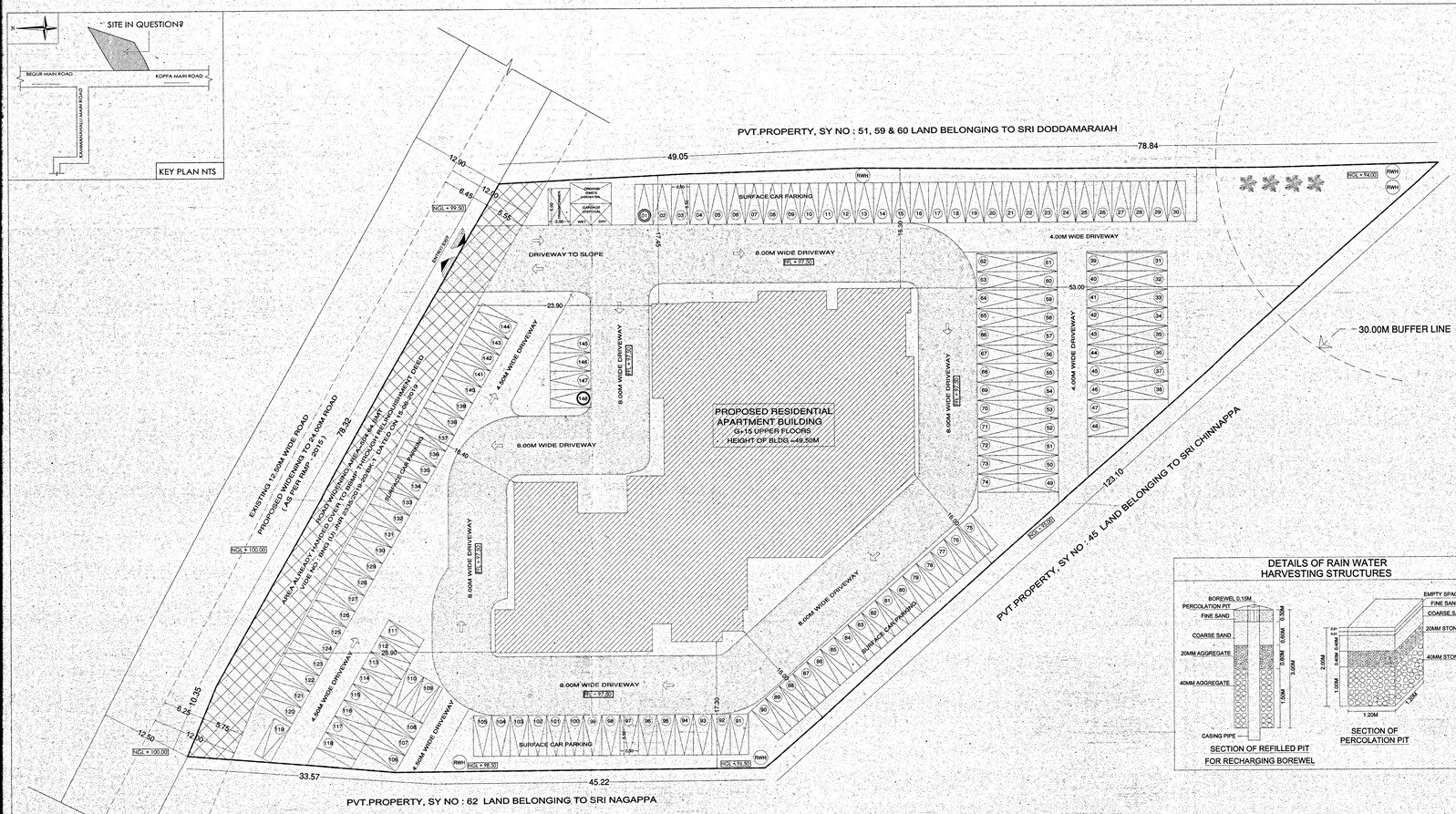


SITE PLAN
SCALE 1:200

PVT.PROPERTY, SY NO : 62 LAND BELONGING TO SRI NAGAPPA

DETAILS OF RAIN WATER HARVESTING STRUCTURES

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 46/2 , YELAHANKALLI VILLAGE , BEGUR HOBLI BANGALORE SOUTH TALUK, Bangalore.
a).Consist of 1Ground + 15 UFloity.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.OF.S.Surface 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 / unknown 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 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 admeasuring 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. 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.This 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-6 (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 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 earthquakes.
25.The applicant should provide solar water heaters as per table 17 of Bye-law No. 20 for the building.
26.Facilies 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 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 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 high-rise building shall obtain clearance certificate from Fire Force 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 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 - trials 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. 4906/2008 & 2909/2008.

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 inaterially 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 (Housebag/Hoodike) Letter No. 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 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".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour campe / 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.

Sl No.	Name of Statutory Department	Reference No.	Conditions Imposed
1.	Fire Service Department	KSFES/GBC(1)/406, DATED 26-09-2018	All the conditions imposed in the letter issued by the Authority should be adhered to.
2.	AIRPORT	BANG/SOUTH/BG/1216/164990 DATED 14-07-2016	
3.	BWSSB	BWSSB/BC/CE(MACE)/EE(W)/CE(EM)/GTAM)/ W/339969/18 - 19, DATED 11-10-2018	
4.	BESCOM	EE/GR/AEE(E)/JE/ET-03/516-19/4875 DATED 15-09-2018 ,	
5.	SEIAA	SEIAA 109 CON 2018 DATED 19-09-2018	
6.	KSPCB	CTE/308206 PCB ID 42858 DATED 30-10-2018	
7.	BSNL	BES/AGM(S)/MOC/HR/83-11/VOL V/ 29 DATED 17-07-2018	

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9 VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/Ass/.Dir/JD SOUTH/0013/18-19		Plot SubUse: MultiDwelling Units
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 46/2
Nature of Sanction: New		City Survey No.: 46/2
Location: Ring-III		Khata No. (As per Khata Extract): 96/46/2
Building Line Specified as per Z.R:		Locality / Street of the property: YELAHANALLI VILLAGE , BEGUR HOBLI BANGALORE SOUTH TALUK
Zone: Bommanahalli		
Ward: Ward-192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A-Deductions)	8396.57
Deduction for NetPlot Area		
Road Widening Area		3875.56
Total:		504.64
NET AREA OF PLOT	(A-Deductions)	7891.93
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		3945.96
Proposed Coverage Area (21.95 %)		29215.54
Achieved Net coverage area (21.95 %)		1732.16
Balance coverage area left (28.05 %)		2213.80
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18892.28
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./Pot within 150 Mt radius of Metro station (-)		0.00
Total Perm. FAR area (2.25)		18892.28
Residential FAR (99.79%)		18779.90
Proposed FAR Area		38009.41
Achieved Net FAR Area (2.24)		18821.79
Balance FAR Area (0.01)		70.49
BUILT UP AREA CHECK		
Proposed BuiltUp Area		22365.21
Achieved BuiltUp Area		22365.21

Approval Date : 05/15/2019 4:32:16 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/17100/CH/18-19	BBMP/17100/CH/18-19	112704	Online	7356402449	09/10/2018 3:24:47 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			112704	-	
2	BBMP/27980/CH/19-20	BBMP/27980/CH/19-20	6,004,000.00	Online	8554618229	06/07/2019	
	No.	Head			Amount	Remark	
	1.	Security Deposit			2258121.00		
	2.	Lake Rejuvenation Cess			209914.00		
	3.	Administrative charges			407033.00		
	4.	License fee			2014669.00		
	5.	Scrutiny fee			100733.00		
	6.	Compound wall charges			110000.00		
	7.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Building			167831.00		
	8.	Ground Rent			1188654.00		
	9.	Fee U/s 18(1) of KTCP act (Betterment Levy on site)			44770.00		
	BBMP/0751/CH/19-20	BBMP/0751/CH/19-20	40,29,600.00	KKBK0520190307075111 9	99	06/07/2019	
	No.	Head			Amount	Remark	
	1.	Labour Cess amount			40,29,600.00		

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PRO RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./unit	Reqd.	Prop.
A (PRO RESI BLD)	Residential	Apartment	50 - 225	1	-	1	156	-
	Total :		-	-	-	-	156	218

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	156	2145.00	187	2571.25
Two Stack Car	-	- -	31	426.25
Visitor's Car Parking	18	220.00	0	0.00
Total Car	172	2365.00	218	2997.50
TwoWheeler	-	220.00 -	0	0.00
Other Parking	-	-	- -	1082.14
Total		2585.00		4079.64

FAR &Tenement Details

Block	No. of Same Blo	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
			StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Resi.	Stair			
A (PRO RESI BLD)	1	22365.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510.13
Grand Total:	1	22365.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156.00	510.13

OWNER/GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

C.R.GOPALAKRISHNA (DESIGNATED PARTNER) OF GPA Holder For M/S.SGR BUILDTECH LLP, #142-143, 2nd FLOOR , GR PLAZA, DVG ROAD BASAVANAGUDI

ARCHITECT/ENGINEER / SUPERVISOR'S SIGNATURE

MEHBOOB BASHA (0).6TH CROSS, 6TH MAIN, VENKATARANGAPURAM, BANGALORE - E-3150/2007-08

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO. 96/97/46/2, YELENAHALI VILLEGE,BEGUR HOBLI, BANGALORE SOUTH TALUK,WARD NO.192.

DRAWING TITLE : SITE PLAN

SHEET NO : 1

The plans are approved in accordance with the acceptance for approval by the JOINT Director of town planning (SOUTH) on date: 15/05/2019 vide lp number: BBMP/Addl.Dir/JD SOUTH/0013/18-19 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.

