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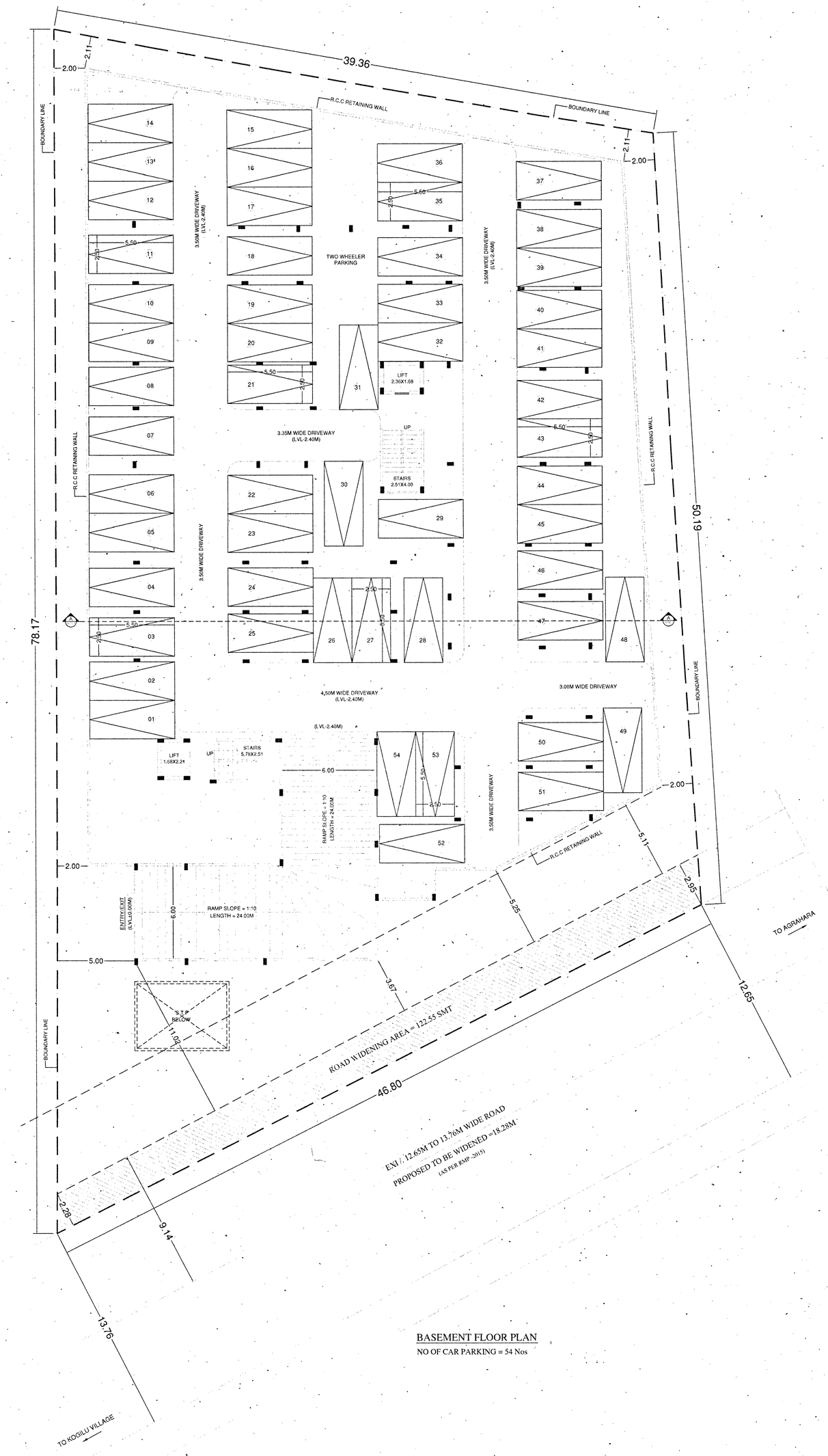


BASEMENT FLOOR PLAN

NO OF CAR PARKING = 54 Nos

BBMP/Addl.Dir/JD NORTH/0329/15-16
(RESIDENTIAL APARTMENT BUILDING PLAN SANCTION)

I. Plan is sanctioned subject to the following conditions:

1. Sanction is accorded for Residential Apartment Building Situated At Katha No.224/19/1 and 2⁰⁄₃ ,Agrahara Village,Ward no.05,Yelahanka Zone, Bangalore.
   a) Consist of BF+GF+04UF (four upper floors) PROPOSED only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floors area is reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure 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 shall 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
35. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued that once in two years.
37. The Owner / Association of the high-rise building shall conduct two mock- trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008.
39. If any owner /builder contravenes the provisions of Building Bye-laws and rules in force, the Authority will inform the same to the registered Architect/Engineers/Supervisor in the first instance, warn in the second instance, and cancel the registration of the professional if the same is repeated in the third instance.
40. The Builder/contracter/Professional responsible for supervisionof 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.
41. 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-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.
42. The Owner/Developer shouldabide 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.
43. The applicant should relinquish the Road Widening area of 122.55sqmts before issue of Commencement Certificate.
44. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi hoodike) LD/05/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.

