOURTH FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 13	21.08	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.00 X 1	1.50	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.00 X 1	1.50	
	0.75 X 2.00 X 1	1.50	

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No:	BBMP/Addl.Dir/JD NORTH/0013/17-18		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Building Permission	Ward:	Ward-82
Nature of Sanction:	New	Plot No Value:	49/1
Plot Use:	Residential	City Survey No.:	-
Locality:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9509.63
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	9509.63
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	9509.63
MAX. PERMISSIBLE COVERAGE AREA (57%)		4754.82
Proposed Coverage Area (46.39%)		4411.36
Achieved Net coverage area (46.39%)		4411.36
BALANCE COVERAGE AREA LEFT (3.61%)		343.45
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	21396.67
ADDITIONAL FAR	-	-
Residential FAR		21293.60
Proposed FAR Area		21577.67
Substructure Area Add In FAR (Lateral Lot)		16.00
ACHIEVED NET FAR AREA	(2.25)	21392.67
BALANCE FAR AREA	(0)	3.80
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		20028.66

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
K.B.Ranganath BCC/BL-3/461/2007-08	Sri.MUNIBHYRAPPA
	Sri.M.C.CHANDRA

OWNER'S NAME:

MUNIBHYRAPPA & M.C.CHANDRA

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT AT SY.NO.49/1, KHATHA NO.814, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO.82, BANGALORE.

ARCHITECT:

K.B.Ranganath

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
B1 (RBB APARTMENT)	Residential	Multidwelling Units	Bldg upto 15.0 mt. Ht
A1 (RESIDAPTMENT)	Residential	Multidwelling Units	Bldg upto 15.0 mt. Ht

Parking Type	Read No.	Requ Area	Prop No.	Prop Area
Car	223	3018.75	251	3453.36
Visitors Car Parking	23	310.25	0	0.00
Total Car	244	3305.00	251	3453.36
Total Heavy	22	314.29	0	0.00
Total Area	-	3671.29	-	7203.54

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUAres	Tenement No.
B1-1 (RESIDENTIAL APARTMENT)	11468.02	11468.02	11866.26	119.00
A1-1 (RESIDENTIAL APARTMENT)	9825.65	9939.65	17333.17	104.00
Total	21293.60	21377.67	29866.43	223.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	205
D1	0.90	2.10	402
C	1.06	2.10	124

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
SD	0.75	2.10	248
SD1	1.20	2.10	269
V	1.65	1.20	810

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	223
D1	0.90	2.10	396
D	1.05	2.10	109

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
SD	0.75	2.10	205
SD1	1.20	2.10	185
V	1.65	1.20	682

B.NOC DETAILS:

Sl.No.	Name of the Statutory Department	Reference No & Date.	Conditions imposed
1	KSPCB	No.PCB/166/CNP/1884-422 DATED:23/JUL/2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	BWSSB	No.BWSSB/EDC/CE(M/ACE(MM)/V DO(EM)/TA(M)-WS/1220/18-19. DATED:28/04/2018	
3	SEIAA	No.SEIAA 120 CON 2017 DATED:12/01/2018	

II. FEE DETAILS:

The Applicant has paid The Fee vide Receipt No. RE-Ilms 331-TP-000630 dated-03-01-2018, and RE-Ilms 331-TP-/000214 dated-04-05-2018 for the following:-

1. Licence Fees	:	Rs.29,639.00/-
2. Ground Rent	:	Rs.13,06,303.00
GST		
3. Betterment Charges	:	Rs.2,36,000.00
a) For Building	:	Rs.1,90,193.00
b) For Site	:	Rs.14,158.00/-
4. Security Deposit	:	Rs.29,02,895.00
5. Plan copy & Compound wall charges	:	Rs.78,800.00
6. 1% Labour Cess Service Charges	:	Rs. 43,973.00
7. Lake Improvement Charges	:	Rs.2,37,741.00
TOTAL :		Rs.78,85,600.00

Labour Cess Rs-43,54,000/- Paid Vide NEFT/RTGS No. FDRLRS20171219004055772 Vide Receipt no-HO/478892017 dated: 19-12-2017

FLOORWISE FAR STATEMENT: A1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUAres	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor..	75.83	65.49	0.00	10.34	0.00	0.00	0.00	0.00
Fourth Floor..	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Third Floor..	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Second Floor..	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
First Floor..	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Ground Floor..	2031.74	0.00	10.04	0.00	0.00	2021.70	2021.70	20.00
Basement Floor..	1451.62	0.00	24.10	0.00	7293.53	0.00	83.06	0.00
Total :	17333.17	65.49	74.27	10.34	7293.53	9903.85	9939.65	104.00

