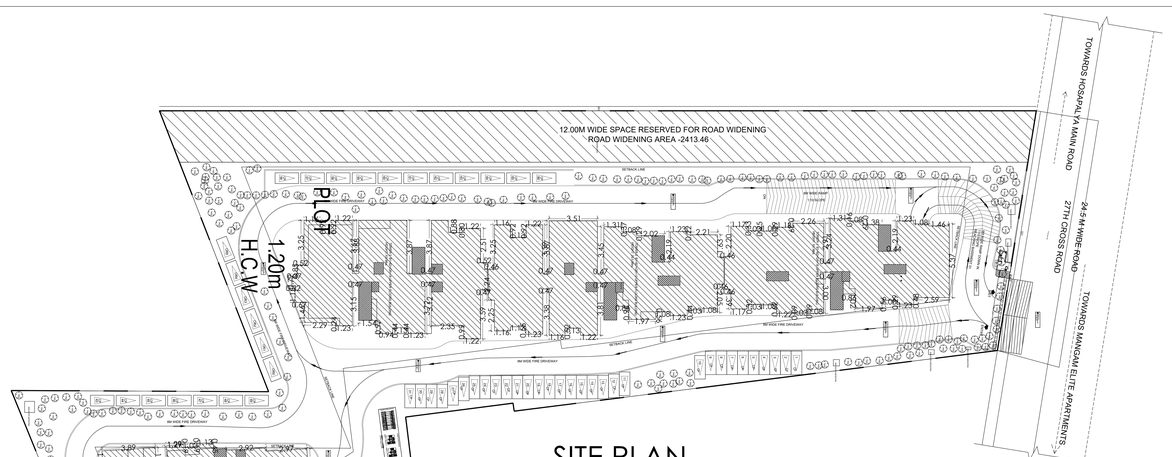
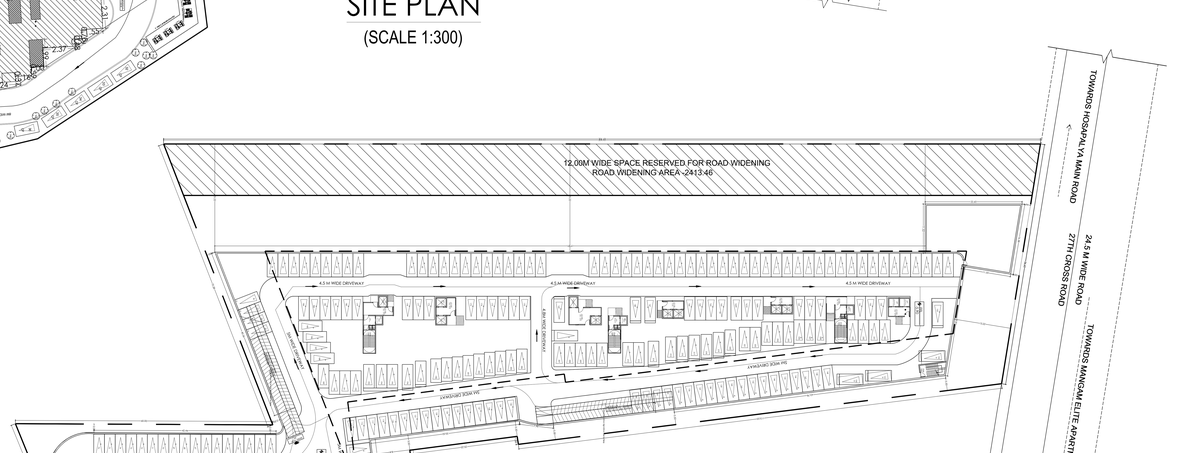