JOINT DIRECTOR OF TOWN PLANNING (SOUTH)

BHRUHAT BENGALURU MAHANAGARA PALIKE

SCALE : 1:200

Balcony Calculations Table

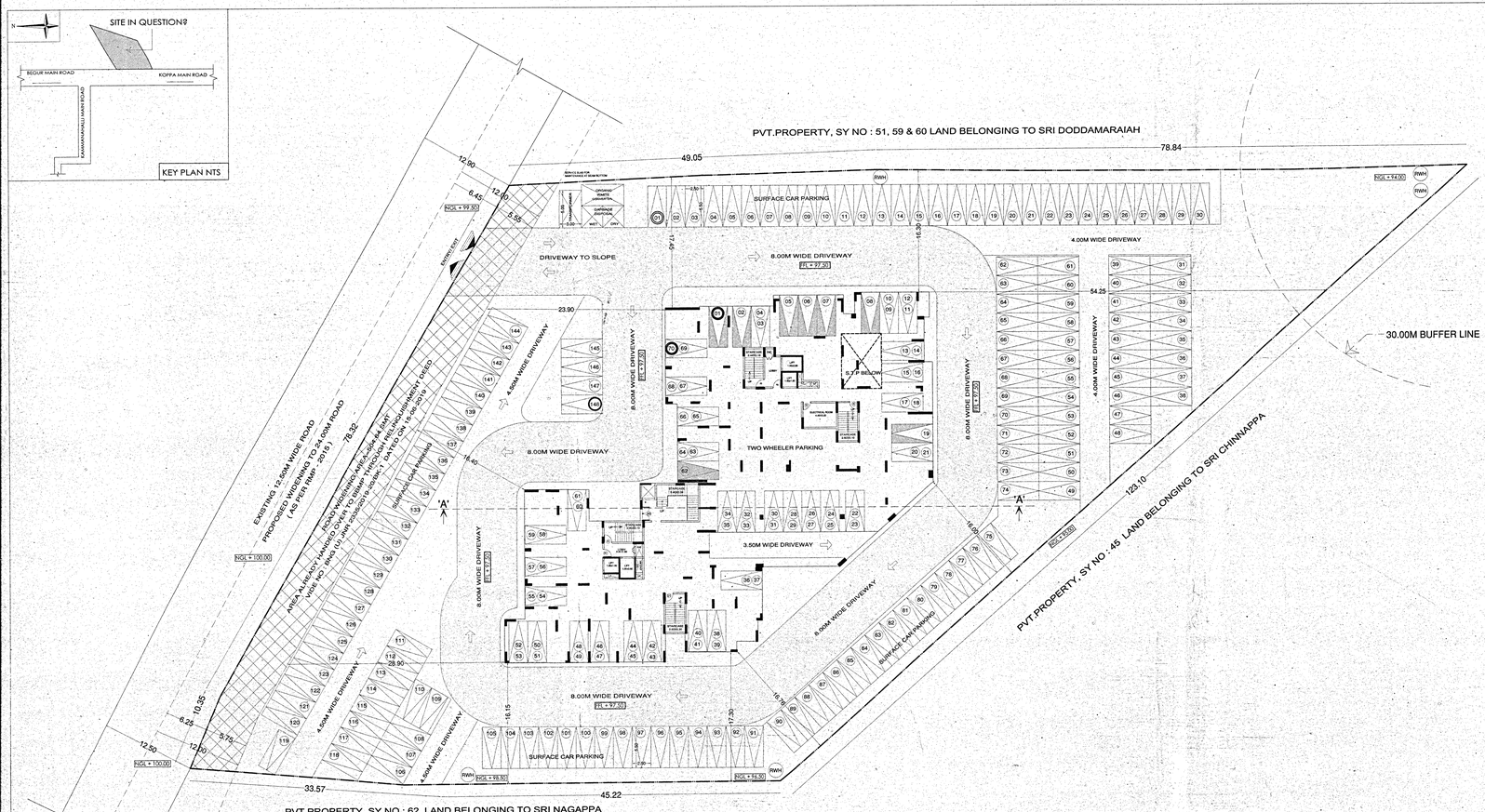
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 5-15 FLOOR PLAN	1.40 X 2.85 X 1 X 10	39.90	84.30
	0.84 X 2.85 X 1 X 10	24.40	
FIRST FLOOR PLAN	1.40 X 2.85 X 1 X 1	3.76	4.87
	1.10 X 2.85 X 1 X 1	3.13	
SECOND FLOOR PLAN	1.84 X 2.85 X 1 X 1	2.44	5.43
	1.40 X 2.85 X 1 X 1	3.99	
THIRD FLOOR PLAN	1.40 X 2.85 X 1 X 1	3.99	5.43
	0.84 X 2.85 X 1 X 1	2.44	
FOURTH FLOOR PLAN	1.40 X 2.85 X 1 X 1	3.99	5.42
	0.84 X 2.85 X 1 X 1	2.44	
Total :			95.50

UnitBUA Table for Block :A (PRO RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	TYP_01	FLAT	101.37	101.37	3	8
	TYP_02	FLAT	79.05	79.48	3	
	TYP_03	FLAT	107.01	107.01	10	
	TYP_04	FLAT	120.45	120.45	3	
	TYP_05	FLAT	83.67	83.67	3	
	TYP_06	FLAT	97.11	97.72	3	
	TYP_07	FLAT	104.56	105.06	10	
	TYP_08	FLAT	99.71	100.68	4	
	TYP_09	FLAT	83.67	83.67	3	
	TYP_10	FLAT	96.62	96.62	3	
	TYP_11	FLAT	100.01	100.87	3	
SECOND FLOOR PLAN	FIRST FLR 01	FLAT	101.37	101.37	3	9
	FIRST FLR 02	FLAT	79.34	77.07	3	
	FIRST FLR 03	FLAT	106.64	106.64	10	
	FIRST FLR 04	FLAT	120.45	120.45	3	
	FIRST FLR 05	FLAT	98.85	101.99	3	
	FIRST FLR 06	FLAT	83.67	83.67	3	
	FIRST FLR 07	FLAT	96.62	96.62	3	
	FIRST FLR 08	FLAT	101.11	101.11	3	
THIRD FLOOR PLAN	SECOND FLR 01	FLAT	101.37	101.37	3	9
	SECOND FLR 02	FLAT	79.34	79.48	3	
	SECOND FLR 03	FLAT	106.64	106.64	10	
	SECOND FLR 04	FLAT	120.45	120.45	3	
	SECOND FLR 05	FLAT	99.71	103.85	3	
	SECOND FLR 06	FLAT	83.67	83.67	3	
	SECOND FLR 07	FLAT	96.62	96.62	3	
	SECOND FLR 08	FLAT	100.87	100.87	3	
FOURTH FLOOR PLAN	THIRD FLR 01	FLAT	101.37	101.37	3	9
	THIRD FLR 02	FLAT	79.34	79.48	3	
	THIRD FLR 03	FLAT	106.64	106.64	10	
	THIRD FLR 04	FLAT	120.45	120.45	3	
	THIRD FLR 05	FLAT	99.71	103.79	3	
	THIRD FLR 06	FLAT	83.67	83.67	3	
	THIRD FLR 07	FLAT	96.62	96.62	3	
	THIRD FLR 08	FLAT	100.87	100.87	3	
	FOURTH FLR 01	FLAT	101.37	101.37	3	9
	FOURTH FLR 02	FLAT	79.34	79.48	3	
	FOURTH FLR 03	FLAT	107.01	107.01	10	
	FOURTH FLR 04	FLAT	120.45	120.45	3	
	FOURTH FLR 05	FLAT	99.73	99.73	3	
	FOURTH FLR 06	FLAT	100.89	100.89	10	
	FOURTH FLR 07	FLAT	99.71	103.88	3	
	FOURTH FLR 08	FLAT	83.67	83.67	3	
	FOURTH FLR 09	FLAT	96.62	96.62	3	
	FOURTH FLR 10	FLAT	100.87	100.87	3	
FIFTEENTH FLOOR PLAN	15TH FLR 01	FLAT	96.55	96.55	3	11
	15TH FLR 02	FLAT	72.14	72.14	2	
	15TH FLR 03	FLAT	94.19	94.19	3	
	15TH FLR 04	FLAT	92.05	92.05	3	
	15TH FLR 05	FLAT	71.99	71.99	3	
	15TH FLR 06	FLAT	90.23	90.23	3	
	15TH FLR 07	FLAT	83.73	83.72	3	
	15TH FLR 08	FLAT	81.17	81.17	3	
	15TH FLR 09	FLAT	75.72	75.72	6	
	15TH FLR 10	FLAT	88.65	88.65	7	
	15TH FLR 11	FLAT	90.42	90.42	3	
Total :			14830.62	14918.33	1345	156

Block :A (PRO RESI BLD)

Floor Name	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
		StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Resi.	Stair			
Terrace Floor	69.46	52.36	12.16	4.94	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1358.01	0.00	17.10	0.00	69.32	0.45	0.00	1181.14	0.00	1181.14	11	0.00
Fourteenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Thirteenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Twelth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Eleventh Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Tenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Ninth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Eighth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Seventh Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Sixth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Fifth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Fourth Floor	1357.84	0.00	17.10	0.00	68.72	0.45	0.00	1271.57	0.00	1271.57	11	0.00
Third Floor	1424.82	0.00	20.34	0.00	141.64	59.50	0.00	1203.34	0.00	1203.34	08	128.34
Second Floor	1496.66	0.00	20.34	0.00	461.81	0.45	0.00	1014.06	0.00	1014.06	08	0.00
First Floor	1483.46	0.00	20.34	0.00	100.30	0.45	0.00	1362.37	0.00	1362.37	08	344.17
Ground Floor	1706.46	0.00	8.55	0.00	0.00	0.00	0.00	37.62	41.89	79.52	00	37.62
Total :	22365.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510.13
Total Number of Same Blocks	1											
Total:	22365.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510



GROUND FLOOR PLAN (LVL + 97.50)