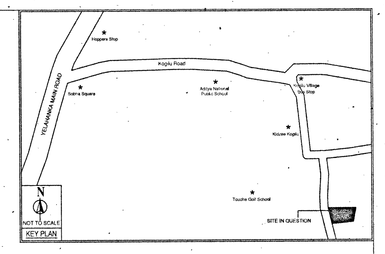
As per Commissioner Revised Circular No. Addl.DTP.JD(N)DM3/PR/320/15-16 dt: 04-09-2015.

II. FEE DETAILS:

The Applicant has paid Rs.2059000/- vide reciept No. Reitms-831-TP/000224 dated 05/7/2017 for the following:-

Licence Fees	Rs.720219
Ground Rent	Rs.354194
Betterment Charges	
a) For Building	Rs.15742
b) For Site	Rs.51597
Security Deposit	Rs.787098
Plan copy charges	Rs.53000
1% Labour Cess,Service Charges	Rs.12011
Lake Improvement charges	Rs.64496
TOTAL	Rs.2058357
Rounding off Rs.643 TOTAL	Rs.2059000

The Applicant has produced DD No. dated:
Amount Rs.1189100/- vide No & Date ICICI 520170300885678 dt 3/7/17
Labour Cess Rs.1189083
Rounding off Rs.97 TOTAL Rs.1189100



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0329/15-16		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-5
Nature of Sanction:	New	Plot No Value:	224/19/1,20/3
Plot Use:	Residential	City Survey No.:	0.00
Location:	Ring-III	Property No.:	0.00
Land Use Zone:	Residential (Main)		
Locality/Street:	0.00		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2579.84
DEDUCTION FOR		
Plot area deducted for Road Widening.		122.55
Total		122.55
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	2457.29
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C)	2579.84
MAX. PERMISSIBLE COVERAGE AREA	(55%)	1351.51
Proposed Coverage Area	(49.84%)	1224.59
Achieved Net coverage area	(49.84%)	1224.59
BALANCE COVERAGE AREA LEFT	(5.17%)	126.92
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	5804.64
ADDITIONAL FAR	-	-
Residential FAR		5761.88
Proposed FAR Area		5782.51
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.25)	5797.51
BALANCE FAR AREA	(0)	7.13
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		7870.98

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
N. GANESH, B.E.....FIV., Regd Valuer No. F-6784, New Delhi, Regd Eng B.C.C./B.L/3.6/E-3097/07-08 No. 4/2, 6th Cross, 8th Main, S. R. Nagar, BANGALORE - 560 027	For TRIGUNA PROJECTS PVT. LTD. Mg. Director G P A Holder Sri. R. Krishnamurthy Sri. K. Janardhan

OWNER'S NAME:	OWNER'S SIGN
Sri. R. Krishnamurthy & Sri. K. Janardhan	

PROJECT DESCRIPTION::

Proposed Residential Apartment Building Situated At Katha No.224/19/1 and 2⁰⁄₃ ,Agrahara Village,Ward no.05,Yelahanka Zone, Bangalore.

ARCHITECT:	ARCHITECT SIGN
Ganesh N	

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL)	Residential	MultiDwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	58	797.50	64	880.00
Visitor's Car Parking	6	82.50	0	0.00
Total Car	64	880.00	64	880.00
TwoWheeler	6	82.50	0	0.00
Total Area	-	962.50	-	1844.64

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.
A-1 (RESIDENTIAL)	5761.88	5782.51	7855.98	58.00
Total	5761.88	5782.51	7855.98	58.00

III. NOC DETAILS:

Sl.NO	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	Fire Force Department	NOT APPLICABLE	All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of india		
3	BESCOM		
4	BSNL		
5	BWSSB	Acknowledgement copy seeking NOC submitted	
6	KSPCB	Acknowledgement copy seeking NOC submitted	
6	SEIAA	NOT APPLICABLE	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	1.00	0.60	128
W	1.52	1.80	303
W	2.00	1.80	14

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.15	215
D1	0.90	2.15	193
ED	1.10	2.15	58

FLOORWISE FAR STATEMENT: A (RESIDENTIAL)

Name of Floor	Total BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Void Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	28.30	20.63	0.00	7.66	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	1099.95	0.00	7.66	0.00	0.00	0.00	0.00	1092.29	1092.29	12.00
Third Floor...	1224.63	0.00	7.66	0.00	0.00	0.00	0.00	1216.96	1216.96	12.00
Second Floor...	1224.63	0.00	7.66	0.00	0.00	0.00	0.00	1216.96	1216.96	12.00
First Floor...	1224.63	0.00	7.66	0.00	0.00	0.00	0.00	1216.96	1216.96	12.00
Ground Floor...	1224.59	0.00	7.66	0.00	130.81	0.00	67.42	1018.70	1018.70	10.00
Basement Floor...	1829.27	0.00	7.66	0.00	0.00	120.00	1680.98	0.00	20.63	0.00
Total	7855.98	20.63	45.98	7.66	130.81	120.00	1748.39	5761.88	5782.51	58.00

