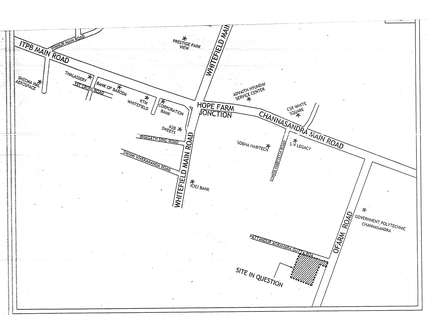

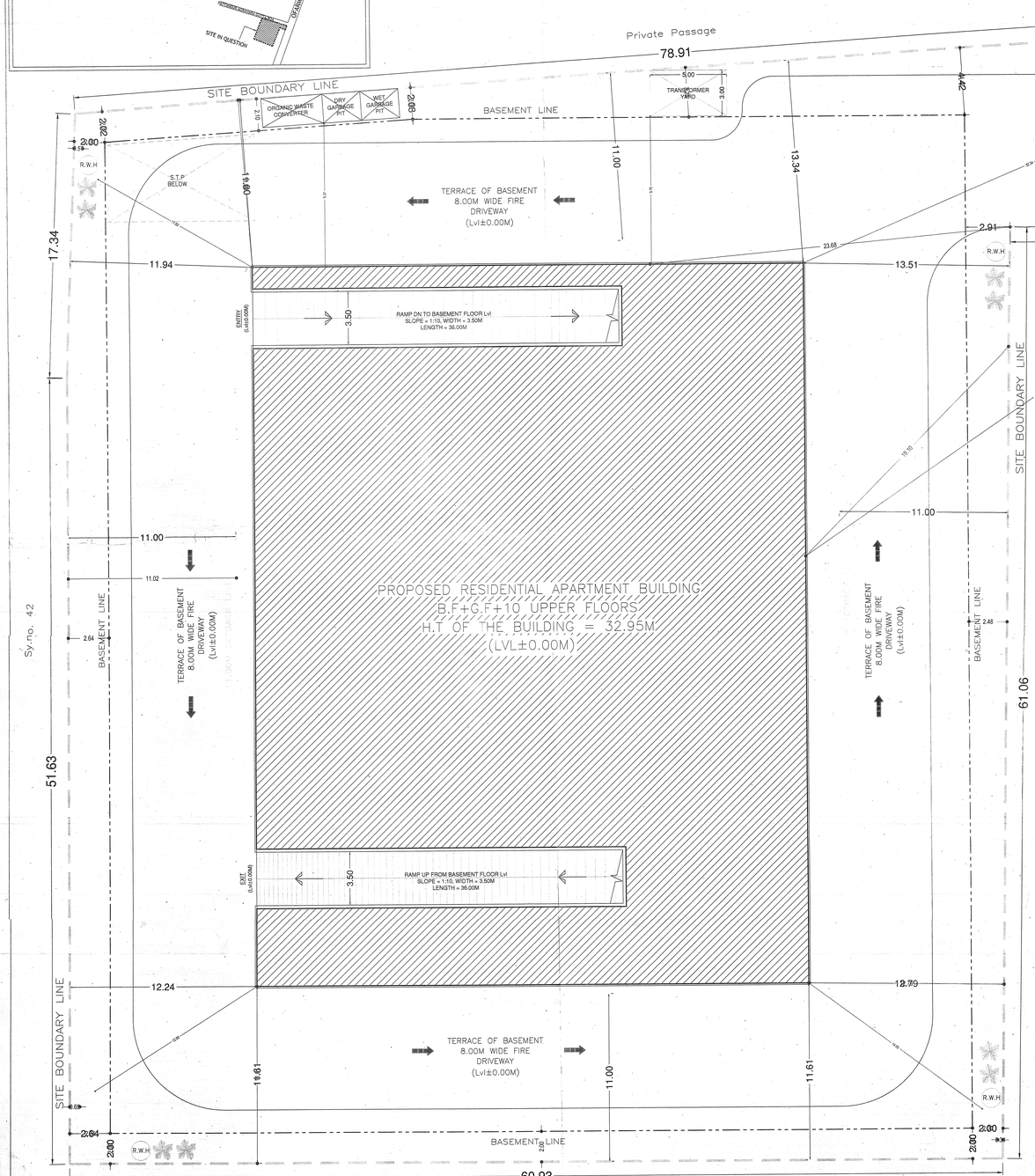

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 2903 , pattandur agrahara village, K.R. Puram Hobli, Bangalore., Bangalore.
a) Consist of 1Basement + 1Ground + 10 only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
3.4852.42 area reserved for car parking shall not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary duct 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 erect any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby 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 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.
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.No trees shall be cobtained 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-A (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS: 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25.The applicant should provide solar water heaters as per table 17-d 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 neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
30.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ------ k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and commercial buildings of 2000 Sqm and above built up area floor wise).
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 bracings to ensure for the safety of the structure as well as neighboring property, public roads and services, 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.The Owner / Association of high-rise building shall obtain clearance certificate from Fire Forces' Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.
37.The Owner / Association of high-rise building shall conduct fire mock - drill in the building , one before the onset of summer and another during the summer and assure complete safety in respect o f fire hazards.
38.The fee/charges/Scrutiny fee/Compounding fee/Lease fees for sanction of this plan is subject to result of W.P.No. 40952/2008 & 24338/2009.
39.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the concerned registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is reported for the third time.
40.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner's about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41.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 (Hosabaag/Hoodi(e) Letter No. LD/95/LET/2013, cated: 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 the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9 VERSION DATE: 01/11/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD NORTH/0585/18-19	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot/Sub Plot No.: 2903
