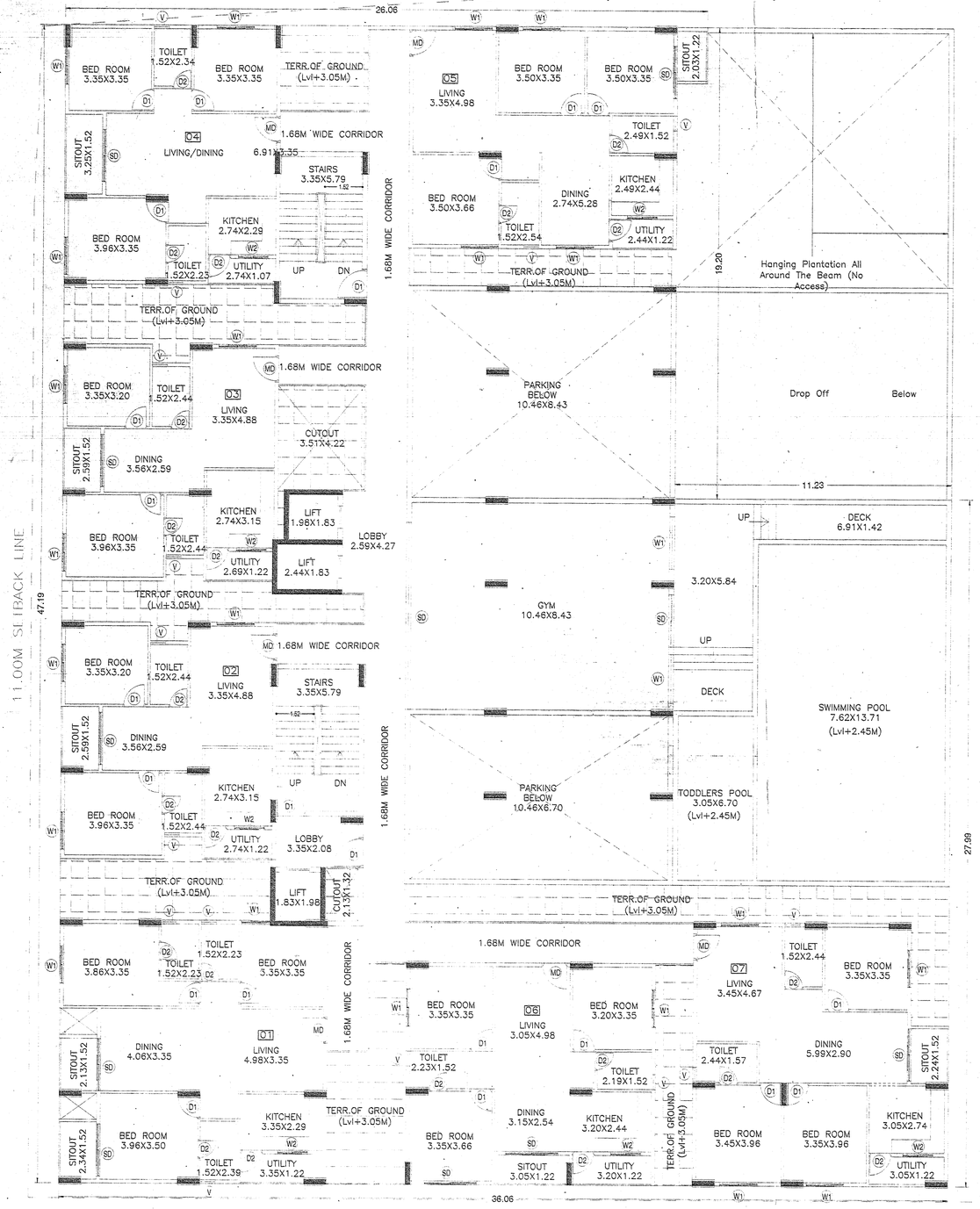
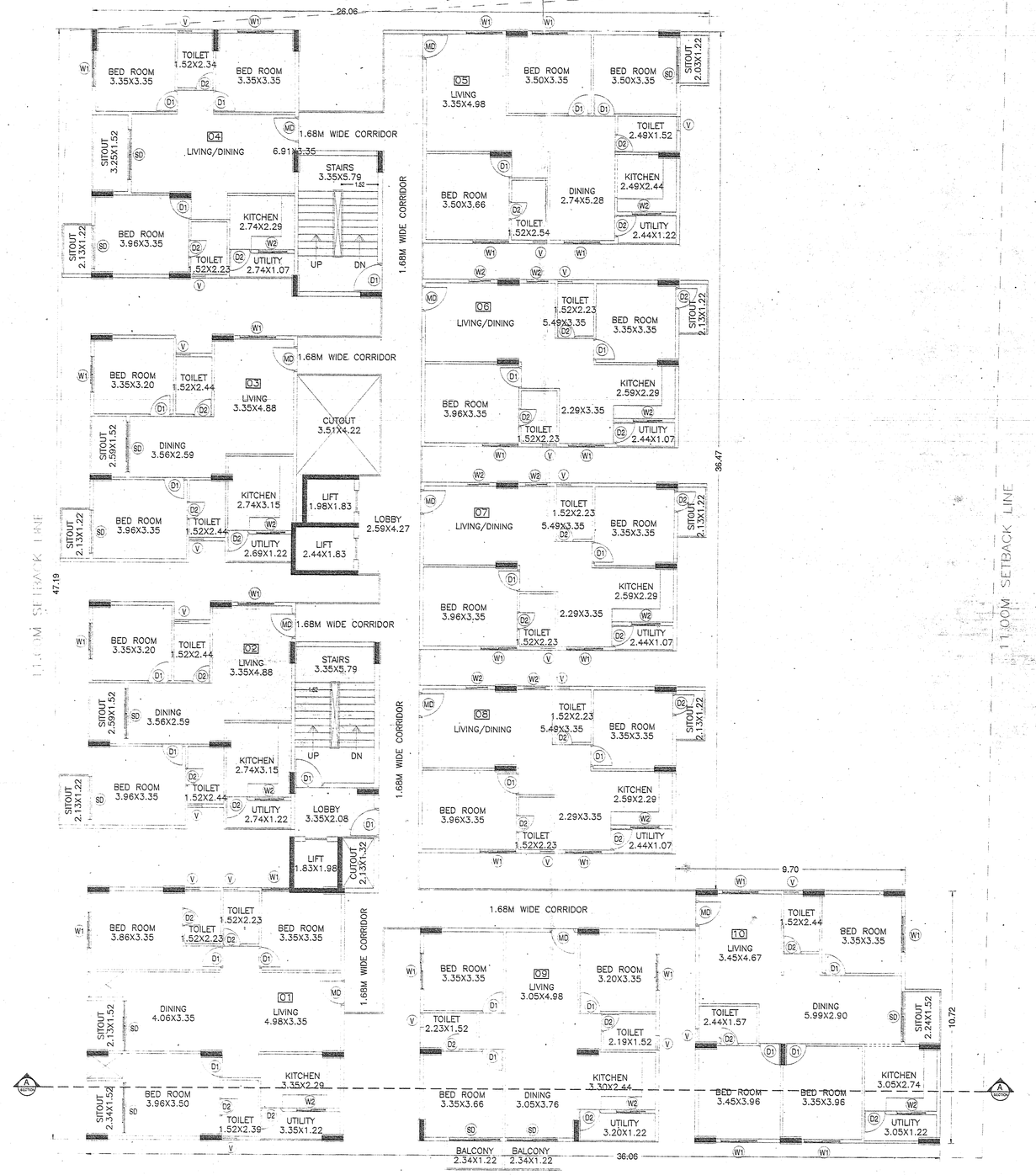