ನಕಲು ಪ್ರತಿ

ಸ್ಥಳ ಪರಿಶೀಲನೆಯನ್ನು ಮಾಡಿ ಅಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ:13/6/2017
ಮೇರೆಗೆ ಸಿ.ಎಸ್.ಬಿ.ಸಿ.ಸಿ.(ಉ)/(ದ) ವಿಶೇಷ ಕಂದಾಯ ಅಧಿಕಾರಿ ಸ್ಥಳ ಪರಿಶೀಲನೆ ದಿನಾಂಕ:31/7/17 ಸ್ಥಳದ ಸ್ಥಿತಿ ಮಂಜೂರಾತಿಯನ್ನು ವಿನಿಯೋಗಿಸುವ ಪಡತಗೆ ಒಳಪಟ್ಟು ಅಯೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ:31/7/2017
ದಿಂದ:26/7/2017 ರವರೆಗೆ ಮಾನ್ಯ ಮಾನ್ಯತೆ ಹೊಂದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉಸ್ತುವಾರಿ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

N

TITLE

BASEMENT FLOOR PLAN

SCALE - 1:125

SHEET NO. 01 OF 04

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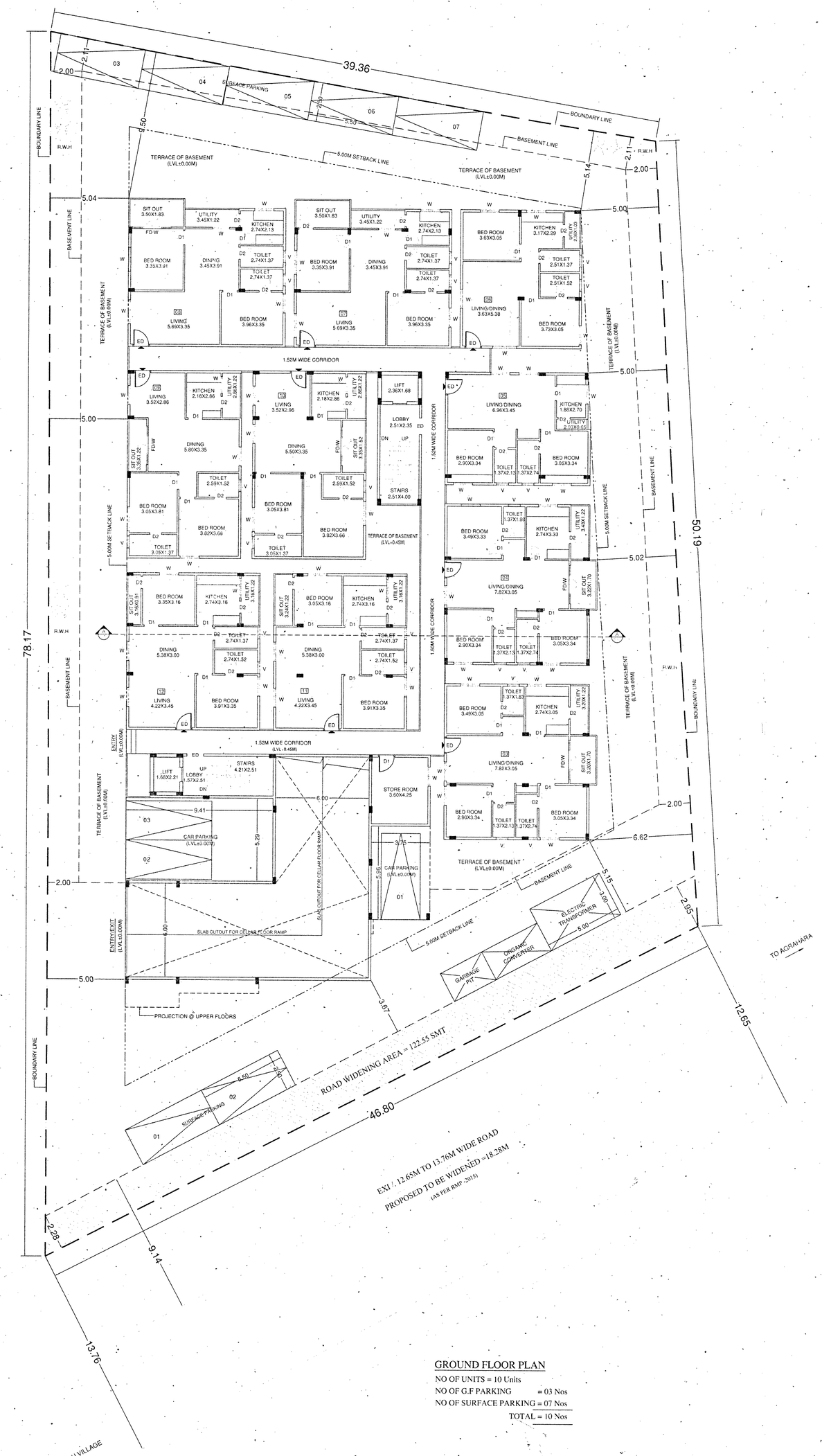