FLOORWISE FAR STATEMENT: B1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUAres	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor..	57.33	57.87	0.00	14.06	0.00	0.00	0.00
Fourth Floor..	2264.68	0.00	14.06	0.00	2250.62	2250.62	24.00
Third Floor..	2264.68	0.00	14.06	0.00	2250.62	2250.62	24.00
Second Floor..	2264.68	0.00	14.06	0.00	2250.62	2250.62	24.00
First Floor..	2264.68	0.00	14.06	0.00	2250.62	2250.62	24.00
Ground Floor..	2376.62	0.00	14.06	0.00	2362.56	2362.56	23.00
Total :	11909.26	83.87	70.31	14.06	11488.02	11488.02	119.00

ನಕಲು ಪ್ರತಿ

ಪ್ರಾಧಿಕಾರವು ಮಂಜೂರು ಮಾಡಿರುವ ಅನುಮತಿಯ ಪ್ರತಿಯನ್ನು ಈ ಕಟ್ಟಡ ನಕ್ಷೆಯೊಂದಿಗೆ ಲಗತ್ತಿಸಲಾಗಿದೆ.
ಸೂಚನೆ : ಈ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿರುವ ಅನುಮತಿಯ ಪ್ರತಿಯನ್ನು ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಸ್ಥಳದಲ್ಲಿ ಪ್ರದರ್ಶಿಸಬೇಕು.
ಅಂದಾಜು ಮೊತ್ತ ಅಂಕಿಅಂಶಗಳು ಮತ್ತು ಅಕ್ಷರಗಳು ಮೊತ್ತ ರೂ. 11,88,02,000/-
(ರೂಪಾಯಿ ಹನ್ನೊಂದು ಕೋಟಿ ಎಂಬತ್ತೆಂಟು ಲಕ್ಷದ ಎರಡು ಸಾವಿರ ಮಾತ್ರ)

DETAILS OF RAIN WATER HARVESTING STRUCTURES

TITLE: GROUND FLOOR PLAN & SECTION @ A-A'

SCALE-1:125

Sheet - 03 of 06

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	2.75 X 1.64 X 1	1.23	37.39
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 14	20.66	
	0.75 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.67 X 1	8.25	
SECOND FLOOR	0.75 X 1.64 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 14	20.44	
	0.75 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.67 X 1	8.25	
THIRD FLOOR	0.75 X 1.64 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 14	20.44	
	0.75 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.67 X 1	8.25	

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.64 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 13	16.09	
	0.75 X 2.15 X 1	1.61	
	0.75 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.67 X 1	8.25	
SECOND FLOOR	0.75 X 1.64 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 13	16.09	
	0.75 X 2.15 X 1	1.61	
	0.75 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.67 X 1	8.25	
THIRD FLOOR	0.75 X 1.64 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 13	16.09	
	0.75 X 2.15 X 1	1.61	
	0.75 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
FOURTH FLOOR	0.75 X 1.64 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 13	16.09	
	0.75 X 2.15 X 1	1.61	
	0.75 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	

BBMP/Addl.Dir/JD NORTH/0013/17-18

1. Plan sanctioned subject to the following Conditions :
1. Sanction is accorded for the Proposed Residential Apartment Building @ KHATHA NO-814, SY NO-49/1, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO-82, MAHADEVAPURA ZONE, BANGALORE.
a) Consisting of SF+GF+4UF in BLOCK A & B, 223 Nos Dwelling Units (Four upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any use
3. Basement Floor area reserved for 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/unforseward 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 equipments as per K.E.R.C (Es & Cs) 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 Stilt floor 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 all 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-B (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 after 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.Facilites 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 vistors / 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 condtions 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 to avoid hindrance during late 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 300 kg capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of 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.Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Laws 2003.
35.The Builder/contractor/Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in the contravention of the provisions of the act, rules,Bye-laws, Zoning regulations,Standing Orders and Policy orders of the BBMP.
36. The Construction or reconstruction of building shall be commenced within a period of two(2) years from date of issue of license. Before the expiry of two years, the owner/Developer shall give intimation to BBMP(sanction authority) of the intention to start work in the form prescribed in Schedule-IV. Further ,the owner/Developer shall give intimation on completion of the foundation or footing of walls/columns of the foundation.Otherwise the plan sanction is deemed cancelled.
37.The Owner/Developer should abide to the outcome of final orders of Hon'ble Supreme court / High Court towards reservation of 10% Parks and Open spaces in the plot proposed for development.
38.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 Proceedings hoodekaj: LD/SS/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 workplace 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 disputes 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	KSPCB	No.PCB/166/CNP/18/H-432 DATED:23/JUL/2018	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	BWSSB	No.BWSSB/EIC/CE(M)/ACE(M)-IV /DCE(M)/TA(M)-II(S)12/2018-19. DATED:23/04/2018	
3	SEIAA	No.SEIAA 120 CON 2017 DATED:12/01/2018	