BBMP/Addl.Dir/JD SOUTH/0044/19-20

1 Conditions :

1. Sanction is accorded for the proposed **Residential Apartement Building one only:**
   a) Construction of :
   Block A - 2BF+GF+12 UF (Twelve Upper Floors)
   Block B - GF+12 UF (Twelve Upper Floors).
2. Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any use.
3. **2Basement Floor & Surface area** reserved for 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. The applicant shall get the 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 / 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 for reuse by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be retained for the common amenities of apartments.
10. The applicant shall provide a space for housing the distribution transformers & associated equipment as per K.E.R.C (Ds & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room permitting 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 provide adequate firefighting arrangements 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. Sufficient open spaces shall be provided for the movement of vehicles and parking trees before the commencement of the work.
15. Licence and approved plans shall be displayed on the work place at the beginning of the work. The building license and the copies of sanctioned plans, specifications, certificate issued under rule 9 frame and displayed and they shall be made available during inspections.
16. If 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-B (xi to ix).
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 erection of plinth beam, the Architect / Engineer / Supervisor shall certify to the authority.
20. Construction or reconstruction of the building shall start within two years and to be completed before the expiry of two years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21. The Occupancy Certificate to the building shall be issued by the BBMP/BDA/KIADB/KHB/ BWSSB & BESCOM to 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 sub soil 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 accessibility to premises, buildings & facilities" bearing No. IS 1883:2002 published by the Bureau of Indian Standards making the building habitable to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. The Solid Waste Management shall be implemented as per Bye-law No. 32 read with Bye-law No. 34 of 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 Owner / Developer should ensure that no inconvenience is caused to the neighbors' in the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling/composing unit** of required capacity installed at site for re-use / disposal in consultation with BBMP Zonal Health Officer.
31. The owner / developer of basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe slopes for retaining walls and sound structures for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. 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.
35. The owner / Association of high rise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safty Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
36. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation every six months after occupancy.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
38. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
39. In case any false information, misrepresentation of facts, or suppression of facts is found, the plan sanction is deemed cancelled.
40. The owner / developer shall intimate to the Architect / Engineer / Supervisor the commencement of work in the prescribed format in duplicate in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
41. As per Building Bye-law 2003 Schedule IV-B (ii) the Architect / Engineer / Supervisor shall not materially and structurally deviate from the sanctioned plan without previous approval of authority. They shall explain to the owners about the rule involved in contravention of the provisions of the act, Rules, Bye-laws, Zoning Regulation, Standards orders and policy orders of the corporation.
42. The applicant / owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
43. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45. The Applicant / Owner / Developer shall plant one tree for ai sites measuring 180 Sqm upto 240 Sqm to minimum of two trees for sites measuring more than 240 Sqm. (i.e. One tree for every 240 Sq. of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
46. The Applicant / Owners / Developers should submit KSPCB & BWSSB NOC and relinquish the road widening area of 2413.46 sqm in favour of the BBMP Commissioner before issuing the commencement certificate.
47. The applicant Should abide by the final orders of the Hon'ble High court with WP No.7413/2021 (LB-BMP) dt: 06-04-2021towards the payment of Betterment Fee, Plan Scrutiny & Scrutiny & License Fees 50%, Security Deposit Rs.25/- per sqft, Settlement Fees & Levy and Collection of Surcharges payments.

Special Condition as per Labour Department of Government Karnataka vide ADDENDUM (Gazettee scale) dtg xxxx:

(LO/NE/ET/BP13. DATED: 31-04-2013).

1. Registration of Applicant / Builder / Owner / Contractor establishment employing workers 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 in the site to the concerned Assistant Labour Officer / Labour Officer / Labour Officer (Welfare) / Welfare Officer in prescribed format 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 of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

II NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	KSFRS/ SSC / LO/NE /E 185/20,20/10	All the conditions imposed in the NOC issued by the Statutory Body should be adhered to
2	Airport Authority of India / KIA	BIAL/ SEC-PLAN/2011/01/7 2585/04 dt. 18-10-2011	
3	SEIAA	SEIAA , 10 : CON - 2019 dt: 29-04-2019	

III. FEE DETAILS
The Applicant has paid the fee vide Receipt No. : BBMP/0081/CH/21 22Dated: 26.08.2021 the following:-

Sl. No.	Details	
1	Licence Fees (50%)	2965986
2	Scrutiny Fee	41644
3	Betterment Fees for Site	3868808
4	For Building	1318216
5	Security Deposit (25/-)	1647770
6	Plan Copies	85002
7	Compound Wall	10000
8	Lake Improvement Charges	399881
	TOTAL :	**10347905**
	Say Rs.	**1,03,48,000/-**

(One Crore Three Lakh Forty-eight Thousand Only)

The Applicant has paid Rs. 10000/-
Vide Receipt No. HOS/2590/2021, R7/26
UTR No. IDIB412220271, dated: 31-08-2021

Block A0 (BLOCK4)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenat Area (No.)	Carpet area after Rain Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	106.75	83.25	23.51	2.89	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Fourth Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
First Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Third Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Second Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Sixth Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Seventh Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Eighth Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Ninth Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Tenth Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Eleventh Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Twelfth Floor	2504.88	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Total :	29473.32	1461.81	871.47	2.89	745.19	2.08	0.00	0.00	28892.28	28892.28	274	0.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (BLOCK4)	D1	1.00	2.10	1
A0 (BLOCK4)	D1	0.90	2.10	85
A0 (BLOCK4)	D1	1.00	2.10	661
A0 (BLOCK4)	D	1.05	2.10	268