NO OF CARS = 70 NO'S

NO OF SURFACE PARKING =148 NO'S

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 5 14 FLOOR PLAN	1.40 X 2.85 X 1 X 10	39.90	84.20
	0.84 X 2.92 X 1 X 10	24.53	
	0.84 X 2.92 X 1 X 6	14.72	4.87
FIRST FLOOR PLAN	1.40 X 2.85 X 1 X 1	3.73	
	0.84 X 2.92 X 1 X 6	2.44	5.43
SECOND FLOOR PLAN	0.84 X 2.92 X 1 X 6	2.44	
	1.40 X 2.85 X 1 X 1	3.99	5.43
THIRD FLOOR PLAN	1.40 X 2.85 X 1 X 1	3.99	
	0.84 X 2.92 X 1 X 6	2.44	5.43
FOURTH FLOOR PLAN	1.40 X 2.85 X 1 X 1	3.99	
	0.84 X 2.92 X 1 X 6	2.44	
Total	-	-	99.36

UnitBUA Table for Block :A (PRO. RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	Total No. of Tenement
TYPICAL - 5-14 FLOOR PLAN	TYP 01	FLAT	101.37	101.37	3	110
	TYP 02	FLAT	76.05	76.48	2	
	TYP 03	FLAT	107.01	107.01	10	
	TYP 04	FLAT	100.45	100.45	3	
	TYP 05	FLAT	80.44	80.44	7	
	TYP 06	FLAT	99.71	103.79	8	
	TYP 07	FLAT	106.05	106.05	10	
	TYP 08	FLAT	83.77	103.86	8	
	TYP 09	FLAT	83.97	83.97	8	
	TYP 10	FLAT	96.62	96.62	9	
	TYP 11	FLAT	100.67	100.67	9	
FIRST FLOOR PLAN	FIRST FLR 01	FLAT	101.37	101.37	9	9
	FIRST FLR 02	FLAT	76.24	77.07	6	
	FIRST FLR 03	FLAT	106.64	106.64	10	
	FIRST FLR 04	FLAT	100.45	100.45	9	
	FIRST FLR 05	FLAT	99.85	101.99	8	
	FIRST FLR 06	FLAT	83.97	83.97	8	
	FIRST FLR 07	FLAT	96.62	96.62	9	
	FIRST FLR 08	FLAT	101.11	101.11	9	
SECOND FLOOR PLAN	SECOND FLR 01	FLAT	101.37	101.37	9	9
	SECOND FLR 02	FLAT	76.24	76.48	6	
	SECOND FLR 03	FLAT	106.64	106.64	10	
	SECOND FLR 04	FLAT	100.45	100.45	9	
	SECOND FLR 05	FLAT	99.71	103.79	8	
	SECOND FLR 06	FLAT	83.97	83.97	8	
	SECOND FLR 07	FLAT	96.62	96.62	9	
	SECOND FLR 08	FLAT	101.10	101.10	9	
THIRD FLOOR PLAN	THIRD FLR 01	FLAT	101.37	101.37	9	9
	THIRD FLR 02	FLAT	76.24	76.24	6	
	THIRD FLR 03	FLAT	106.64	106.64	10	
	THIRD FLR 04	FLAT	100.45	100.45	9	
	THIRD FLR 05	FLAT	99.71	103.79	8	
	THIRD FLR 06	FLAT	83.97	83.97	8	
	THIRD FLR 07	FLAT	96.62	96.62	9	
	THIRD FLR 08	FLAT	100.67	100.67	9	
FOURTH FLOOR PLAN	FOURTH FLR 01	FLAT	101.37	101.37	9	11
	FOURTH FLR 02	FLAT	76.04	76.48	6	
	FOURTH FLR 03	FLAT	107.01	107.01	10	
	FOURTH FLR 04	FLAT	100.45	100.45	9	
	FOURTH FLR 05	FLAT	80.44	80.44	7	
	FOURTH FLR 06	FLAT	99.72	99.72	9	
	FOURTH FLR 07	FLAT	109.99	109.99	10	
	FOURTH FLR 08	FLAT	99.71	103.69	8	
	FOURTH FLR 09	FLAT	83.97	83.97	8	
	FOURTH FLR 10	FLAT	96.62	96.62	9	
	FOURTH FLR 11	FLAT	100.67	100.67	9	
FIFTEENTH FLOOR PLAN	15TH FLR 01	FLAT	95.55	95.55	8	11
	15TH FLR 02	FLAT	72.14	72.14	7	
	15TH FLR 03	FLAT	94.18	94.18	7	
	15TH FLR 04	FLAT	82.05	82.05	7	
	15TH FLR 05	FLAT	71.89	71.89	5	
	15TH FLR 06	FLAT	90.33	90.23	7	
	15TH FLR 07	FLAT	93.73	93.73	7	
	15TH FLR 08	FLAT	81.17	81.17	7	
	15TH FLR 09	FLAT	75.72	73.72	6	
	15TH FLR 10	FLAT	88.68	88.05	7	
	15TH FLR 11	FLAT	56.42	48.42	4	
Total	-	-	1455.42	1459.03	140	106

Block :A (PRO. RESI BLD)

Floor Name	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
		StairCase	Lift	Lift Machine	Void	Substructure	Parking	Resi.	Stair			
Terrace Floor	69.48	52.36	12.16	4.94	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1268.01	0.00	17.10	0.00	69.32	0.45	0.00	1181.14	11	1181.14	11	0.00
Fourteenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Thirteenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Twelth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Eleventh Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Tenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Ninth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Eighth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Seventh Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Sixth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Fifth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	11	1270.98	11	0.00
Fourth Floor	1357.84	0.00	17.10	0.00	68.72	0.45	0.00	1271.57	0.00	1271.57	11	0.00
Third Floor	1424.82	0.00	20.34	0.00	141.64	59.50	0.00	1203.34	0.00	1203.34	08	128.34
Second Floor	1496.66	0.00	20.34	0.00	461.81	0.45	0.00	1014.06	08	1014.06	08	0.00
First Floor	1483.46	0.00	20.34	0.00	100.30	0.45	0.00	1362.37	0.00	1362.37	08	344.17
Ground Floor	1706.48	0.00	8.55	0.00	0.00	0.00	1618.39	37.62	41.89	79.52	00	37.62
Total:	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	158	510.13
Total Number of Same Blocks	1	-	-	-	-	-	-	-	-	-	-	-
Total:	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	158	510

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 46/2 , YELAHANALLI VILLAGE , BEGUR HOBLI BANGALORE SOUTH TALUK, Bangalore.
a).Consist of 1Ground + 15 UFloors.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.GF & Surface 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 have 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 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 (Cas.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 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-A (vi) 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 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 resistent 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 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 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 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 Mangement 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 Forece 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 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 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 - trials 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. 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 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 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, mismpresentation of facts, or pending court cases, the plan sanction is deemed cancelled

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoostaag/Hoodisu) Letter No. 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 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".

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 cause 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.

Sl No.	Name of Statutory Department	Reference No.	Conditions Imposed
1.	Fire Service Department	KSFES/GSCC/1/406, DATED 26-09-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2.	AIRPORT	BANG/SOUTH/BUC/12161/40960 DATED 14-07-2018	
3.	BWSSB	BWSSB/ED/CE(MACE)/EE(W)/CE(M)-III/TA(W)-III/399619-19 DATED:11-10-2018	
4.	BESCOM	EE/HGR/AEE(D)/JE/T-I/2018-19/4875 DATED 15-09-2018	
5.	SEIAA	SEIAA 106 CON 2018 DATED 19-09-2018	
6.	KSPCB	CTE-308308 POB ID 42658 DATED 30-10-2018	
7.	BSNL	BES/ANI/BGN/DC/KRB/3-11/VOL V/ 29 DATED 17-07-2018	-

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9 VERSION DATE: 01/11/2018	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Inward_No: BBMP/Addl.DC/UD SOUTH/0013/18-19		Plot SubUse: MultiDwelling Units	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 46/2	
Nature of Sanction: New		City Survey No.: 46/2	
Location: Ring-III		Khata No. (As per Khata Extract): 96/46/2	
Building Line Specified as per Z.R:		Locality / Street of the property: YELAHANALLI VILLAGE , BEGUR HOBLI BANGALORE SOUTH TALUK.	
17th Cross Mallleswaram			
Zone: Bommanahalli			
Ward: Ward-192			
Planning District: 219-Begur			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A-Deductions)		8396.57
Deduction for NetPlot Area			
Road Widening Area			3875.55
Total:			508.64
NET AREA OF PLOT	(A-Deductions)		7891.93
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			3945.98
Proposed Coverage Area (21.56 %)			2021.54
Achieved Net coverage area (21.95 %)			1732.18
Balance coverage area left (28.05 %)			2213.80
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.25)			15892.28
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)			18892.28
Residential FAR (99.78%)			18779.90
Proposed FAR Area			39009.41
Achieved Net FAR Area (2.24)			18821.79
Balance FAR Area (0.01)			70.49
BUILT UP AREA CHECK			
Proposed BuiltUp Area			22385.21
Achieved BuiltUp Area			22385.21

Approval Date : 05/15/2019 4:32:16 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/1700/CH/18-19	BBMP/1700/CH/18-19	112704	Online	7356452449	09/10/2018 3:24:47 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			112704	-	
2	BBMP/0780/CH/19-20	BBMP/0780/CH/19-20	6,004,000.00	Online	8554618229	06/07/2019	
	No.	Head			Amount (INR)	Remark	
	1.	Security Deposit			2238521.00		
	2.	Lake Rejuvenation Cess			209914.00		
	3.	Administrative charges			40103.00		
	4.	License fee			2014499.00		
	5.	Scrutiny fee			100733.00		
	6.	Compound wall charges			110000.00		
	7.	Fee U/s 19(1) of KTCP act (Betterment Levy) for BuildIng			167931.00		
	8.	Ground Rent			1188654.00		
	9.	Fee U/s 19(1) of KTCP act (Betterment Levy) for Site			44770.00		
	BBMP/0781/CH/19-20	BBMP/0781/CH/19-20	40,29,600.00	KKBKR5201908070075119		06/07/2019	
	No.	Head			Amount (INR)	Remark	
	1.	Labour Cess amount			40,29,600.00		