II. FEE DETAILS:

The Applicant has paid The Fee vide Receipt No. RE-ilms 331-TP /000630 dated-03-01-2018, and RE-ilms 331-TP /000214 dated-04-08-2018 for the following:-

1. Licence Fees	:	Rs.26,29,635.00
2. Ground Rent	:	Rs.13,06,303.00
GST		Rs.2,36,000.00
3. Betterment Charges		
a) For Building	:	Rs.1,60,193.00
b) For Site	:	Rs.58,058.00
4. Security Deposit	:	Rs.29,02,896.00
5. Plan copy & Compound wall charges	:	Rs.78,800.00
6. 1% Labour Cess Service Charges	:	Rs. 43,973.00
7. Lake Improvement Charges	:	Rs.2,37,741.00
	TOTAL :	Rs.79,83,600.00

Labour Cess Rs-43,54,000/- Paid Vide NEFT/RTGS No. FDRLRS20171219004557 72
Vide Receipt no-HO/47888/2017 dated: 19-12-2017

ನಕಲು ಪ್ರತಿ

ಪ್ರಕಟಣೆ : ಇ.ಸ.ಕ.ಚ.(ಅ/ಗ) ಎ.ಪ. ಬಂ.ಪಾ.ಯೋ/13/ಪ್ರಾ.ಸಂ.ಅ/2017-18
ಮಂಜೂರಾತಿ ಪತ್ರವನ್ನು ಈ ಮಂಜೂರಾತಿಯ ಜೊತೆಯಲ್ಲಿ ಲಗತ್ತಿಸಿದೆ.
ಕಛೇರಿ ಬಳಕೆಗಾಗಿ ಅಂಗೀಕರಿಸಿದ ದಿನಾಂಕ : 11/1/2018
ಕರಾರು ಪತ್ರಕ್ಕೆ ಸಹಿ ಮಾಡಿದ ದಿನಾಂಕ : 10/1/2018
(ಯಾವ ಮಾಸಿಗ ಅನ್ವಯವಾಗುವುದೋ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ಉತ್ತರ ವಲಯ-ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ)

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0013/17-18		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Building Permission	Ward:	Ward-82
Nature of Sanction:	New	Plot No.Value:	49/1
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS — SQ.MT.

AREA OF PLOT (Minimum)	(A)	9509.63
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	9509.63
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	9509.63
MAX. PERMISSIBLE COVERAGE AREA	(50%)	4754.82
Proposed Coverage Area	(46.39%)	4411.30
Achieved Net coverage area	(46.39%)	4411.30
BALANCE COVERAGE AREA LEFT	(3.61%)	343.45
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	21396.67
ADDITIONAL FAR	-	-
Residential FAR		21293.00
Proposed FAR Area		21377.87
Balance Area Add in FAR (Layout Lvl)		15.09
ACHIEVED NET FAR AREA	(2.25)	21392.87
BALANCE FAR AREA	(0)	3.80
PERMISSIBLE BUILT UP AREA	-	-
ACHIEVED BUILT UP AREA		29028.96

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
K.B.Rangnath BCC/BL-3.6/E-3135/07-08	Sri.M.C.CHANDRA

OWNER'S NAME:

MUNIBHYRAPPA & MC CHANDRA

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT AT SY NO-49/1, KHATHA NO-814, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO-82, BANGALORE.

ARCHITECT:

K.B.Rangnath

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
B1 (RES) APARTMENT	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.
A1 (RESIDENTIAL APARTMENT)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	221	3038.75	251	3451.36
Visitor's Car Parking	23	316.25	0	0.00
Total Car	244	3355.00	251	3451.36
Twowheeler	23	316.25	0	0.00
Total Area		3671.25		7293.54

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.
B1-1 (RESIDENTIAL APARTMENT)	11488.02	11488.02	11656.26	119.00
A1-1 (RESIDENTIAL APARTMENT)	9805.86	9889.85	17333.17	104.00
Total	21293.89	21377.87	28989.43	223.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	395
D1	0.90	2.10	402
D	1.06	2.10	124

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W2	0.75	1.20	248
W1	1.20	1.20	208
W	1.60	1.20	810