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (BLOCK4)	V	0.60	1.20	600
A0 (BLOCK4)	W	1.08	1.80	11
A0 (BLOCK4)	W	1.20	1.80	11
A0 (BLOCK4)	W	1.45	1.80	13
A0 (BLOCK4)	W	1.55	1.80	13
A0 (BLOCK4)	W	1.65	1.80	13
A0 (BLOCK4)	W	1.66	1.80	23
A0 (BLOCK4)	W	1.80	1.80	24
A0 (BLOCK4)	W	2.27	1.80	24
A0 (BLOCK4)	W	2.25	1.80	13
A0 (BLOCK4)	W	2.32	1.80	11
A0 (BLOCK4)	W	3.46	1.80	13

UnitBUA Table for Block A0 (BLOCK4)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF.01	FLAT	98.59	92.03	4	16
	GF.02	FLAT	101.46	93.54	4	
	GF.03	FLAT	85.90	80.23	3	
	GF.04	FLAT	101.54	95.29	4	
	GF.05	FLAT	84.85	88.62	3	
	GF.06	FLAT	96.92	89.54	4	
	GF.07	FLAT	84.85	88.62	3	
	GF.08	FLAT	96.92	89.54	4	
	GF.09	FLAT	96.46	89.17	4	
	GF.10	FLAT	98.59	92.03	4	
	GF.11	FLAT	123.21	123.71	6	
	GF.12	FLAT	124.77	116.18	6	
	GF.13	FLAT	139.01	129.89	6	
	GF.14	FLAT	134.01	124.66	6	
	GF.15	FLAT	126.06	123.13	6	
	GF.16	FLAT	121.13	122.25	6	
FIRST FLOOR PLAN	F.01	FLAT	98.59	92.03	4	16
	F.02	FLAT	101.46	93.54	4	
	F.03	FLAT	85.90	80.23	3	
	F.04	FLAT	101.54	95.29	4	
	F.05	FLAT	94.85	88.62	3	
	F.06	FLAT	96.92	89.54	4	
	F.07	FLAT	94.43	87.85	4	
	F.08	FLAT	96.92	89.73	4	
	F.09	FLAT	96.46	89.67	4	
	F.10	FLAT	98.59	92.03	4	
	F.11	FLAT	123.21	123.71	6	
	F.12	FLAT	124.77	116.18	6	
	F.13	FLAT	139.01	129.89	6	
	F.14	FLAT	134.06	126.03	6	
	F.15	FLAT	126.06	123.13	6	
	F.16	FLAT	121.13	122.25	6	
TYPICAL (3 3 4 3 4 3 4 3 4 3 10 12 FLOOR PLAN	s.01	FLAT	98.59	92.03	4	242
	s.02	FLAT	101.46	93.54	4	
	s.03	FLAT	85.90	82.23	4	
	s.04	FLAT	101.54	95.29	4	
	s.05	FLAT	94.85	88.62	4	
	s.06	FLAT	96.92	89.54	4	
	s.07	FLAT	94.43	87.85	4	
	s.08	FLAT	96.92	89.73	4	
	s.09	FLAT	96.46	89.73	4	
	s.10	FLAT	98.48	89.67	4	
	s.11	FLAT	123.21	123.71	6	
	s.12	FLAT	124.77	116.18	6	
	s.13	FLAT	139.01	129.89	6	
	s.14	FLAT	134.06	126.03	6	
	s.15	FLAT	126.06	123.13	6	
	s.16	FLAT	121.13	122.25	6	
	s.17	FLAT	126.06	123.13	6	
	s.18	FLAT	121.13	122.25	6	
	s.19	FLAT	120.02	116.26	6	
	s.20	FLAT		124.89	6	
	s.21	FLAT	134.16	127.01	6	
	s.22	FLAT	131.31		6	
Total:			3661.76	2849.05	1012	274

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

INDEX

- SITE BOUNDARY
- SET BACK LINE
- BASEMENT LINE

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.17
	VERSION DATE: 20/01/2021
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD SOUTH/0044/19-20	Plot Subclass: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 83/84/84/1/84/1/85/1
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 83/84/1/84/1/84/2
Location: RMA-III	Locality / Street of the property: HANALUKUNTE
Building Line Specified as per Z.R. No:	
Zone: Bommanahalli	
Ward: Ward-174	
Planning District: 219-Bilekahalli	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	15555.23
Deduction for NetPlot Area	
Road Widening Area	2413.46
Total	2413.46
NET AREA OF PLOT	13141.76
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	6570.88
Proposed Coverage Area (27.91 %)	3666.43
Achieved Net coverage area (27.91 %)	3666.43
Balance coverage area left (22.09 %)	2904.45
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	46893.67
Additional F.A.R within Ring I and II for analysed plot (-)	0.00
Allowable TDR Area (60% of Perm.FAR) (-)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	46893.67
Residential FAR (100.00%)	43337.03
Proposed FAR Area	43337.03
Achieved Net FAR Area (2.79)	43337.03
Balance FAR Area (0.21)	3556.64
BUILT UP AREA CHECK	
Proposed BuiltUp Area	69808.96
Substructure Area (Add to BUA if plinth area > 1.0 m)	10.21
Achieved BuiltUp Area	69819.81