GROUND FLOOR PLAN

NO OF UNITS = 10 Units
NO OF G.F PARKING = 03 Nos
NO OF SURFACE PARKING = 07 Nos
TOTAL = 10 Nos

BBMP/Addl.Dir/JD NORTH/0329/15-16
(RESIDENTIAL APARTMENT BUILDING PLAN SANCTION)

I. Plan is sanctioned subject to the following conditions:

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

Special Conditions as per Labour Department of Government of Karnataka vide ADDENDUM (Karnataka Apartment Ownership) Act-1972 dated 01.04.2013.

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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.
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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.
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As per Commissioner Revised Circular No. Addl.DTP.JD(N)/DM3/PR/320/15-16 dt: 04-09-2015.

II. FEE DETAILS:

The Applicant has paid Rs 2059000/- vide reciept No. Receipt 331-P/0000224 dated 6/7/2017 for the following -

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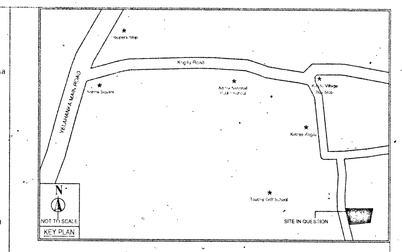
Ground Rent	Rs 354104
Betterment Charges	
a) For Building	Rs 15742
b) For Site	Rs 51597
Security Deposit	Rs 787098
Plan copy charges	Rs 53000
1% Labour Cess Service Charges	Rs 12011
Lake Improvement charges	Rs 84496
TOTAL	Rs 2258167
Rounding off Rs 643 TOTAL	Rs 2059000

The Applicant has produced DD No. dated: Amount: Rs.1189100/- vide RTGS 2CLCR520170300888678 dt 8/7/17

Labour Cess	Rs.1189083
Rounding off Rs.97 TOTAL	Rs.1189100



AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Addl.Dir/JD NORTH/0329/15-16		
Application Type:	General	Zone:	Yelahanka
Proposal Type:	Proposed Development	Ward:	Ward-5
Nature of Sanction:	New	Plot No Value:	224/19/1,20/3
Plot Use:	Residential	City Survey No.:	0.00
Location:	Ring-III	Property No:	0.00
Land Use Zone:	Residential (Main)		
Locality/Street:	0.00		

AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2579.84
DEDUCTION FOR		
Plot area deducted for Road Widening.		122.55
Total		122.55
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	2457.29
BALANCE AREA OF PLOT (Considered For Perm FAR)	(C)	2579.84
MAX. PERMISSIBLE COVERAGE AREA	(55%)	1351.51
Proposed Coverage Area	(49.84%)	1224.59
Achieved Net coverage area	(49.84%)	1224.59
BALANCE COVERAGE AREA LEFT	(5.17%)	126.92
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(2.25)	5804.64
ADDITIONAL FAR		-
Residential FAR		5761.88
Proposed FAR Area		5782.51
Substructure Area Add in FAR (Layout Lvl)		15.00
ACHIEVED NET FAR AREA	(2.25)	5797.51
BALANCE FAR AREA	(0)	7.13
PERMISSIBLE BUILT UP AREA		-
ACHIEVED BUILT UP AREA		7870.98

ARCH / ENGG / SUPERVISOR (Regd)	OWNER
N. GANESH, B.E.....FIV., Regd Valuer No. F-6784, New Delhi, Regd Eng B.L.C.R.L/3,B.E.-3097/07-08 No. 4/2, 6th Cross, 8th Main, S. R. Nagar, BANGALORE - 560 027	For TRIGUNA PROJECTS PVT. LTD. Mg. Director G P A Holder Sri. R. Krishnamurthy Sri. K. Janardhan
OWNER'S NAME: Sri. R. Krishnamurthy & Sri. K. Janardhan	OWNER'S SIGN

PROJECT DESCRIPTION::

Proposed Residential Apartment Building Situated At Katha No.224/19/1 and 20/5 ,Agrahara Village,Ward no.05,Yelahanka Zone, Bangalore.

ARCHITECT:	ARCHITECT SIGN
Ganesh N	

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RESIDENTIAL)	Residential	Multi Dwelling Units	Bldg upto 15.0 mt. Ht.