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	223
D1	0.90	2.10	395
D	1.06	2.10	109

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W2	0.75	1.20	206
W1	1.20	1.20	165
W	1.60	1.20	652

FLOORWISE FAR STATEMENT: A1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	79.53	65.49	0.00	10.04	0.00	0.00	0.00	0.00
Fourth Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Third Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Second Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
First Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Ground Floor...	2031.74	0.00	10.04	0.00	0.00	2021.70	2021.70	20.00
Basement Floor...	7401.60	0.00	24.10	0.00	7293.53	0.00	83.98	0.00
Total :	17333.17	65.49	74.27		10.04	7293.53	9805.86	9889.85	104.00

FLOORWISE FAR STATEMENT: B1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	57.83	53.87	0.00	14.06	0.00	0.00	0.00
Fourth Floor...	2264.68	0.00	14.06	0.00	2250.62	2250.62	24.00
Third Floor...	2264.68	0.00	14.06	0.00	2250.62	2250.62	24.00
Second Floor...	2264.68	0.00	14.06	0.00	2250.62	2250.62	24.00
First Floor...	2264.68	0.00	14.06	0.00	2250.62	2250.62	24.00
Ground Floor...	2379.62	0.00	14.06	0.00	2365.56	2365.56	23.00
Total :	11656.26	53.87	70.31		14.06	11488.02	11488.02	119.00

N

TITLE: FIRST FLOOR PLAN

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TYPICAL FLOOR

SECOND,THIRD&FOURTH FLOOR PLAN

9.15M LVL+12.05M LVL+14.95M LVL.

NO OF UNITS-45x3=135

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.55 X 14	20.44	
	0.76 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.07 X 5	6.25	
SECOND FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.55 X 14	20.44	
	0.76 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.07 X 5	6.25	
THIRD FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.55 X 14	20.44	
	0.76 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.07 X 5	6.25	
FOURTH FLOOR	0.75 X 1.65 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.55 X 14	20.44	
	0.76 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.07 X 5	6.25	

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.55 X 13	22.36	
	0.75 X 1.55 X 1	1.61	
	0.76 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
SECOND FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.55 X 13	21.30	
	0.75 X 2.15 X 1	1.61	
	0.76 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
THIRD FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.55 X 13	21.30	
	0.75 X 2.15 X 1	1.61	
	0.76 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
FOURTH FLOOR	0.75 X 1.65 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.55 X 13	21.30	
	0.75 X 2.15 X 1	1.61	
	0.76 X 1.65 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	

BBMP/Addl.Dir/JD NORTH/0013/17-18

1. Plan sanctioned subject to the following Conditions :
1. Sanction is accorded for the Proposed Residential Apartment Building @ KHATHA NO-814, SY NO-49/1, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO-82, MAHADEVAPURA ZONE, BANGALORE.
   a) Consisting of BF+GF+UF in BLOCK A & B, 223 No's Dwelling Units (Not more than upper floors) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any use
3. Basement Floor area reserved for 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/unforseyard 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 (Ex & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.50 m in the Stilt floor 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 prejvent 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-B (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 after erecting the columns " COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five yeaIs 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 and & 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 to avoid hindrance during late 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.300 kg capacity Installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of 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.
34. 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.
35. The Builder/contractor/Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in the contravention of the provisions of the act, rules,Bye-laws, Zoningregulations,Standing Orders and Policy orders of the BBMP.
36. The Construction or reconstruction of building shall be commenced within a period of two(2) years from date of issue of license. Before the expiry of two years, the owner/Developer shall give intimation to BBMP(Architect 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 is deemed cancelled.
37. The Owner/Developer should abide to the outcome of final orders of Hon'ble Supreme court / High Court towards reservation of 10% Park and Open spaces in the plot proposed for development.
38. 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.

Registration of Establishment under Sec.7(1) of BOCW Act 1996 vide Lr.No.LDR/SLET/0133, 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 Constructions 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 his Applicant/Builder/Owner/Contractor shall engage a construction worker in his site or workplace 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:

Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions Imposed
1	KSPCB	No.PCB/166/CNP/18H-432 DATED:25/JUL/2018	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	BWSSB	No.BWSSB/EIC/EE/MB/ACE/M5-IV /DCE/M/TA/ML/69/2/2018-19 DATED:23/04/2018	
3	SEIAA	No.SEIAA 120 CON 2017 DATED: 12/01/2018	

II. FEE DETAILS:

The Applicant has paid The Fee vide Receipt No. RE-ifms 331-TP /000630 dated-03-01-2018, and RE-ifms 331-TP /000214 dated-04-08-2018 for the following:-