1st FLOOR PLAN
(Lvl+3.05M)
NO.OF UNITS = 07 Units



TYPICAL 2nd TO 9th FLOOR PLAN (Lvl+6.05M) TO (Lvl+27.05M)
NO.OF UNITS (10x08) = 80 Units

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 2BKS , 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 use.
3.40% of 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 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 / workmen's 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 nearby dumping yard.
9.The applicant/ builder is prohibited from walling 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 (Elek.D. code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 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.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 IV-8 (a) to (k).
18. The building shall be constructed/ coded/ coded 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 otherwise 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 concerned authority.
22.The 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. 28 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 ensure shall be approached through a ramp for the Physically Handicapped persons together with the elapsed entry.
28.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Bi. 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 below 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 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 neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32.Provision of Rainwater harvesting pits as per the approved plan shall be maintained.
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 Forces 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 that once in Two years.
37.The Owner / Association of the high-rise building shall conduct two mock - Drills 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.Payment of license fees for sanction of this plan is subject to result of W.P.No. 4806/2008 & 2693/2008.

39.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the 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 repeated 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 o 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

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

Required Parking(Table 7c)

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	1201.20	131	1801.25
Visitor's Car Parking	10	137.50	0	0.00
Total Car	101	1388.70	131	1801.25
Two/Three/er	-	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	106.66	11	7
	FF-2	FLAT	81.76	76.48	9	
	FF-3	FLAT	81.76	76.27	9	
	FF-4	FLAT	92.50	87.12	9	
	FF-5	FLAT	101.06	95.23	12	
	FF-6	FLAT	91.39	85.29	9	
	FF-7	FLAT	104.70	95.20	12	
TYPICAL - 2-9 FLOOR PLAN	TYF-1	FLAT	113.24	106.66	11	80
	TYF-10	FLAT	104.70	98.83	10	
	TYF-2	FLAT	84.54	79.20	10	
	TYF-3	FLAT	84.54	79.11	10	
	TYF-4	FLAT	95.08	89.67	12	
	TYF-5	FLAT	101.06	95.23	12	
	TYF-6	FLAT	80.08	74.61	8	
	TYF-7	FLAT	80.08	74.91	8	
	TYF-8	FLAT	80.08	74.91	8	
	TYF-9	FLAT	87.08	81.67	8	
TENTH FLOOR PLAN	TNF-1	FLAT	113.24	106.66	11	4
	TNF-2	FLAT	84.54	79.20	10	
	TNF-3	FLAT	84.54	79.20	10	
	TNF-4	FLAT	95.08	89.67	10	
Total :	-	-	8407.00	7892.99	882	91