Nature of Sanction: New	Khata No. (As per Khata Extract): 2903
Location: Ring-III	Locality / Street of the property: pattandur agrahara village, K.R. Puram Hobli, Bangalore
Building Line Specified as per Z.R: NA	
Zone: Mahadevapura	
Ward: Ward-083	
Planning District: 315-Whitefield	

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	4577.05
(A-Deductions)	4577.05
NET AREA OF PLOT	
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	2286.98
Proposed Coverage Area (32.46 %)	1485.32
Achieved Net coverage area (32.46 %)	1485.32
Balance coverage area left (17.55 %)	803.66
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	10300.39
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Allowable max. F.A.R Plot within 150 Mt radius of Metro station (-)	10302.39
Total Perm. FAR area (2.25)	10247.83
Residential FAR (99.94%)	10292.73
Proposed FAR Area	10292.73
Achieved Net FAR Area (2.25)	7.66
Balance FAR Area (0.00)	
BUILT-UP AREA CHECK	15564.04
Proposed BuiltUp Area	15.65
Substructure Area Add in BUA (Layout Lvl)	15608.04
Achieved BuiltUp Area	

Approval Date : 05/30/2019 8:57:15 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/9540/CH/18-19	BBMP/9540/CH/18-19	70683	Online	7914484601	01/08/2018 11:55:36 AM	-

No.	Head	Amount (INR)	Remark
1	Scrutiny Fee	70683	-

2	BBMP/7307/CH/19-20	BBMP/7307/CH/19-20	4118000.00	Online	8788410499	30/07/2019

No.	Head	Amount (INR)	Remark
1.	Security Deposit	1560904.00	
2.	Lake Rejuvention Cess	114449.00	
3.	Administrative charges	241177.00	
4.	License fee	1404813.60	
5.	Scrutiny Fee	70240.68	
6.	Compound wall charges	81600.00	
7.	Fee U/s 18(1) of KTCP act (Betterment Lev.) for Building	312118.00	
8.	Ground Rent	8289942.00	
9.	Fee U/s 18(1) of KTCP act (Betterment Lev.) for Site	91550.00	

BBMP/3515/CH/19-20	2388000.00	DIBOR3520190719000009	19/07/2019

No.	Head	Amount (INR)	Remark
1.	Labour Cess amount	2388000.00	-

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	91	-
	Total :		-	-	-	-	91	131

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	91	1251.25	131	1801.25
Visitor's Car Parking	10	137.50	0	0.00
Total Car	101	1388.75	131	1801.25
Two Wheeler	-	137.50	0	0.00
Other Parking	-	-	-	3081.17
Total	-	1526.25	-	4882.42