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PRO.RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (PRO RESI BLD)	Residential	Apartment	50 - 225	1	-	1	156	-	
	Total :		-	-	-	-	156	218	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	156	2145.00	157	2371.25
Two Stack Car	-	-	31	426.25
Visitor's Car Parking	16	220.00	0	0.00
Total Car	172	2365.00	219	2997.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	1092.14
Total		2585.00		4079.64

FAR &Tenement Details

Block	No. of Same Blks	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
			StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Resi.	Stair			
A (PRO RESI BLD)	1	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510.13
Grand Total:	1	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156.00	510.13

OWNER/GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

C.R.GOPALAKRISHNA (DESIGNATED PARTNER) OF GPA Holder For M/S.SGR BUILDTECH LLP, #142-143, 2nd FLOOR , GR PLAZA, DVG ROAD BASAVANAGUDI

ARCHITECT/ENGINEER / SUPERVISOR'S SIGNATURE

MEHBOOB BASHA (3,6TH CROSS, 5TH MAIN, VENKATARANGAPURAM, BANGALORE E-3150/2007-08

SCALE : 1:200

The plans are approved in accordance with the acceptance for approval by the JOINT Director of town planning (SOUTH) on date: 15/05/2019 Vide lp number: BBMP/Addl.DC/ JDTN/0013/18-19 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.

BOM Software Solutions Pvt. Ltd.

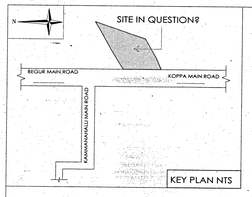
JOINT DIRECTOR OF TOWN PLANNING (SOUTH)

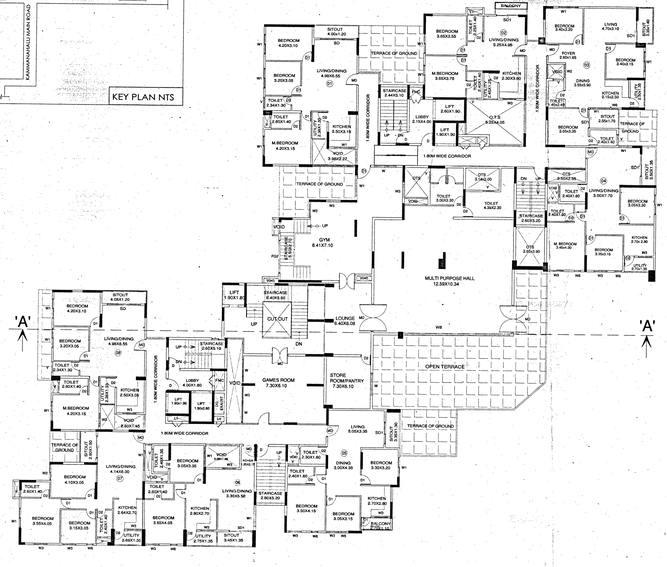
BHRUHAT BENGALURU MAHANAGARA PALIKE

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO. 96/97/46/2, YELENAHALI VILLEGE,BEGUR HOBLI, BANGALORE SOUTH TALUK,WARD NO.192.

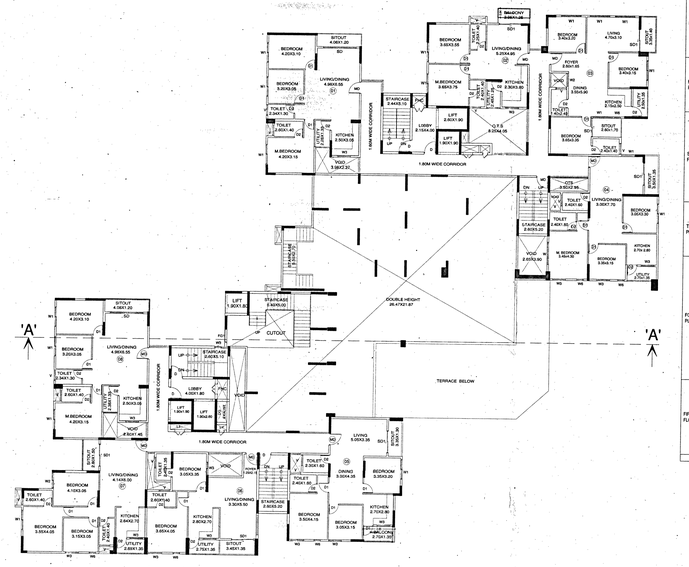
DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 2

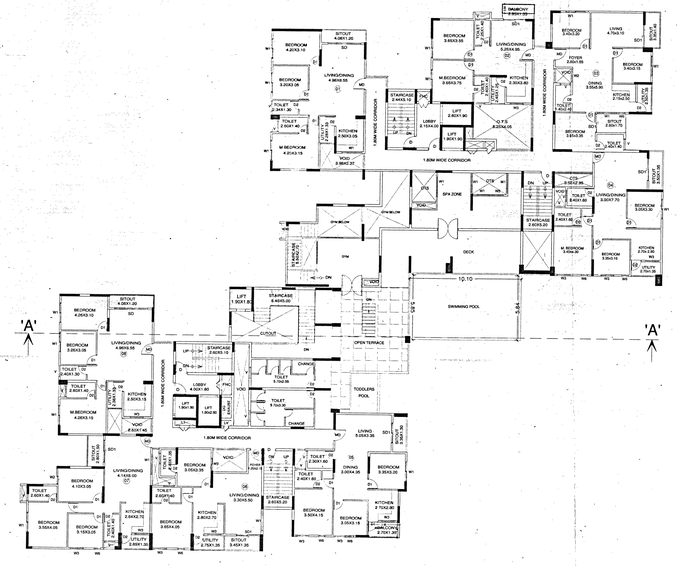




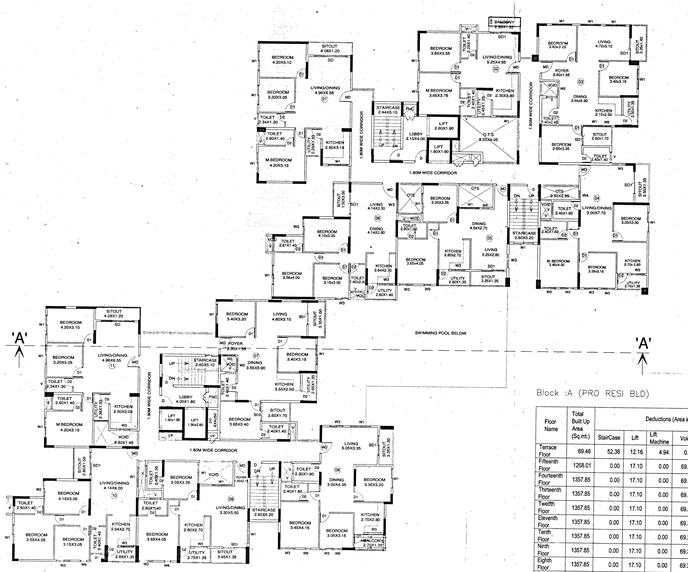
FIRST FLOOR PLAN (LVL + 102.00)
NO OF UNITS = 08 NO'S