Parking Type	Reqd No.	Reqd Area	Prop No.	Prop Area
Car	58	797.50	64	880.00
Visitor's Car Parking	6	82.50	0	0.00
Total Car	64	880.00	64	880.00
TwoWheeler	6	82.50	0	0.00
Total Area	-	962.50	-	1844.64

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total BUArea	Tenement No.
A-1 (RESIDENTIAL)	5761.88	5782.51	7855.98	58.00
Total	5761.88	5782.51	7855.98	58.00

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Referance No & Date.	Conditions imposed
1	Fire Force Department		All the conditions imposed in the letter issued by the the Statutory Body should be adhered to.
2	Airport Authority of india	NOT APPLICABLE	
3	BESCOM		
4	BSNL		
5	BWSSB	Acknowledgement copy seeking NOC submitted	
6	KSPCB	Acknowledgement copy seeking NOC submitted	
6	SEIAA	NOT APPLICABLE	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	1.00	0.60	128
W	1.52	1.80	303
W	2.00	1.80	14

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS
D2	0.75	2.15	215
D1	0.90	2.15	193
ED	1.10	2.15	58

FLOORWISE FAR STATEMENT: A (RESIDENTIAL)

Name of Floor	Total - BUArea	Staircase Deduction	Lift Deduction	Lift M/C Deduction	Void Deduction	Ramp Deduction	Parking Deduction	Residential FAR Area	Total FAR Area	Tenement No.
Terrace Floor...	28.30	20.63	0.00	7.66	0.00	0.00	0.00	0.00	0.00	0.00
Fourth Floor...	1099.95	0.00	7.66	0.00	0.00	0.00	0.00	1092.29	1092.29	12.00
Third Floor...	1224.63	0.00	7.66	0.00	0.00	0.00	0.00	1216.96	1216.96	12.00
Second Floor...	1224.63	0.00	7.66	0.00	0.00	0.00	0.00	1216.96	1216.96	12.00
First Floor...	1224.63	0.00	7.66	0.00	0.00	0.00	0.00	1216.96	1216.96	12.00
Ground Floor...	1224.59	0.00	7.66	0.00	130.81	0.00	67.42	1018.70	1018.70	10.00
Basement Floor...	1829.27	0.00	7.66	0.00	0.00	120.00	1680.98	0.00	20.63	0.00
Total	7855.98	20.63	45.98	7.66	130.81	120.00	1748.39	5761.88	5782.51	58.00

ನಕಲು ಪ್ರತಿ

ಸದರಿ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರು ಆದೇಶದ ದಿನಾಂಕ 13/6/2017 ಮೇರೆಗೆ ಬಿ.ಬಿ.ಎಂ.ಪಿ.(ಪೂ)/(ದಿ) ಸಂ.ಪ. ಸಂಖ್ಯೆ 327/15-16 ದಿನಾಂಕ: 21/7/17 ಅನ್ವಯ ಸದರಿ ಮಂಜೂರಾತಿಯನ್ನು ವಿಧಿಸಲಾಗಿದೆ ಪರಿಶೀಲನೆಗೆ ಒಳಪಟ್ಟು ಆದೇಶಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 21/7/17 ರಂದು 31/7/2017 ರೊಳಗೆ ಮಾನ್ಯ ಮಾಡಿಕೆ ಪಡೆದಿರುತ್ತದೆ. (ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾನ್ಯ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಪೂರ್ವ) ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