1. Licence Fees	:	Rs.26,29,636.00
2. Ground Rent	:	Rs.13,06,203.00
GST		Rs.2,36,000.00
3. Betterment Charges		
a) For Building	:	Rs.1,90,193.00
b) For Site	:	Rs.58,058.00
4. Security Deposit	:	Rs.29,02,896.00
5. Plan copy & Compound wall charges	:	Rs.78,800.00
6. 1% Labour Cess Service Charges	:	Rs. 43,973.00
7. Lake Improvement Charges	:	Rs.2,37,741.00
TOTAL :		Rs.76,83,800.00

Labour Cess Rs-43,54,000/- Paid Vide NEFT/RTGS No. FDRLRS20171219004557772

Vide Recipt no-HO/47689/2017 dated: 19-12-2017

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0013/17-18		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Building Permission	Ward:	Ward-82
Nature of Sanction:	New	Plot No Value:	49/1
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:			

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9509.63
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	9509.63
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	9509.63
MAX. PERMISSIBLE COVERAGE AREA (50%)		4754.82
Proposed Coverage Area (45.99%)		4411.30
Achieved Net coverage area (46.38%)		4411.56
BALANCE COVERAGE AREA LEFT (3.61%)		343.45
PERMISSIBLE FAR (As per Zoning Regulation 2015) (2.25)		21396.67
ADDITIONAL FAR:		-
Residential FAR		21293.90
Proposed FAR Area		21377.87
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA (2.25)		21392.87
BALANCE FAR AREA (0) -		3.80
PERMISSIBLE BUILT UP AREA		29028.96
ACHIEVED BUILT UP AREA		29028.96

ARCH / ENGG / SUPERVISOR (Regd) — OWNER

Sri.MUNIBHYRAPPA

K.B.Ranganath
SCCBL-3-EE-3135/07-08

Sri.M.C.CHANDRA

OWNER'S NAME:

MUNIBHYRAPPA & M.C.CHANDRA

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT AT SY NO-49/1, KHATHA NO-814, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO-82, BANGALORE.

ARCHITECT:

K.B.Ranganath

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
B1 (RES) APARTMENT	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Hi
A1 (RES)APARTMENT	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Hi

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	221	3038.75	221	3451.36
Visitor's Car Parking	23	316.25	0	0.00
Total Car	244	3355.00	251	3451.36
TwoWheeler	23	316.25	0	0.00
Total Area	-	3671.25	-	7293.64

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.
B1-1 (RESIDENTIAL APARTMENT)	11488.02	11488.02	11605.26	110.00
A1-1 (RESIDENTIAL APARTMENT)	9905.88	9889.85	17333.17	104.00
Total		21293.90	21377.87	223.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	269
D1	0.90	2.10	482
D	1.06	2.10	124

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W2	0.75	1.20	248
W1	1.20	1.20	259
W	1.80	1.20	810

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	223
D1	0.83	2.10	386
D	1.06	2.10	109

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W2	0.75	1.20	206
W1	1.35	1.20	185
W	1.80	1.20	683

ನಕಲು ಪ್ರತಿ

ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಮಂಜೂರು ಮಾಡಿರುವ ಬಗ್ಗೆ ಮತ್ತು ಷರತ್ತುಗಳು
ಮಂಜೂರಾತಿ ಸಂಖ್ಯೆ: BBMP/Addl.Dir/JD NORTH/0013/17-18 ದಿನಾಂಕ: 19/12/2017
ಮಂಜೂರಾತಿ ಪತ್ರದಲ್ಲಿ ಷರತ್ತುಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಈ ಕಟ್ಟಡ ನಕ್ಷೆಯನ್ನು ಹಿಂಪಡೆಯಲಾಗುವುದು.
ಇತರೆ ಯಾವುದೇ ಅನಧಿಕೃತ ಕಟ್ಟಡಗಳಿಗೆ ಈ ನಕ್ಷೆಯು ಅನ್ವಯಿಸುವುದಿಲ್ಲ.
ಇದು ಮಂಜೂರಿ ಪಡೆದ ನಕ್ಷೆಯ ಪ್ರತಿಯಾಗಿರುತ್ತದೆ.