SECOND FLOOR PLAN (LVL + 105.00)
NO OF UNITS = 08 NO'S



THIRD FLOOR PLAN (LVL + 108.00)
NO OF UNITS = 08 NO'S



FOURTH FLOOR PLAN (LVL + 111.00)
NO OF UNITS = 11 NO'S

UnitBUA Table for Block :A (PRO RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 5-14 FLOOR PLAN	TYP. 01	FLAT	101.37	101.37	9	110
	TYP. 02	FLAT	76.05	76.48	6	
	TYP. 03	FLAT	107.01	107.01	10	
	TYP. 04	FLAT	100.45	100.45	9	
	TYP. 05	FLAT	80.44	80.44	7	
	TYP. 06	FLAT	98.72	98.72	9	
	TYP. 07	FLAT	106.99	106.99	10	
	TYP. 08	FLAT	99.71	103.69	8	
	TYP. 09	FLAT	83.87	83.87	8	
	TYP. 10	FLAT	96.62	96.62	9	
	TYP. 11	FLAT	101.57	101.57	9	
FIRST FLOOR PLAN	FIRST FLR 01	FLAT	101.37	101.37	9	8
	FIRST FLR 02	FLAT	76.34	77.07	6	
	FIRST FLR 03	FLAT	109.04	108.64	10	
	FIRST FLR 04	FLAT	100.45	100.45	9	
	FIRST FLR 05	FLAT	80.35	101.06	8	
	FIRST FLR 06	FLAT	83.87	83.87	8	
	FIRST FLR 07	FLAT	96.62	96.62	9	
	FIRST FLR 08	FLAT	101.11	101.11	9	
SECOND FLOOR PLAN	SECOND FLR 01	FLAT	101.37	101.37	9	8
	SECOND FLR 02	FLAT	76.04	76.48	6	
	SECOND FLR 03	FLAT	109.64	109.64	10	
	SECOND FLR 04	FLAT	100.45	100.45	9	
	SECOND FLR 05	FLAT	99.71	103.70	8	
	SECOND FLR 06	FLAT	83.87	83.87	8	
	SECOND FLR 07	FLAT	96.62	96.62	9	
	SECOND FLR 08	FLAT	101.10	101.10	9	
THIRD FLOOR PLAN	THIRD FLR 01	FLAT	101.37	101.37	9	8
	THIRD FLR 02	FLAT	76.04	76.04	6	
	THIRD FLR 03	FLAT	108.64	108.64	10	
	THIRD FLR 04	FLAT	100.45	100.45	9	
	THIRD FLR 05	FLAT	99.71	103.70	8	
	THIRD FLR 06	FLAT	83.87	83.87	8	
	THIRD FLR 07	FLAT	96.62	96.62	9	
	THIRD FLR 08	FLAT	101.07	101.07	9	
FOURTH FLOOR PLAN	FOURTH FLR 01	FLAT	101.37	101.37	9	11
	FOURTH FLR 02	FLAT	76.04	76.48	6	
	FOURTH FLR 03	FLAT	107.01	107.01	10	
	FOURTH FLR 04	FLAT	100.45	100.45	9	
	FOURTH FLR 05	FLAT	80.44	80.44	7	
	FOURTH FLR 06	FLAT	98.72	98.72	9	
	FOURTH FLR 07	FLAT	106.99	106.99	10	
	FOURTH FLR 08	FLAT	99.71	103.69	8	
	FOURTH FLR 09	FLAT	83.87	83.87	8	
	FOURTH FLR 10	FLAT	96.62	96.62	9	
	FOURTH FLR 11	FLAT	100.87	100.87	9	
FIFTEENTH FLOOR PLAN	15TH FLR 01	FLAT	98.55	98.55	8	11
	15TH FLR 02	FLAT	74.14	72.74	6	
	15TH FLR 03	FLAT	94.15	94.15	7	
	15TH FLR 04	FLAT	91.17	91.17	7	
	15TH FLR 05	FLAT	71.06	71.06	6	
	15TH FLR 06	FLAT	90.23	90.23	7	
	15TH FLR 07	FLAT	93.73	93.73	7	
	15TH FLR 08	FLAT	91.17	91.17	7	
	15TH FLR 09	FLAT	75.72	75.72	6	
	15TH FLR 10	FLAT	88.85	88.85	7	
	15TH FLR 11	FLAT	96.62	96.62	8	
Total:		-	14830.42	14916.33	1342	156

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 5-14 FLOOR PLAN	1.40 X 2.85 X 1 X 10	39.90	64.20
	0.84 X 2.02 X 1 X 10	24.40	
FIRST FLOOR PLAN	0.83 X 2.82 X 1 X 1	1.74	4.87
	1.10 X 2.85 X 1 X 1	3.13	
SECOND FLOOR PLAN	0.84 X 2.82 X 1 X 1	2.44	6.43
	1.40 X 2.85 X 1 X 1	3.99	
THIRD FLOOR PLAN	0.84 X 2.82 X 1 X 1	3.99	6.43
	0.84 X 2.82 X 1 X 1	2.44	
FOURTH FLOOR PLAN	1.40 X 2.85 X 1 X 1	3.98	6.42
	0.84 X 2.82 X 1 X 1	2.44	
Total	-	-	88.35

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 46/2 , YELAHANALLI VILLAGE , BEGUR HOBLI BANGALORE SOUTH TALUK, Bangalore.
a).Consist of 1Ground + 15 UFonly.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.GF & Surface 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 / unforeseen 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 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 revoked 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 (a to h).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.On completion of foundation or 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 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 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 ----- & / 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 neighboring 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 high-rise building shall obtain clearance certificate from Fire Forece 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 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.
36. 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 o f fire hazards.
38.Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2893/2008.

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 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 (HosadaigaHoodike) Letter No. LD/55/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 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.

Sl No.	Name of Statutory Department	Reference No.	Conditions Imposed
1.	Fire Service Department	KSFES/GBC(1)/406, DATED 28-09-2018	All the conditions imposed in the letter issued by the Statutory body should be adhered to
2.	AIRPORT	BANG/SOUTH/B-07/2121/149960 DATED 14-07-2018	
3.	BWSSB	BWSSB/EC/CE/MAE/EM-IV/CE/EM(-IV/AD/EM(-IV/ATAM(-III/2090/18-19 DATED 11-10-2018	
4.	BESCOM	EE/HSR/AEE(I)/JET-1/2018-19/4875 DATED 15-09-2018	
5.	SEIAA	SEIAA 109 CON 2018 DATED 19-09-2018	
6.	KSPCB	CTE-308256 PCB ID 42558 DATED 30-10-2018	
7.	BSNL	BES/AN/BG/NOC/HRB/5-113/VOL V/ 29 DATED 17-07-2018	

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 SOUTH/0010/18-19		Plot SubUse: MultiDwelling Units
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		PostSub Plot No.: 46/2
Nature of Sanction: New		City Survey No.: 46/2
Location: Ring-III		Khata No. (As per Khata Extract): 96/46/2
Building Line Specified as per Z.R: 17th Cross Maleswaram		Locality / Street of the property: YELAHANALLI VILLAGE , BEGUR HOBLI BANGALORE SOUTH TALUK
Zone: Bommanahalli		
Ward: Ward-192		
Planning District: 218-Begur		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A-Deductions)	SQ.MT.
Deduction for Roads		8396.57
Road Widening Area		3875.66
Total :		504.64
NET AREA OF PLOT	(A-Deductions)	7891.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3945.96
Proposed Coverage Area (21.95 %)		20215.54
Achieved Net coverage area (21.95 %)		1732.16
Balance coverage area left (28.05 %)		2213.80
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18892.28
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 Prot within 150 Mt radius of Metro station (-)		0.00
Total Perm. FAR area (2.25)		18892.28
Residential FAR (99.78%)		18779.90
Proposed FAR Area		38008.41
Achieved Net FAR Area (2.24)		18821.80
Balance FAR Area (0.01)		70.49
BUILT UP AREA CHECK		
Proposed BuiltUp Area		22385.21
Achieved BuiltUp Area		22385.21

Approval Date : 05/15/2019 4:32:16 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/1700/CH/18-19	BBMP/1700/CH/18-19	112704	Online	7396402449	09/10/2018 3:24:47 PM	-
	No.	Head	Amount (INR)	Remark			
	1	Scrutiny Fee	112704	-			
2	BBMP/0780/CH/19-20	BBMP/0780/CH/19-20	6,004,000.00	Online	8554618229	06/07/2019	
	No.	Head	Amount (INR)	Remark			
	1.	Security Deposit	2238521.00				
	2.	Lake Rejuvenation Cess	209914.00				
	3.	Administrative charges	40703.00				
	4.	License fee	2014669.00				
	5.	Scrutiny fee	100733.00				
	6.	Compound wall charges	110000.00				
	7.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Building	167931.00	-			
	8.	Ground Rent	1188854.00				
	9.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Site	44770.00	-			
	BBMP/0781/CH/19-20	40,29,600.00	KKBKR520190607075119		06/07/2019		
	No.	Head	Amount (INR)	Remark			
	1.	Labour Cess amount	40,29,600.00				

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PRO RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PRO RESI BLD)	Residential	Apartment	50 - 225	1	-	1	156	-
Total :			-	-	-	-	156	218

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	156	2145.00	187	2571.25
Two Stack Car	-	-	31	426.25
Visitor's Car Parking	16	220.00	0	0.00
Total Car	172	2365.00	218	2997.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	1092.14
Total	-	2585.00		4279.64

FAR &Tenement Details

Block	No. of Same Bldg	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
			StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Resi.	Stair			
A (PRO RESI BLD)	1	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510.13
Grand Total:	1	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156.00	510.13

Block :A (PRO RESI BLD)

Floor Name	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
		StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Resi.	Stair			
Terrace Floor	69.46	52.36	12.16	4.94	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1268.01	0.00	17.10	0.00	69.32	0.45	0.00	1181.14	0.00	1181.14	11	0.00
Fourteenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Thirteenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Twelfth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Eleventh Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Tenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Ninth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Eighth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Seventh Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Sixth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Fifth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Fourth Floor	1357.84	0.00	17.10	0.00	68.72	0.45	0.00	1271.57	0.00	1271.57	11	0.00
Third Floor	1424.82	0.00	20.34	0.00	141.64	59.50	0.00	1203.34	0.00	1203.34	08	128.34
Second Floor	1496.66	0.00	20.34	0.00	461.81	0.45	0.00	1014.06	0.00	1014.06	08	0.00
First Floor	1483.46	0.00	20.34	0.00	100.30	0.45	0.00	1362.37	0.00	1362.37	08	344.17
Ground Floor	1706.46	0.00	8.55	0.00	0.00	0.00	0.00	1618.39	37.62	41.89	79.52	00	37.62
Total:	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510.13
Total Number of Same Blocks	1	-	-	-	-	-	-	-	-	-	-	-
Total:	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510

OWNER/GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

C.R.GOPALAKRISHNA (DESIGNATED PARTNER) OF GPA Holder For M/S.SGR BUILDTECH LLP, #142-143, 2nd FLOOR , GR PLAZA, DVG ROAD BASAVANAGUDI

ARCHITECT/ENGINEER / SUPERVISOR'S SIGNATURE

MEHBOOB BASHA 03,6TH CROSS, 5TH MAIN, VENKATARANGAPURAM, BANGALORE
E-31500/2007-08

SCALE : 1:150

The plans are approved in accordance with the acceptance for approval by the JOINT Director of town planning (SOUTH) on date: 15/05/2019 vide lp number: BBMP/Addl.Dir/JD SOUTH/0011/18-19 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.

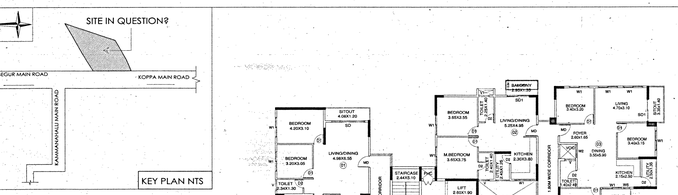
JOINT DIRECTOR OF TOWN PLANNING (SOUTH)

BRUHAT BENGALURU MAHANAGARA PALIKE

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO. 96/97/46/2, YELENAHALLI VILLEGE,BEGUR HOBLI BANGALORE SOUTH TALUK,WARD NO.192.