TITLE

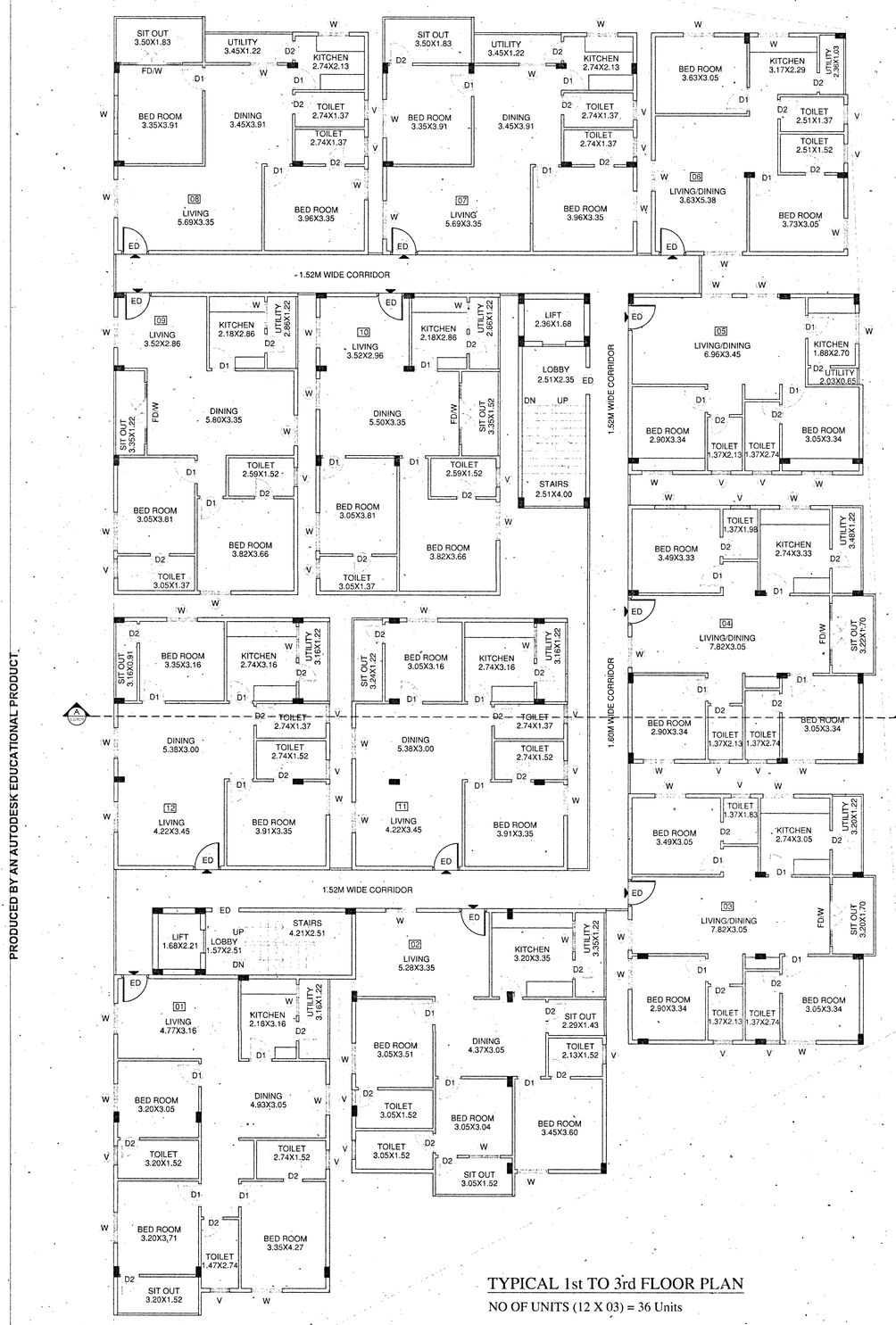
GROUND FLOOR PLAN

SCALE - 1:125

SHEET NO. 02 OF 04

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



TYPICAL 1st TO 3rd FLOOR PLAN

NO OF UNITS (12 X 03) = 36 Units

4th FLOOR PLAN

NO OF UNITS = 12 Units

BBMP/Addl.Dir/JD NORTH/0329/15-16
(RESIDENTIAL APARTMENT BUILDING PLAN SANCTION)

I. Plan is sanctioned subject to the following conditions:

1. Sanction is accorded for Residental Apartment Building Situated At Katha No.224/15/1 and 20/5 Agrahara Village,Ward no.05,Yelahanka Zone, Bangalore.

   a) Consist of BF+GF+04UF (four upper floors) PROPOSED only.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement floors area is reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident/untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure 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 of required capacity installed at site for its re-use/ disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
34. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
35. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
36. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued that once in two years.
37. The Owner / Association of the high-rise building shall conduct two mock- trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of license fees for sanction of this plan is subject to result of W.P.No.4906/2008 & 2993/2008.
39. If any owner /builder contravenes the provisions of Building Bye-laws and rules in force, the Authority will inform the same to the registeres Architect/Engineers/Supervisor in the first instance, warn in the second instance, and cancel the registration of the professional if the same is repeated in the third instance.
40. The Builder/contracter/Professional responsible for supervisionof work shall not materially and structurually 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.
41. 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-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.
42. The Owner/Developer shouldabide 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.
43. The applicant should reinquish the Road Widening area of 122.55sqmts before issue of Commencement Certificate.
44. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department-of Government of Karnataka vide ADDENDUM (Hosadaagi 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.

As per Commissioner Revised Circular No. Addl.DTP JD(N)/DM3/PR/320/15-16 dt: 04-09-2015.