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
ಮಹದೇವಪುರ ವಲಯ
ಬೆಂಗಳೂರು

FLOORWISE FAR STATEMENT: A1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	75.53	65.49	0.00	10.04	0.00	0.00	0.00	0.00
Fourth Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Third Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Second Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
First Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Ground Floor...	2031.74	0.00	10.04	0.00	0.00	2021.70	2021.70	20.00
Basement Floor...	7401.60	0.00	24.19	0.00	7293.53	0.00	83.88	0.00
Total:	17333.17	65.49	74.27	10.04	7293.53	9905.88	9889.85	104.00

FLOORWISE FAR STATEMENT: B1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	97.93	83.87	0.00	14.06	0.00	0.00	0.00
Fourth Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Third Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Second Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
First Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Ground Floor...	2378.62	0.00	14.06	0.00	2364.56	2364.56	23.00
Total:	11605.26	83.87	70.31	14.06	11488.02	11488.02	119.00

TITLE:
TYPICAL SECOND,THIRD& FOURTH FLOOR PLAN

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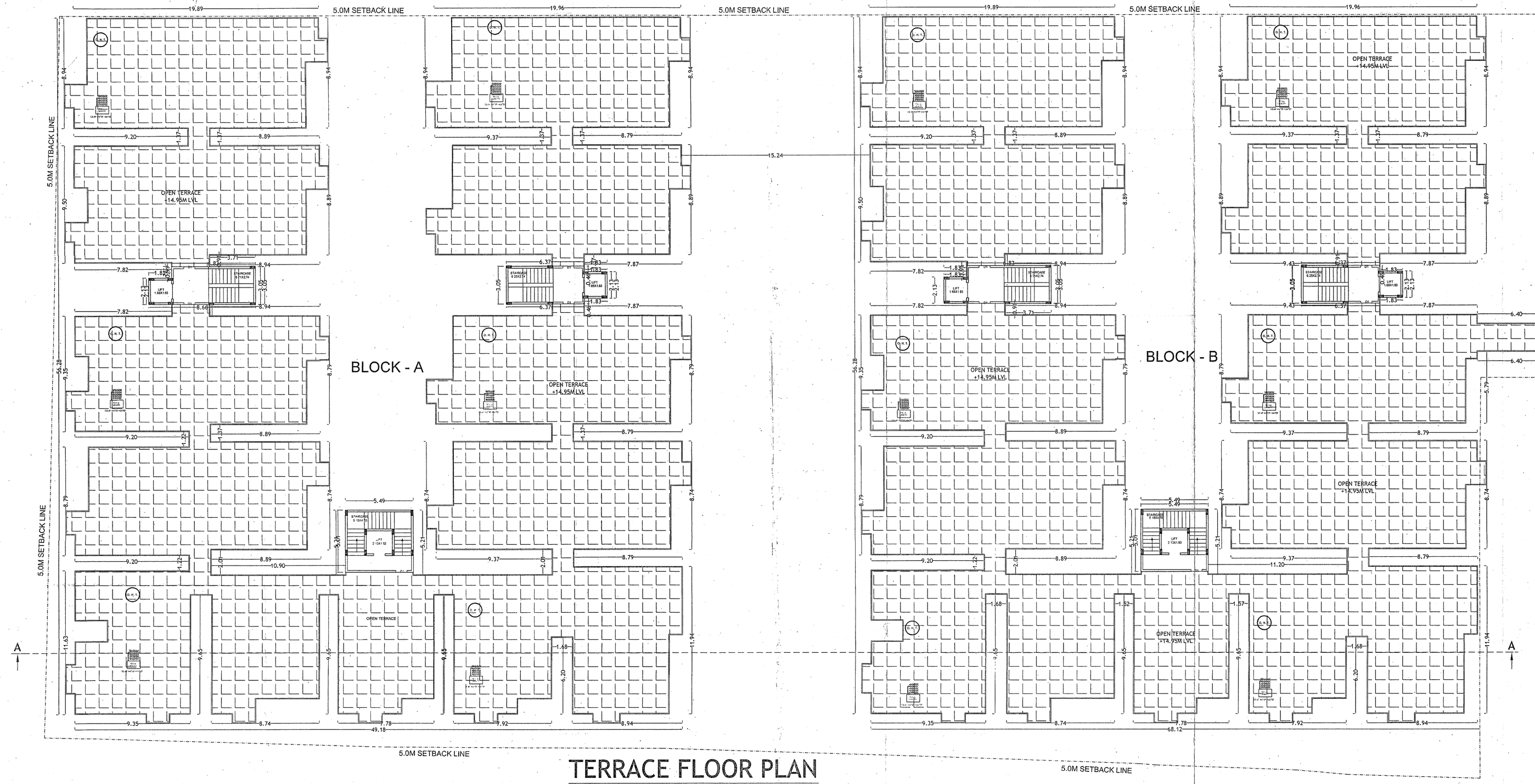