DRAWING TITLE : 1st, 2nd, 3rd & 4th FLOOR PLAN

SHEET NO : 3



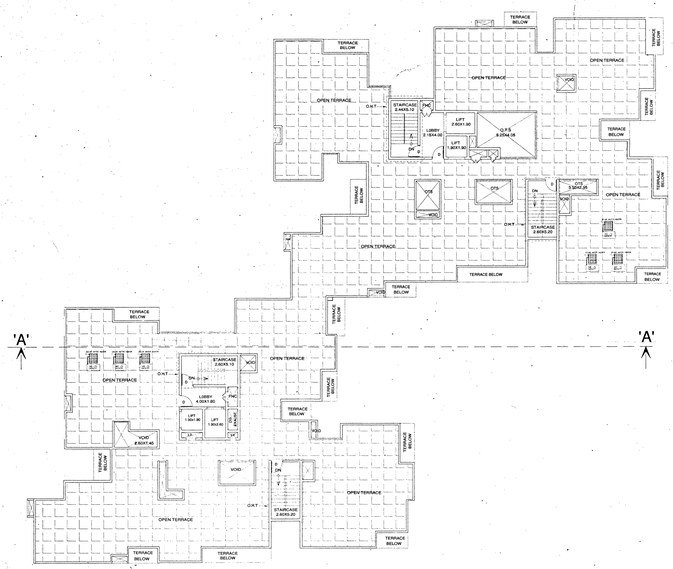
TYPICAL 5TH TO 14TH FLOOR PLAN

(LVL + 114.00 TO LVL +141.00)

NO OF UNITS = 11X10 = 110 NO'S

15TH FLOOR PLAN (LVL + 144.00)

NO OF UNITS = 11 NO'S



TERRACE FLOOR PLAN (LVL + 147.00)

UnitBUA Table for Block (A (PRO RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - S-14 FLOOR PLAN	TYP_01	FLAT	101.37	101.37	5	110
	TYP_02	FLAT	76.05	76.05	4	
	TYP_03	FLAT	107.01	107.01	10	
	TYP_04	FLAT	105.45	105.45	9	
	TYP_05	FLAT	80.44	80.44	7	
	TYP_06	FLAT	98.72	98.72	9	
	TYP_07	FLAT	106.99	106.99	10	
	TYP_08	FLAT	99.71	103.89	8	
	TYP_09	FLAT	83.97	83.97	8	
	TYP_10	FLAT	96.62	96.62	9	
	TYP_11	FLAT	100.67	100.67	9	
FIRST FLOOR PLAN	FIRST FLR_01	FLAT	101.37	101.37	5	8
	FIRST FLR_02	FLAT	75.34	77.07	4	
	FIRST FLR_03	FLAT	104.64	106.64	10	
	FIRST FLR_04	FLAT	105.45	105.45	9	
	FIRST FLR_05	FLAT	88.85	101.89	8	
	FIRST FLR_06	FLAT	83.97	83.97	8	
	FIRST FLR_07	FLAT	96.62	96.62	9	
	FIRST FLR_08	FLAT	101.11	101.11	9	
SECOND FLOOR PLAN	SECOND FLR_01	FLAT	101.37	101.37	5	8
	SECOND FLR_02	FLAT	76.04	78.48	4	
	SECOND FLR_03	FLAT	106.64	106.64	10	
	SECOND FLR_04	FLAT	100.45	100.45	9	
	SECOND FLR_05	FLAT	89.71	103.70	8	
	SECOND FLR_06	FLAT	83.97	83.97	8	
	SECOND FLR_07	FLAT	96.62	96.62	9	
	SECOND FLR_08	FLAT	101.10	101.10	9	
THIRD FLOOR PLAN	THIRD FLR_01	FLAT	101.37	101.37	5	8
	THIRD FLR_02	FLAT	76.04	76.04	4	
	THIRD FLR_03	FLAT	106.64	106.64	10	
	THIRD FLR_04	FLAT	100.45	100.45	9	
	THIRD FLR_05	FLAT	89.71	103.70	8	
	THIRD FLR_06	FLAT	83.97	83.97	8	
	THIRD FLR_07	FLAT	96.62	96.62	9	
	THIRD FLR_08	FLAT	100.67	100.67	9	
FOURTH FLOOR PLAN	FOURTH FLR_01	FLAT	101.37	101.37	5	11
	FOURTH FLR_02	FLAT	76.04	78.48	4	
	FOURTH FLR_03	FLAT	107.01	107.01	10	
	FOURTH FLR_04	FLAT	100.45	100.45	9	
	FOURTH FLR_05	FLAT	80.44	80.44	7	
	FOURTH FLR_06	FLAT	98.72	98.72	9	
	FOURTH FLR_07	FLAT	106.99	106.99	10	
	FOURTH FLR_08	FLAT	99.71	103.89	8	
FIFTEENTH FLOOR PLAN	15TH FLR_01	FLAT	83.97	83.97	8	11
	15TH FLR_02	FLAT	96.62	96.62	9	
	15TH FLR_03	FLAT	100.67	100.67	9	
	15TH FLR_04	FLAT	96.55	96.55	8	
	15TH FLR_05	FLAT	72.14	72.14	7	
	15TH FLR_06	FLAT	94.18	94.18	7	
	15TH FLR_07	FLAT	92.05	92.05	7	
	15TH FLR_08	FLAT	11.66	11.66	5	
	15TH FLR_09	FLAT	90.23	90.23	7	
	15TH FLR_10	FLAT	93.73	93.73	7	
	15TH FLR_11	FLAT	91.17	91.17	7	
	15TH FLR_12	FLAT	73.72	73.72	6	
	15TH FLR_13	FLAT	88.85	88.85	7	
	15TH FLR_14	FLAT	96.42	96.42	8	
Total:	-	-	14630.42	14916.33	1342	155

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -5- 14 FLOOR PLAN	1.40 X 2.85 X 1 X 10	39.80	64.20
	0.84 X 2.02 X 1 X 10	24.40	
FIRST FLOOR PLAN	0.55 X 2.02 X 1 X 1	1.79	4.87
	1.10 X 2.85 X 1 X 1	3.13	
SECOND FLOOR PLAN	0.84 X 2.02 X 1 X 1	2.44	6.43
	1.40 X 2.85 X 1 X 1	3.99	
THIRD FLOOR PLAN	0.84 X 2.02 X 1 X 1	2.44	6.43
	1.40 X 2.85 X 1 X 1	3.99	
FOURTH FLOOR PLAN	1.40 X 2.85 X 1 X 1	3.99	6.42
	0.84 X 2.02 X 1 X 1	2.44	
Total	-	-	88.35

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 46/2 , YELAHANALLI VILLAGE , BEGUR HOBLI BANGALORE SOUTH TALUK, Bangalore.
a) Consist of 1Ground + 15 UFority.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.GF & Surface 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 duts for running telephone cables, cubicles at ground level for postal services & space for dumping partage 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 / unforward 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 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 (Ed&.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-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 before erecting the column "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 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 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 neighboring 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 high-rise building shall obtain clearance certificate from Fire Forece 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 empaneled 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 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 o f 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 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 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 (Hosadaga/Hoodike) Letter No. LD/55/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 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 canceled automatically and legal action will be initiated.

Sl No.	Name of Statutory Department	Reference No.	Conditions imposed
1.	Fire Service Department	KSFES/GIS/C(1)/40, DATED 26-09-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2.	AIRPORT	BANSO/CH/TH/B07124/1/449950 DATED 14-07-2018	
3.	BWSSB	BWSSB/EIC-IDE(MAGE)/BL-IV/CE(EM)-II/TA/M-II/3956/18-19 DATED 11-10-2018	
4.	BESCOM	EE/HSR/ABS/DUE/T-I/2018-19/6275 DATED 15-09-2018	
5.	SEIAA	SEIAA 109 CON 2018 DATED 19-09-2018	
6.	KSPCB	CTE-306098 PCB ID 42858 DATED 30-10-2018	
7.	BSNL	BES/BAN/BG/NOC-HRB/S-113/VOL 1/ 29 DATED 17-07-2018	

ASTA STEEMENT (BBMP)		VERSION NO.: 1.0.9 VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD SOUTH/0013/18-19		Plot SubUse: MultiDwelling Units
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 46/2
Nature of Sanction: New		City Survey No.: 46/2
Location: Ring-III		Khata No. (As per Khata Extract): 96/46/2
Building Line Specified as per Z.R: 17th Cross Malleswaram		Locality / Street of the property: YELAHANALLI VILLAGE , BEGUR HOBLI BANGALORE SOUTH TALUK
Zone: Bommanahalli		
Ward: Ward-192		
A 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".		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A-Deductions)	8399.57
Deduction for Nature of Land use		
Road Widening Area		3875.56
Total:		504.64
NET AREA OF PLOT	(A-Deductions)	7891.93
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3945.96
Proposed Coverage Area (21.95 %)		2921.54
Achieved Net coverage area (21.95 %)		1732.16
Balance coverage area left (28.05 %)		2213.80
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18892.28
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)		18892.28
Residential FAR (99.78%)		18779.90
Proposed FAR Area		38009.41
Achieved Net FAR Area (2.24)		18821.79
Balance FAR Area (0.01)		70.49
BUILT UP AREA CHECK		
Proposed BuiltUp Area		22385.21
Achieved BuiltUp Area		22385.21