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2-9 FLOOR PLAN	1.22 X 2.34 X 2 X 8	45.60	45.60
Total :	-	-	45.60

VERSION NO.: 1.0.9
VERSION DATE: 01/11/2018
PROJECT DETAIL:
Authority: BBMP
Inward_No: BBMP/242/CH/19-20
NORTH/D5/0018-19
Application Type: General
Proposal Type: Building Permission
Nature of Sanction: New
Location: Ring-III
Building Line Specified as per Z.R: NA
Zone: Mahadevapura
Ward: Ward-083
Planning District: 315-Whitefield
AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	9243.67
NET AREA OF PLOT	(A-Deductions)	4577.05
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2288.52
Proposed Coverage Area (32.45 %)		1485.32
Achieved Net coverage area (32.45 %)		1485.32
Balance coverage area left (17.55 %)		803.69
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		10200.39
Additional F.A.R within Ring I and II (for analapmental 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 (-)		0.00
Total Perm. FAR area (2.25)		10200.39
Residential FAR (99.88%)		10147.83
Proposed FAR Area		10292.72
Achieved Net FAR Area (2.25)		10292.72
Balance FAR Area (0.00)		1.88
BUILT UP AREA CHECK		
Proposed BuiltUp Area		15594.04
Substructure Area Add In BUA (Levout Lvl)		16.00
Achieved BuiltUp Area		15609.04

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/8648/CH/18-19	BBMP/8648/CH/18-19	70983	Online	7914464601	01/08/2018 11:58:56 AM	-
	No.	Head			Amount (INR)	Remark	
		Scrutiny Fee			70983	-	
2	BBMP/3907/CH/19-20	BBMP/3907/CH/19-20	411800.00	Online	8788411049	30/07/2019	
	No.	Head			Amount (INR)	Remark	
	1.	Security Deposit			156090.00	-	
	2.	Labor Rejuvenation Cess			1144446.00	-	
	3.	Administrative charges			24117.00	-	
	4.	License fee			1404813.60	-	
	5.	Scrutiny fee			70240.68	-	
	6.	Compound wall charges			61600.00	-	
	7.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Building			31218.00	-	
	8.	Ground Rent			823840.00	-	
	9.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Site			91509.00	-	
	BBMP/3515/CH/19-20	2368000.00	ORBC/53/2019/190325		19/07/2019	-	
	No.	Head			Amount (INR)	Remark	
	1.	Labour Cess amount			2368000.00	-	

Block :A (RESIDENTIAL)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Areas 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	557.16	19.29	537.86	0.00	11.70	0.00	0.49	0.00	0.00	525.67	0.00	525.67	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	0.00	1089.71	0.00	1089.71	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	1131.76	180.74	951.04	0.00	11.70	0.00	0.49	0.00	0.00	938.85	0.00	938.85	07	96.07		
Ground Floor	1486.16	4.01	1482.15	0.00	11.70	0.00	0.49	0.00	1414.70	32.81	22.45	55.26	00	8.59		
Basement Floor	3730.37	4.50	3725.87	0.00	11.70	0.00	0.00	252.34	3402.91	32.81	22.45	55.26	00	8.59		
Total :	15956.90	262.66	15694.04	53.67	140.40	28.25	5.39	252.34	4817.61	10247.82	44.90	10292.72	91	113.25		
Number of Same Blocks	1															
Total :	15956.90	262.66	15694.04	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 Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Areas 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	15956.90	262.66	15694.04	53.67	140.40	28.25	5.39	252.34	4817.61	10247.82	44.90	10292.72	91	113.25	
Grand Total :	1	15956.90	262.66	15694.04	53.67	140.40	28.25	5.39	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/Ad.No./JD_NORTH/0594/18-19 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 S MUDDARAJU
Designation : Joint Director Town Planning (JDTP)
Organization: BRUHAT BANGALORE MAHANAGARA PALIKE
Place: NORTH
Date: 31-May-2019 17:39:27

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, Frilands, Whitefield

ARCHITECT/ENGINEER /SUPERVISOR, 'S SIGNATURE
Ganesh N AKZ, 5th main, 6th cross, B.R. Nagar, Bangalore E-4285/17-18

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO. 167 (42), PATTANDUR AGRAHARA VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK.

DRAWING TITLE : FIRST FLOOR AND TYPICAL 2ND TO 9TH FLOOR PLAN

SHEET NO : 4

serDefinedMetric (1500.00 x 1000.00MM)