TERRACE FLOOR PLAN

+14.95M LVL

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.64 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 14	20.44	"
	0.76 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.67 X 5	6.25	
SECOND FLOOR	0.75 X 1.64 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 14	20.44	
	0.76 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.67 X 5	6.25	
THIRD FLOOR	0.75 X 1.64 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 14	20.44	
	0.76 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.67 X 5	6.25	
FOURTH FLOOR	0.75 X 1.64 X 1	1.23	37.33
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 14	20.44	
	0.76 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.61	
	0.75 X 2.10 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
	0.75 X 1.67 X 5	6.25	

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	0.75 X 1.64 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 15	21.80	
	0.75 X 2.15 X 1	1.61	
	0.76 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.69	
	0.75 X 2.15 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
SECOND FLOOR	0.75 X 1.64 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 15	21.80	
	0.75 X 2.15 X 1	1.61	
	0.76 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
THIRD FLOOR	0.75 X 1.64 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 15	21.80	
	0.75 X 2.15 X 1	1.61	
	0.76 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.57	
	0.75 X 2.00 X 1	1.50	
FOURTH FLOOR	0.75 X 1.64 X 1	1.23	32.54
	0.75 X 2.40 X 1	1.80	
	0.75 X 1.65 X 15	21.80	"
	0.75 X 2.15 X 1	1.61	
	0.76 X 1.64 X 1	1.24	
	0.75 X 2.25 X 1	1.68	
	0.75 X 2.15 X 1	1.57	
	0.75 X 2.00 X 1	1.50	

BBMP/Addl.Dir/JD NORTH/0013/17-18

1. Plan sanctioned subject to the following Conditions :
1. Sanction is accorded for the Proposed Residential Apartment Building @ KHATHA NO-814, SY NO-49/1, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO-82, MAHADEVAPURA ZONE, BANGALORE.
   a) Consisting of BF+GF+4UF in BLOCK A & B, 223 No's Dwelling Units (Four upper floors) only.
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any use
3. Basement Floor area reserved for 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 & C) 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 Stilt floor for installation of telecom equipment and also to make provisions for telecom services as per Byla-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-B (iv) to (x).
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 after 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 to avoid hindrance during late 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 300 kg capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of 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. 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.
35. The Builder/contractor/Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in the contravention of the provisions of the act, rules,Bye-laws, Zoningregulations,Standing Orders and Policy orders of the BBMP.
36. The Construction or reconstruction of building shall be commenced within a period of two(2) years from date of issue of license. Before the expiry of two years, the owner/Developer shall give intimation to BBMP(asindion 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 or walls/columns of the foundation.Otherwise the plan sanction is deemed canceled.
37. The Owner/Developer should abide to the outcome of final orders of Hon'ble Supreme court / High Court towards reservation of 10% Park and Open spaces in the plot proposed for development.
38. 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 (Hreadalagi hoodike) 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 Constructions 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 workplace 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:

Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions imposed
1	KSPCB	No.PCB/166/CNP/18H-432 DATED:23/JUL/2018	All the conditions imposed in the letter issued by the fire Statutory Body should be adhered to.
2	BWSSB	No.BWSSB/EIC/CE(M)/ACE(M)-IV /DCE(M)/TA(M)-III/312/2018-19. DATED:23/04/2018	
3	SEIAA	No.SEIAA 120 CON 2017 DATED:12/01/2018	

II. FEE DETAILS:

The Applicant has paid The Fee vide Receipt No. RE-ifms 331-TP /000630 dated-03-01-2018, and RE-ifms 331-TP /000214 dated-04-08-2018 for the following:-

1.	Licence Fees	:	Rs.29,29,636.00
2.	Ground Rent	:	Rs.13,06,303.00
	GST		Rs.2,36,000.00
3.	Betterment Charges		
	a) For Building	:	Rs.1,90,193.00
	b) For Site	:	Rs.59,058.00
4.	Security Deposit	:	Rs.29,02,866.00
5.	Plan copy & Compound wall charges	:	Rs.78,800.00
6.	1% Labour Cess Service Charges	:	Rs. 43,973.00
7.	Lake Improvement Charges	:	Rs.2,37,741.00
		TOTAL :	Rs.76,83,600.00