Approval Date : 05/15/2019 4:32:16 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/7100/CH/18-19	BBMP/7100/CH/18-19	112704	Online	7386462449	05/10/2018 3:24:47 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			112704	-	
2	BBMP/0780/CH/19-20	BBMP/0780/CH/19-20	6,004,000.00	Online	8554618229	06/07/2019	
	No.	Head			Amount (INR)	Remark	
	1.	Security Deposit			2238521.00	-	
	2.	Lake Rejuvenation Cess			209914.00	-	
	3.	Administrative charges			40703.00	-	
	4.	License fee			2014669.00	-	
	5.	Scrutiny fee			100733.00	-	
	6.	Compound wall charges			110000.00	-	
	7.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Building			167933.00	-	
	8.	Ground Rent			1188864.00	-	
	9.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Site			44770.00	-	
	BBMP/0781/CH/19-20	BBMP/0781/CH/19-20	40,29,600.00	KKBKRS2019I0070751119		06/07/2019	
	No.	Head			Amount (INR)	Remark	
	1.	Labour Cess amount			40,29,600.00	-	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PRO RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PRO RESI BLD)	Residential	Apartment	50 - 225	1	-	1	156	-
	Total :		-	-	-	-	156	218

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	156	2145.00	187	2571.25
Two Stack Car	-	-	31	426.25
Visitor's Car Parking	16	220.00	0	0.00
Total Car	172	2365.00	218	2997.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	1092.14
Total		2585.00		4079.64

Block :A (PRO RESI BLD)

Floor Name	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
		StairCase	Lift Machine	Void	Substructure	Parking		Resi.	Stair			
Terrace Floor	69.46	52.36	12.16	4.94	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1268.01	0.00	17.10	0.00	69.32	0.45	0.00	1181.14	0.00	1181.14	11	0.00
Fourteenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Thirteenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Twelth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Eleventh Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Tenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Ninth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Eighth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Seventh Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Sixth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Fifth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Fourth Floor	1357.84	0.00	17.10	0.00	68.72	0.45	0.00	1271.57	0.00	1271.57	11	0.00
Third Floor	1424.82	0.00	20.34	0.00	141.64	59.50	0.00	1203.34	0.00	1203.34	08	128.34
Second Floor	1466.66	0.00	20.34	0.00	461.81	0.45	0.00	1014.06	0.00	1014.06	08	0.00
First Floor	1483.46	0.00	20.34	0.00	100.30	0.45	0.00	1362.37	0.00	1362.37	08	344.17
Ground Floor	1706.46	0.00	8.55	0.00	0.00	0.00	1618.39	37.62	41.89	79.52	00	37.62
Total:	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510.13
Total Number of Same Blocks :	1											
Total:	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510

FAR &Tenement Details

Block	No. of Same Bldg	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
			StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Resi.	Stair			
A (PRO RESI BLD)	1	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510.13
Grand Total:	1	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156.00	510.13

OWNER/GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

C.R.GOPALAKRISHNA (DESIGNATED PARTNER) OF GPA Holder For M/S.SGR BUILDTECH LLP, #142-143, 2nd FLOOR , GR PLAZA, DVG ROAD BASAVANAGUDI

SCALE : 1:150

ARCHITECT/ENGINEER / SUPERVISOR'S SIGNATURE

MEHBOOB BASHA 03,6TH CROSS ,5TH MAIN, VENKATARANGAPURAM, BANGALORE E-3150/2007-08

The plans are approved in accordance with the acceptance for approval by the JOINT Director of town planning (SOUTH) on date: 14/06/2019 vide lp number: BBMP/Addl.Dir/JD SOUTH/0013/18-19 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.

JOINT DIRECTOR OF TOWN PLANNING (SOUTH)

BHRUHAT BENGALURU MAHANAGARA PALIKE

PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO. 96/97/46/2, YELENAHALI VILLEGE,BEGUR HOBLI, BANGALORE SOUTH TALUK,WARD NO.192.

DRAWING TITLE : 5th to 14th FLOOR PLAN 15th & TERRACE FLOOR PLAN

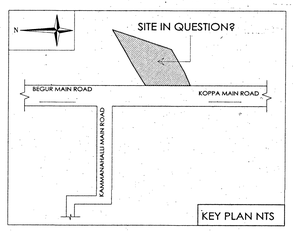
SHEET NO : 4



FRONT SIDE ELEVATION

Block :A (PRO RESI BLD)

Floor Name	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
		StairCase	Lift	Lift Machine	Void	Substructure	Parking	Resi.	Stair			
Terrace Floor	69.46	52.36	12.16	4.94	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1268.01	0.00	17.10	0.00	69.32	0.45	0.00	1181.14	0.00	1181.14	11	0.00
Fourteenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Thirteenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Twelfth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Eleventh Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Tenth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Ninth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Eighth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Seventh Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Sixth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Fifth Floor	1357.85	0.00	17.10	0.00	69.32	0.45	0.00	1270.98	0.00	1270.98	11	0.00
Fourth Floor	1357.84	0.00	17.10	0.00	68.72	0.45	0.00	1271.57	0.00	1271.57	11	0.00
Third Floor	1424.82	0.00	20.34	0.00	141.64	59.50	0.00	1203.34	0.00	1203.34	08	128.34
Second Floor	1496.66	0.00	20.34	0.00	461.81	0.45	0.00	1014.06	0.00	1014.06	08	0.00
First Floor	1483.46	0.00	20.34	0.00	100.30	0.45	0.00	1362.37	0.00	1362.37	08	344.17
Ground Floor	1706.46	0.00	8.55	0.00	0.00	0.00	0.00	1618.39	37.62	41.89	79.52	00	37.62
Total:	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510.13
Total Number of Same Blocks	1											
Total:	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510



UnitBUA Table for Block :A (PRO RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 5- 9 FLOOR PLAN	TYP. 01	FLAT	101.37	101.37	9	110
	TYP. 02	FLAT	76.05	76.48	8	
	TYP. 03	FLAT	107.01	107.01	10	
	TYP. 04	FLAT	100.45	100.45	9	
	TYP. 05	FLAT	80.44	80.44	7	
	TYP. 06	FLAT	98.72	98.72	9	
	TYP. 07	FLAT	106.99	106.99	10	
	TYP. 08	FLAT	99.71	103.69	8	
	TYP. 09	FLAT	83.97	83.97	8	
	TYP. 10	FLAT	96.62	96.62	9	
	TYP. 11	FLAT	100.67	100.67	9	
FIRST FLOOR PLAN	FIRST FLR 01	FLAT	101.37	101.37	9	8
	FIRST FLR 02	FLAT	75.34	77.07	8	
	FIRST FLR 03	FLAT	106.64	106.64	10	
	FIRST FLR 04	FLAT	100.45	100.45	9	
	FIRST FLR 05	FLAT	98.85	101.99	8	
	FIRST FLR 06	FLAT	83.97	83.97	8	
	FIRST FLR 07	FLAT	96.62	96.62	9	
	FIRST FLR 08	FLAT	101.11	101.11	9	
SECOND FLOOR PLAN	SECOND FLR 01	FLAT	101.37	101.37	9	8
	SECOND FLR 02	FLAT	76.04	78.48	8	
	SECOND FLR 03	FLAT	106.64	106.64	10	
	SECOND FLR 04	FLAT	100.45	100.45	9	
	SECOND FLR 05	FLAT	99.71	103.70	8	
	SECOND FLR 06	FLAT	83.97	83.97	8	
	SECOND FLR 07	FLAT	96.62	96.62	9	
	SECOND FLR 08	FLAT	101.10	101.10	9	
THIRD FLOOR PLAN	THIRD FLR 01	FLAT	101.37	101.37	9	8
	THIRD FLR 02	FLAT	76.04	76.04	8	
	THIRD FLR 03	FLAT	106.64	106.64	10	
	THIRD FLR 04	FLAT	100.45	100.45	9	
	THIRD FLR 05	FLAT	99.71	103.70	8	
	THIRD FLR 06	FLAT	83.97	83.97	8	
	THIRD FLR 07	FLAT	96.62	96.62	9	
	THIRD FLR 08	FLAT	100.67	100.67	9	
FOURTH FLOOR PLAN	FOURTH FLR 01	FLAT	101.37	101.37	9	11
	FOURTH FLR 02	FLAT	76.04	78.48	8	
	FOURTH FLR 03	FLAT	107.01	107.01	10	
	FOURTH FLR 04	FLAT	100.45	100.45	9	
	FOURTH FLR 05	FLAT	80.44	80.44	7	
	FOURTH FLR 06	FLAT	98.72	98.72	9	
	FOURTH FLR 07	FLAT	106.99	106.99	10	
	FOURTH FLR 08	FLAT	99.71	103.69	8	
	FOURTH FLR 09	FLAT	83.97	83.97	8	
	FOURTH FLR 10	FLAT	96.62	96.62	9	
	FOURTH FLR 11	FLAT	100.67	100.67	9	
FIFTEENTH FLOOR PLAN	15TH FLR 01	FLAT	96.55	96.55	6	11
	15TH FLR 02	FLAT	72.14	72.14	7	
	15TH FLR 03	FLAT	94.16	94.16	7	
	15TH FLR 04	FLAT	92.05	92.05	7	
	15TH FLR 05	FLAT	71.86	71.86	5	
	15TH FLR 06	FLAT	93.23	90.23	7	
	15TH FLR 07	FLAT	93.73	93.73	7	
	15TH FLR 08	FLAT	91.17	91.17	7	
	15TH FLR 09	FLAT	75.72	75.72	6	
	15TH FLR 10	FLAT	88.65	88.65	7	
	15TH FLR 11	FLAT	96.42	96.42	8	
Total	-	-	14830.42	14916.33	1342	156

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 5- 14 FLOOR PLAN	1.40 X 2.85 X 1 X 10	39.90	64.20
	0.84 X 2.92 X 1 X 10	24.40	
FIRST FLOOR PLAN	0.60 X 2.92 X 1 X 1	1.74	4.87
	1.10 X 2.85 X 1 X 1	3.13	
SECOND FLOOR PLAN	0.84 X 2.92 X 1 X 1	2.44	6.43
	1.40 X 2.85 X 1 X 1	3.99	
THIRD FLOOR PLAN	1.40 X 2.85 X 1 X 1	3.99	6.43
	0.84 X 2.92 X 1 X 1	2.44	
FOURTH FLOOR PLAN	1.40 X 2.85 X 1 X 1	3.99	6.42
	0.84 X 2.92 X 1 X 1	2.44	
Total	-	-	88.35

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.Sanction is accorded for the Residential Building at 46/2 , YELANAHALLI VILLAGE , BEGUR HOBLI BANGALORE SOUTH TALUK, Bangalore.
a).Consist of 1Ground + 15 UFonly.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.GF & Surface 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 / 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 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 3.65 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-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 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 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 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 neighboring 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 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 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 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 - trials 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. 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 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 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 Kamataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95LET/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 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.