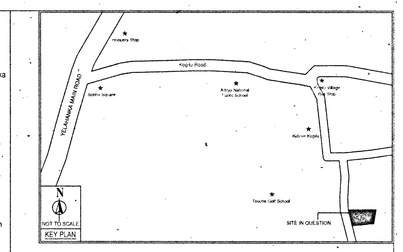
II. FEE DETAILS:

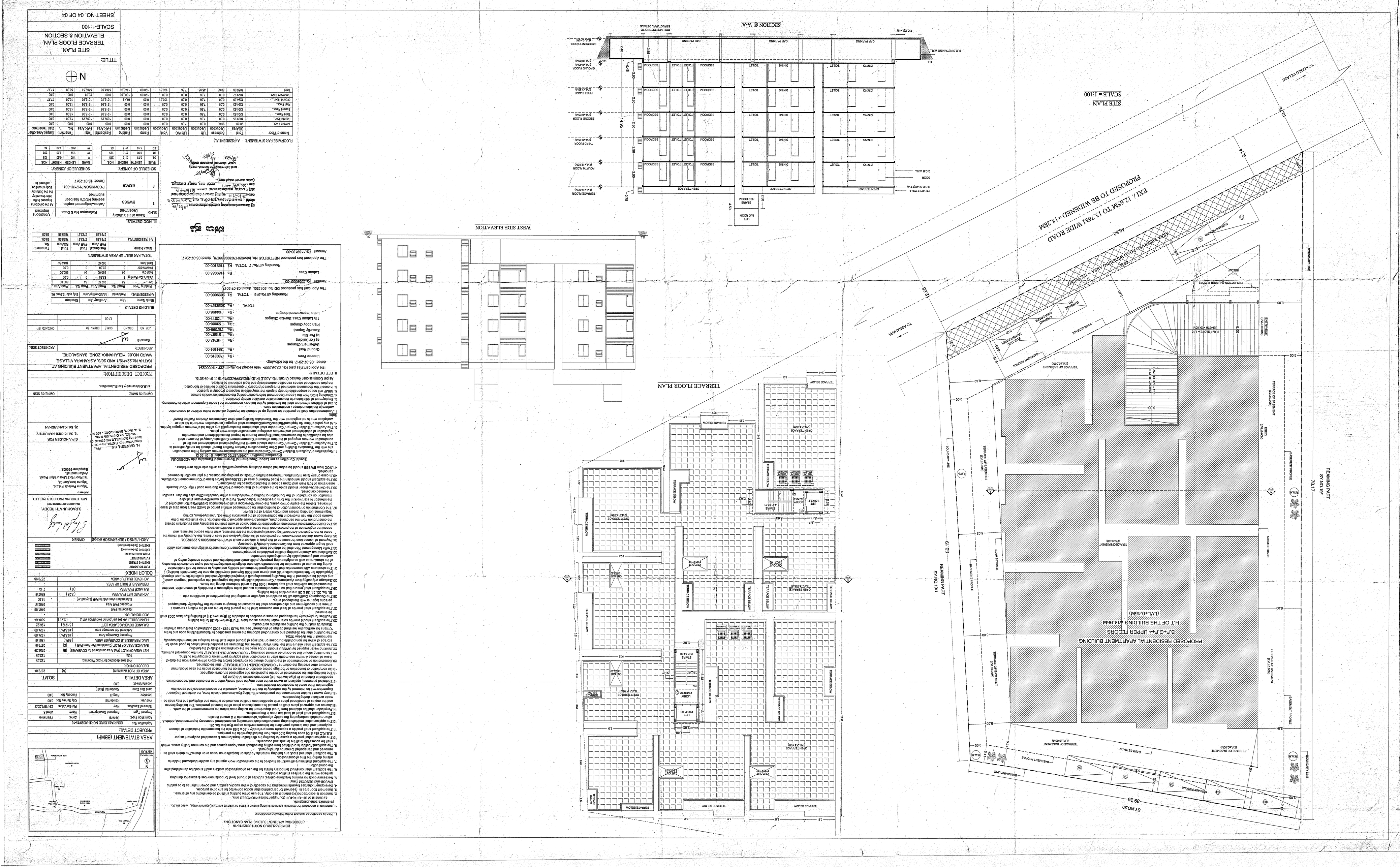
The Applicant has paid Rs.2059000/- vide reciept No.RE- Upm-331-17/0002324 dated 06/02/2017 for the following:-

Licence Fees	Rs.720219
Ground Rent	Rs.354194
Betterment Charges	
a) For Building	Rs.15742
b) For Site	Rs.51597
Security Deposit	Rs.787098
Plan copy charges	Rs.53000
1% Labour Cess Service Charges	Rs.12011
Lake Improvement charges	Rs.64496
TOTAL	Rs.2058357
Rounding off Rs.643 TOTAL	Rs.2059000

The Applicant has produced DD No. dated. Amount Rs.1189100/- ಒಂದು ಕೋಟಿ ಎಂಬತ್ತೊಂಭತ್ತು ಸಾವಿರ ಒಂದು ನೂರು ರೂಪಾಯಿ ಮಾತ್ರ dt: 03/03/17