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF-1	FLAT	113.24	106.86	11	7
	FF-2	FLAT	81.76	76.45	9	
	FF-3	FLAT	81.76	76.37	9	
	FF-4	FLAT	92.30	87.12	9	
	FF-5	FLAT	101.06	95.23	10	
	FF-6	FLAT	91.35	86.02	9	
	FF-7	FLAT	104.70	98.20	10	
TYPICAL - 2 to FLOOR PLAN	TYP-1	FLAT	113.24	106.86	11	80
	TYP-1C	FLAT	104.70	98.83	10	
	TYP-2	FLAT	84.54	79.20	10	
	TYP-3	FLAT	84.54	79.11	10	
	TYP-4	FLAT	95.09	89.87	10	
	TYP-5	FLAT	101.06	95.23	10	
	TYP-6	FLAT	80.08	74.91	8	
	TYP-7	FLAT	80.08	74.61	8	
	TYP-8	FLAT	80.08	74.91	8	
	TYP-9	FLAT	97.08	91.67	8	
TENTH FLOOR PLAN	TNF-1	FLAT	113.24	106.86	11	4
	TNF-2	FLAT	84.54	79.20	10	
	TNF-3	FLAT	84.54	79.20	10	
	TNF-4	FLAT	95.09	89.87	10	
Total :			8407.60	7902.59	852	91

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2 to FLOOR PLAN	1.22 X 2.34 X 2 X 8	45.60	45.60
Total :		-	45.60

Block :A (RESIDENTIAL)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	81.92	0.00	81.92	53.67	0.00	28.25	0.00	0.00	0.00		0.00	0.00	0.00	00	0.00
Tenth Floor	567.15	19.29	537.86	0.00	11.70	0.00	2.49	0.00	0.00		526.67	0.00	526.67	04	0.00
Ninth Floor	1121.19	19.29	1101.90	0.00	11.70	0.00	0.49	0.00	0.00		1089.71	0.00	1089.71	10	0.00
Eighth Floor	1121.19	19.29	1101.90	0.00	11.70	0.00	0.49	0.00	0.00		1089.71	0.00	1089.71	10	0.00
Seventh Floor	1121.19	19.29	1101.90	0.00	11.70	0.00	0.49	0.00	0.00		1089.71	0.00	1089.71	10	0.00
Sixth Floor	1121.19	19.29	1101.90	0.00	11.70	0.00	0.49	0.00	0.00		1089.71	0.00	1089.71	10	0.00
Fifth Floor	1121.19	19.29	1101.90	0.00	11.70	0.00	0.49	0.00	0.00		1089.71	0.00	1089.71	10	0.00
Fourth Floor	1121.19	19.29	1101.90	0.00	11.70	0.00	0.49	0.00	0.00		1089.71	0.00	1089.71	10	0.00
Third Floor	1121.19	19.29	1101.90	0.00	11.70	0.00	0.49	0.00	6.00		1083.71	0.00	1083.71	10	0.00
Second Floor	1121.19	19.29	1101.90	0.00	11.70	0.00	0.49	0.00	0.00		1089.71	0.00	1089.71	10	0.00
First Floor	1131.78	180.74	951.04	0.00	11.70	0.00	0.49	0.00	0.00		938.85	0.00	938.85	07	99.07
Ground Floor	1486.16	4.01	1482.15	0.00	11.70	0.00	0.49	0.00	1414.70		32.61	22.45	55.26	00	8.59
Basement Floor	3730.37	4.80	3725.57	0.00	11.70	0.00	0.00	252.34	3402.91		12.81	22.45	35.26	00	8.59
Total:	15566.90	392.86	15594.04	53.67	140.40	28.25	5.39	252.34	4817.61		10247.82	44.90	10292.72	91	113.25
Total Number of Same Blocks	1														
Total:	15566.90	392.86	15594.04	53.67	140.40	28.25	5.39	252.34	4817.61		10247.82	44.90	10292.72	91	113

FAR &Tenement Details

Block	No. of Same Blg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Stair			
A (RESIDENTIAL)	1	15566.90	392.86	15594.04	53.67	140.40	28.25	5.39	252.34	4817.61	10247.82	44.90	10292.72	91	113.25
Grand Total:	1	15566.90	392.86	15594.04	53.67	140.40	28.25	1.99	252.34	4817.61	10247.82	44.90	10292.72	91.00	113.25

The plans are approved in accordance with the acceptance for approval by the Commissioner (NORTH) on date: 30/05/2019 vide lp number: BBMP/Addl.Dir/JD NORTH/0585/18-19 subject to terms and conditions laid down along with this building plan approval.

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

Name: B R MUDDARAJU
Designation: Joint Director Town Planning (JD/TP)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Date: 01-Aug-2019 17:35:27

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Sanjeevini Properties Pvt Ltd rep by Director Suresh .H.A #8, T1, First Main, Whitefield

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N #42, 8th main, 8th cross, S.R. Nagar, Bangalore E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO. 167 HO. PATTANDUR AGRAHARA VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK.

DRAWING TITLE : SITE PLAN

SHEET NO : 1