Sl.No.	Name of Statutory Department	Reference No.	Conditions imposed
1.	Fire Service Department	KSFES/GBC(1)/406, DATED: 26-09-2018	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2.	AIRPORT	BANG/SOUTH/BO7125/149900 DATED 14-07-2016	
3.	BWSSB	BWSSB/EIC/CE(MACE)/M)-IV/DCE(M)-II/TA(M)-II/3996/18-19 DATED 11-10-2018	
4.	BESCOM	EE/HSR/AEE(0)/JET-I/2018-19/4875 DATED 15-09-2018	
5.	SEIAA	SEIAA 109 CON 2018 DATED 19-09-2018	
6.	KSPCB	CTE-308298 PCB ID 42656 DATED 30-10-2018	
7.	BSNL	BE/SAN/BG/NOC.RRB/5-111/VOL 1/ 29 DATED 17-07-2018	

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 SOUTH/101/3118-19		Plot SubUse: MultiDwelling Units	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 46/2	
Nature of Sanction: New		City Survey No.: 46/2	
Location: Ring-III		Khata No. (As per Khata Extract): 96/46/2	
Building Line Specified as per Z.R: 17th Cross Malleswaram		Locality / Street of the property: YELANAHALLI VILLAGE , BEGUR HOBLI BANGALORE SOUTH TALUK	
Zone: Bommanahalli			
Ward: Ward-192			
Planning District: 318-Begur			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A-Deductions)		8396.57
Deduction for NetPlot Area			
Road Widening Area			3875.56
Total:			504.64
NET AREA OF PLOT	(A-Deductions)		7891.93
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			3945.96
Proposed Coverage Area (21.95 %)			29215.54
Achieved Net coverage area (21.95 %)			1732.16
Balance coverage area left (28.05 %)			2213.80
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.25)			18892.28
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 M radius of Metro station (-)			0.00
Total Perm. FAR area (2.25)			18892.28
Residential FAR (99.78%)			18779.90
Proposed FAR Area			38039.41
Achieved Net FAR Area (2.24)			18821.79
Balance FAR Area (0.01)			70.49
BUILT UP AREA CHECK			
Proposed BuiltUp Area			22385.21
Achieved BuiltUp Area			22385.21

Approval Date : 05/15/2019 4:32:16 PM

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/1700/CH/18-19	BBMP/1700/CH/18-19	112704	Online	7384462449	09/10/2018 3:24:47 PM	-
	No.	Head	Amount (INR)	Remark			
	1.	Scrutiny Fee	112704	-			
2	BBMP/0780/CH/19-20	BBMP/0780/CH/19-20	6,004,000.00	Online	8554618229	06/07/2019	-
	No.	Head	Amount (INR)	Remark			
	1.	Security Deposit	2238521.00	-			
	2.	Lake Rejuvenation Cess	209914.00	-			
	3.	Administrative charges	40703.00	-			
	4.	License fee	2014669.00	-			
	5.	Scrutiny fee	100733.00	-			
	6.	Compound wall charges	110000.00	-			
	7.	Fee U/s 18(1) of KTCP act (Betterment Levy) for Building	167931.00	-			
	8.	Ground Rent	1188654.00	-			
	9.	Fee U/s 19(1) of KTCP act (Betterment Levy) for Site	44770.00	-			
	BBMP/0781/CH/19-20	BBMP/0781/CH/19-20	40,29,600.00	KKBKR520190	007007051119	06/07/2019	
	No.	Head	Amount (INR)	Remark			
	1.	Labour Cess amount	40,29,600.00	-			

Block USE/SUBUSE Details

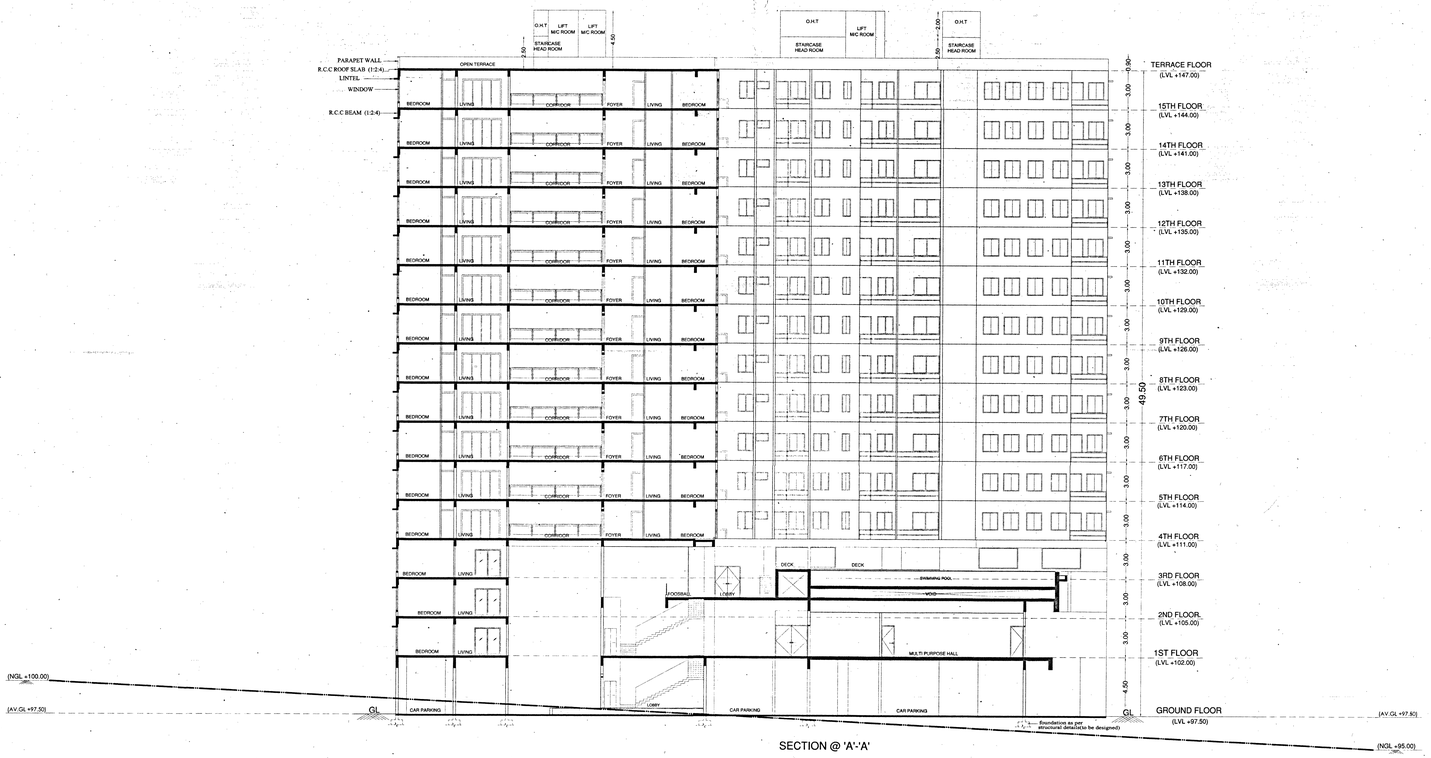
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PRO RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PRO RESI BLD)	Residential	Apartment	50 - 225	1	-	1	156	-
	Total :		-	-	-	-	156	218

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	156	2145.00	187	2571.25
Two Stack Car	-	-	31	426.25
Visitor's Car Parking	16	220.00	0	0.00
Total Car	172	2365.00	218	2997.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	1082.14
Total		2585.00		4079.64



SECTION @ 'A'-'A'

N

SCALE : 1:150

The plans are approved in accordance with the acceptance for approval by the JOINT Director of town planning (SOUTH) on date: 15/05/2019 vide lp number: BBMP/Addl.Dir/JD SOUTH/0013/18-19 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.

JOINT DIRECTOR OF TOWN PLANNING (SOUTH)

BHRUHAT BENGALURU MAHANAGARA PALIKE

FAR &Tenement Details

Block	No. of Same Bldg	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
			StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Resi.	Stair			
A (PRO RESI BLD)	1	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156	510.13
Grand Total:	1	22385.21	52.36	286.93	4.94	1534.99	65.80	1618.39	18779.90	41.89	18821.80	156.00	510.13

OWNER/GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

C.R.GOPALAKRISHNA (DESIGNATED PARTNER) OF GPA Holder For M/S.SGR BUILDTECH LLP,
#142-143,
2nd FLOOR , GR PLAZA, DVG ROAD
BASAVANAGUDI

ARCHITECT/ENGINEER / SUPERVISOR'S SIGNATURE

MEHBOOB BASHA 03,6TH CROSS, 5TH MAIN, VENKATARANGAPURAM, BANGALORE
E-3150/2007-08

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO. 96/97/46/2, YELENAHALI VILLEGE,BEGUR HOBLI, BANGALORE SOUTH TALUK,WARD NO.192.

DRAWING TITLE : ELEVATION AND SECTION

SHEET NO : 5