	Rs.1189083
Labour Cess	
Rounding off Rs.97 TOTAL	Rs.1189100


Hesaraghatta Road
Kogilu Road
Kogilu Village
Jala village
Yelahanka
Airport Road
Kempegowda Int'l Airport Limited
Jakkur Aerodrome
Jakkur Village
Agrahara Village
Thanisandra Main Road
Thanisandra Village
Nagawara Lake
Nagawara Village
Kalkere Village
Kalkere Lake
Bangalore International Exhibition Centre
Nagawara Main Road
Hennur Main Road
Hennur Lake
Hennur Village
Kothanur Lake
Kothanur Village
Bangalore International Exhibition Centre
Hennur Bande Road
Kempegowda Int'l Airport Limited
Kempegowda Int'l Airport Limited
Kempegowda Int'l Airport Limited


PROPOSED RESIDENTIAL APARTMENT BUILDING
B+G+4 UPPER FLOORS
H.T OF THE BUILDING =14.95M
(L.V.+0.45M)
EXI / 12.65M TO 13.76M WIDE ROAD
PROPOSED TO BE WIDENED =18.28M
TERRACE OF BASEMENT
(L.V.-3.00M)
TERRACE OF BASEMENT
(L.V.-4.00M)
BASEMENT PROFILE
BOUNDARY LINE
REAMING PART
ST NO.191
78.17
61.05
SV NO.20
39.36
TERRACE BELOW
OPEN TERRACE
(L.V.+1.35M)
LIFT M/C ROOM
TO ROAD WIDENING
TO ABAMAVA
SITE PLAN
SCALE = 1:100
TERRACE FLOOR PLAN
WEST SIDE ELEVATION
SECTION @ A-A'
OPEN TERRACE
TERRACE BELOW
DINING
TOILET
BEDROOM
CAR PARKING
GROUND FLOOR
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
FOURTH FLOOR
TERRACE FLOOR
R.C.C WALL
DOOR
PARPET WALL
R.C.C SLAB(150 th)
R.C.C RETAINING WALL
COLUMN NOTING TO STRUCTURAL DETAILS
BASEMENT FLOOR
(L.V.-4.00M)
SITE PLAN, TERRACE FLOOR PLAN, ELEVATION & SECTION
SCALE-1:100
SHEET NO. 04 OF 04
TITLE:
OWNER'S NAME
OWNER'S SIGN
M/s.Nirmaan Properties & M.K.Janardhan
PROJECT DESCRIPTION:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA No.224/191 AND 203, AGRAHARA VILLAGE, WARD NO.05, YELAHANKA ZONE, BANGALORE.
ARCHITECT:
ARCHITECT SIGN.
AREA STATEMENT (BBMP)
PROJECT DETAIL
Authority: BBMP/ADD/JDC/NORTH/0239/15-16
Inward No: BBMP/ADMIN/PRJ/0239/15-16
Application Type: General
Zone: Yelahanka
Proposal Type: Proposed Development
Nature: New
Site/Use: 224/191&203
Nature of Sanction: New
Site Use: Residential
Plot Use: Residential
Plot Sub Use: Apartment
Land Use Zone: Residential (Main)
Slope Dir: East to West
Locality/Street: 0.00
SQ.MT.
AREA DETAILS
AREA OF PLOT (Minimum) (A) 2519.40
DEDUCTION FOR
Pot area deducted for Road Widening 152.55
NET AREA OF PLOT (A-Deductions) 2366.85
AVAILABLE FAR AS PER Considered for Plot area (B) 2366.85
MAX. PERMISSIBLE COVERAGE AREA (60%) 1420.11
Proposed Coverage Area (49.94%) 1182.69
Achieved Net coverage area (49.94%) 1182.69
BALANCE COVERAGE AREA LEFT (10.06%) 238.42
PERMISSIBLE FAR (As per Zoning Regulation 2015) (2.25) 5324.41
BALANCE COVERAGE AREA LEFT (1.75) 1142.92
ADDITIONAL FAR
Residential FAR (5.00) 11832.05
Permissible Fee Area 2132.41
Balance Area left in FAR (Hybrid Unit) 15.50
PERMISSIBLE BUILT UP AREA 7570.96
ACHIEVED NET FAR AREA (2.25) 5797.31
BALANCE FAR AREA (0) 7.13
ACHIEVED BUILT UP AREA 7570.96
COLOR INDEX
PLOT BOUNDARY
PROPOSED WORK
EXISTING (To be retained)
EXISTING (To be demolished)
OWNER
ARCH / ENGG / SUPERVISOR (Regd)
B.RAGHUNATH REDDY.
M/s. TEQUANA MODELS PVT.LTD.
MANDAKINI SECTION,#24
Nirmaan Properties Pvt.Ltd.
1st floor,167/1,Hosur Main Road,
Anekal(taluk),
Bangalore-560027.
G.P.A HOLDER FOR
M/s. GANESH D.S.
Sitting Hall,Ist floor,Ganesh Sai Mahal,
Kaggadasapura Main Road,
C.V.Raman Nagar,Bangalore-560093.
21, Sr. K.JANARDHAN
21, Sr. K.JANARDHAN
Sr. K.JANARDHAN
Sr. K.JANARDHAN