LIFT M/C ROOM & O.H.T T (Llv+37.45M) HEAD ROOM STAIRS HEAD ROOM (Liv+35.45M) M/C ROOM PARAPET WALL — R.C.C SLAB(1:2:4) (Liv+32.95M) DOOR / WINDOW ----BED ROOM _____ (Liv+30.05M) C.C.B WALL -(0.15thick) BED ROOM KITCHEN - — — — — — — — — — (Llv+27.05M) BED ROOM BED ROOM KITCHEN ______(Liv+24.05M) BED ROOM KITCHEN BED ROOM BED ROOM BED ROOM KITCHEN BED ROOM KITCHEN BED ROOM ______(Llv+15.05M) BED ROOM BED ROOM KITCHEN BED ROOM KITCHEN BED ROOM BED ROOM KITCHEN Llv+9.05M) _ _ BED ROOM DINING KITCHEN BED ROOM BED ROOM KITCHEN BED ROOM TOILET KITCHEN BED ROOM DINING KITCHEN BED ROOM BED ROOM KITCHEN (LIV+3.05M) **GROUND FLOOR** TWO WHEELER PARKING TWO WHEELER PARKING ____(Llv±0.00M)____ R.C.C RETAINING WALL CAR PARKING BASEMENT FLOOR CAR PARKING CAR PARKING Limit Control Cont COLUMN FOOTING TO STRUCTURAL DETAILS

3

EAST SIDE ELEVATION

Approval Condition:

3.4862.42 area reserved for car parking shall not be converted for any other purpose

2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any

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

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

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

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

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

9.The applicant / builder is prohibited from selling the setback area / open spaces and the common

10. The applicant shall provide a space for locating the distribution transformers & associated

11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for

equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

12. The applicant shall maintain during construction such barricading as considered necessary to

14. Permission shall be obtained from forest department for cutting trees before the commencement

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

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 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

21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

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

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

27. The applicant shall provide at least one common toilet in the ground floor for the use of the

26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building

28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

construction and that the construction activities shall stop before 10.00 PM and shall not resume the

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

29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of

work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and

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 neighboring property, public roads and

footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise

Safety Measures installed. The certificate should be produced to the Corporation and shall get the

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

, one before the onset of summer and another during the summer and assure complete safety in respect o

Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the

37. The Owner / Association of the high-rise building shall conduct two mock - trials in the building

38.Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008

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

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

41.In case of any false information, misrepresentation of facts, or pending court cases, the plan

A (RESIDENTIAL) Residential Apartment Highrise R

Block Name Block Use Block SubUse Block Structure

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

Department every Two years with due inspection by the department regarding working condition of Fire

34. The Owner / Association of high-rise building shall obtain clearance certificate from Fire Forece

35. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Fire Forece 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

visitors / servants / drivers and security men and also entrance shall be approached through a ramp for

times having a minimum total capacity mentioned in the Bye-law 32(a).

the Physically Handicapped persons together with the stepped entry.

vide Sl. No. 23, 24, 25 & 26 are provided in the building.

5000 Sqm and above built up area for Commercial building).

renewal of the permission issued once in Two years.

renewal of the permission issued that once in Two years.

same is repeated for the third time.

sanction is deemed cancelled

Required Parking(Table 7a)

Parking Check (Table 7b)

Balcony Calculations Table

RESIDENTIAL) Residential Apartment 50 - 225

UnitBUA Table for Block :A (RESIDENTIAL)

UnitBUA Type UnitBUA Area Carpet Area No. of Rooms No. of Tenement

32. Sufficient two wheeler parking shall be provided as per requirement.

structures which shall be got approved from the Competent Authority if necessary.

22. Drinking water supplied by BWSSB should not be used for the construction activity of the

prevent dust, debris & other materials endangering the safety of people / structures etc. in

installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.

Hobli, Bangalore., Bangalore.

demolished after the construction.

competent authority.

bye-laws 2003 shall be ensured.

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

untoward incidents arising during the time of construction.

13. The applicant shall plant at least two trees in the premises.

a frame and displayed and they shall be made available during inspections.

The debris shall be removed and transported to nearby dumping yard.

facility areas, which shall be accessible to all the tenants and occupants.

(HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013: 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 a).Consist of 1Basement + 1Ground + 10 only.

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 work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM

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	Plot SubUse: Apartment	
NORTH/0046/18-19		
Application Type: General	Land Use Zone: Residential (Main)	
Proposal 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-Whitefiled	•	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4577.95
NET AREA OF PLOT	(A-Deductions)	4577.95
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2288.98
Proposed Coverage Area (32.45 %)		1485.32
Achieved Net coverage area (32.45 %)		1485.32
Balance coverage area left (17.56 %)		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 (-)		0.00
Total Perm. FAR area (2.25)		10300.39
Residential FAR (99.56%)		10247.83
Proposed FAR Area		10292.73
Achieved Net FAR Area (2.25)		10292.73
Balance FAR Area (0.00)		7.66
BUILT UP AREA CHECK		*
Proposed BuiltUp Area		15594.04
Substructure Area Add in BUA (Layout LvI)		15.00
Achieved BuiltUp Area		15609.04

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

Payment Details

BBMP/6948/CH/18-19 BBMP/6948/CH/18-19 70683 Online 2 | BBMP/3507/CH/19-20| BBMP/3507/CH/19-20| 4118000.00| Online 8789410495 30/07/2019 Head Amount (INR) Remark 1560904.00 Security Deposit 114449.00 Lake Rejuvenation Cess Administrative charges License fee 70240.68 Scrutiny fee 61600.00 Compound wall charges ee U/s 18(1) of KTCP act (Betterment Levy) for 31218.00 Fee U/s 18(1) of KTCP act (Betterment Levy) for Site 91559.00 2388000.00 ORBCR52019071900000925 19/07/2019 BBMP/3515/CH/19 Amount (INRRemark No. Labour Cess amount

Block : A (RESIDENTIAL)

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 | 96.07 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 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 | 8.5

Total: 15956.90 362.86 15594.04 53.67 140.40 28.25 5.39 252.34 4817.61 10247.82 44.90 10292.72 91

FAR &Tenement Details

Same Built BUA(Area Built Deductions (Area in Sq.mt.) Cutout SubStructure Ramp Parking Resi. Stair StairCase Lift 15956.90 362.86 15594.04 53.67 140.40 28.25 1 15956.90 362.86 15594.04 53.67 140.40 28.25 5.39 252.34 4817.61 10247.82 44.90 10292.72 91.00 113.25

> OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER M/s Sanjeevini Properties Pvt Ltd rep by Director Suresh .H.A #8, T1, Friends West ARCHITECT/ENGINEER

The plans are approved in accordance with the acceptance for approval by the Commissioner (<u>NORTH</u>) on date: <u>30/05/2019</u> vide lp number: BBMP/Addl.Dir/JD_NORTH/0046/18-19_____subject to terms and conditions laid down along with this building plan approval.

PROJECT TITLE:

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO. 167 Validity of this approval is two years from the date of issue.

(42), PATTANDUR AGRAHARA VILLAGE, K.R. PURAM HOBLI, BANGALORE EAST TALUK,

DRAWING TITLE: SECTION AND ELEVATION

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