Labour Cess Rs-43,54,000/- Paid Vide NEFT/RTGS No. FDRLRS20171219004557 72

Vide Recipt no-HO/47669/2017 dated: 19-12-2017

ನಕಲು ಪ್ರತಿ

ಷರತ್ತುಬದ್ಧ ಪರವಾನಗಿ ಅಥವಾ ಅನುಮತಿಯ ಮಂಜೂರಾತಿಯನ್ನು 31/01/18 ರಂದು ನೀಡಲಾಗಿದೆ. ಈ ಪರವಾನಗಿಯನ್ನು ಅಥವಾ ಅನುಮತಿಯನ್ನು 30/01/18 ರೊಳಗೆ ಪಡೆಯಬೇಕು. ಇಲ್ಲದಿದ್ದಲ್ಲಿ ಈ ಮಂಜೂರಾತಿಯು ರದ್ದಾಗುತ್ತದೆ. (ಅರ್ಜಿದಾರರ ಅಥವಾ ಅವರ ಪರವಾಗಿ ಅಧಿಕೃತ ವ್ಯಕ್ತಿ)

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

31/1/18

FLOORWISE FAR STATEMENT: A1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	75.53	65.49	0.00	10.04	0.00	0.00 !	0.00	0.00
Fourth Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Third Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Second Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
First Floor...	1956.08	0.00	10.04	0.00	0.00	1946.04	1946.04	21.00
Ground Floor...	2031.74	0.00	10.04	0.00	0.00	2021.70	2031.70	20.00
Basement Floor...	7431.60	0.00	24.10	0.00	7293.53	0.00	83.88	0.00
Total	17333.17	65.49	74.27	10.04	7293.53	9805.88	9889.85	104.00

FLOORWISE FAR STATEMENT: B1 (RESIDENTIAL APARTMENT)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	97.63	83.87	0.00	14.06	0.00	0.00 !	0.00
Fourth Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Third Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Second Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
First Floor...	2294.68	0.00	14.06	0.00	2280.62	2280.62	24.00
Ground Floor...	2379.62	0.00	14.06	0.00	2365.56	2365.56	23.00
Total	11659.28	83.87	70.31	14.06	11489.02	11489.02	119.00

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0013/17-18		
Application Type:	General	Zone:	Mahadevapura
Proposal Type:	Building Permission	Ward:	Ward-82
Nature of Sanction:	New	Plot No Value:	49/1
Plot Use:	Residential	City Survey No.:	-
Location:	Ring-III	Property No.:	-
Land Use Zone:	Residential (Main)		
Locality/Street:	-		

AREA DETAILS

		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9500.63
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	9500.63
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	9500.63
MAX. PERMISSIBLE COVERAGE AREA	(50%)	4754.82
Proposed Coverage Area	(46.59%)	4431.36
Achieved Net coverage area	(46.59%)	4431.36
BALANCE COVERAGE AREA LEFT	(3.61%)	343.45
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	21396.67
ADDITIONAL FAR	-	-
Residential FAR		21293.90
Proposed FAR Area		21377.67
Subsructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.25)	21392.67
BALANCE FAR AREA	(0)	3.80
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		29208.96

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
K.B.Ranganath BCC/BL-3.6/E-3135/07-08	Sri.MUNIBHYRAPPA
Sri.M.C.CHANDRA	

OWNER'S NAME:

MUNIBHYRAPPA & M.C.CHANDRA

PROJECT DESCRIPTION::

PROPOSED RESIDENTIAL APARTMENT AT SY NO-49/1, KHATHA NO-814, MAHADEVAPURA VILLAGE, K.R.PURAM HOBLI, WARD NO-82, BANGALORE.

ARCHITECT:

K.B.Ranganath

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
B1 (RES) APARTMENT	Residential	Multi Dwelling Units	Bldg upto 15.0 mt. Ht
A1 (RESAPPARTMENT)	Residential	Multi Dwelling Units	Bldg upto 15.0 mt. Ht

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	221	3038.75	251	3451.36
Visitor's Car Parking	23	316.25	0	0.00
Total Car	244	3355.00	251	3451.36
TwoWheeler	23	316.25	0	0.00
Total Area	-	3671.25	-	7203.54

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.
B1-1 (RESIDENTIAL APARTMENT)	11489.02	11489.02	11656.26	119.00
A1-1 (RESIDENTIAL APARTMENT)	9805.88	9889.85	17333.17	104.00
Total	21293.90	21377.87	28989.43	223.00

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	396
D1	0.90	2.10	480
D	1.05	2.10	124

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W2	0.75	1.20	204
W1	1.20	1.20	209
W	1.80	1.20	310

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	333
D1	0.90	2.10	396
D	1.05	2.10	169

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W2	0.75	1.20	206
W1	1.20	1.20	185
W	1.80	1.20	682

N

TITLE:
TERRACE FLOOR PLAN

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