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A0 (BLOCK4)	Residential	Apartment	Highrise	R
A0 (BLOCK4)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.(Unit)	Car Reqd.	Car Prop.
A0 (BLOCK4)	Residential	Apartment	00 - 225	1	-	1	274	-
A0 (BLOCK4)	Residential	Apartment	00 - 225	1	-	1	63	-
	Total :						337	594

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	337	4633.75	594	8167.50
Visitor's Car Parking	34	467.50	0	0.00
Total Car	371	5101.25	594	8167.50
Ramp Count		4.0	3	75.00
Total Parking				8242.50
Total		5306.25		16584.18

FAR &Tenement Details

Block	No. of Same Blks	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenat Area (No.)	Carpet area after Rain Tenement
			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
A0 (BLOCK4)	1	30477.32	1461.81	871.47	2.89	745.19	2.08	0.00	0.00	28892.28	28892.28	274	1049.90
B (BLOCK5)	1	5231.38	515.91	146.95	11.16	296.95	2.08	0.00	0.00	4258.33	4258.33	63	180.90
Grand Total:	2	35708.70	1977.72	1018.37	14.19	1042.14	4.16	0.00	0.00	33150.61	33150.61	337.00	1241.80

OWNER / CPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH UNIT NUMBER & CONTACT NUMBER : M/S DHARWAL LIFESPACES PVT.LMT. REP BY DIRECTOR PRAKASH RASHMI,AL DHARWAL HANALUKUNTE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE :
JYOTHI , NO 110, BEMBA NILAYA NEAR SHANTHINIKATHAN KANNADA MEDIUM SCHOOL MUNESHWARA BLOCK BCC/BL-3,KR PURAM,Ba

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KAATHA NO. 83/84/1/84/1/84/2,HANALUKUNTE VILLAGE, WARD NO-174, BOMMANAHALLI ZONE, BANGALORE.

DRAWING TITLE : BLOCK A - 2BF+GF+12UF
BLOCK B - GF + 12UF

SHEET NO : 1

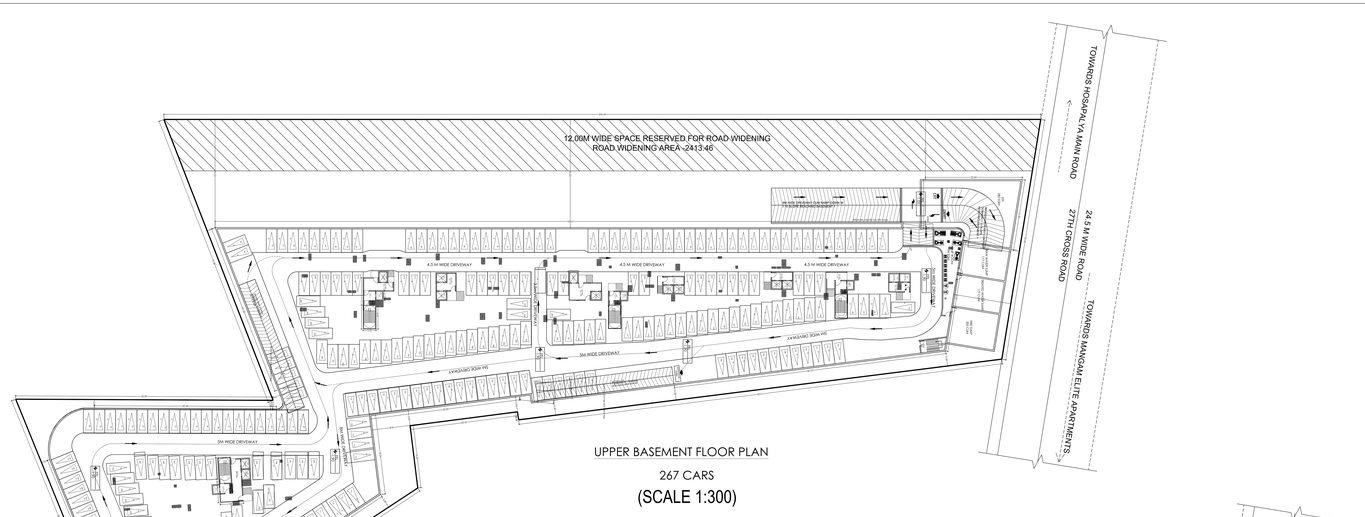
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

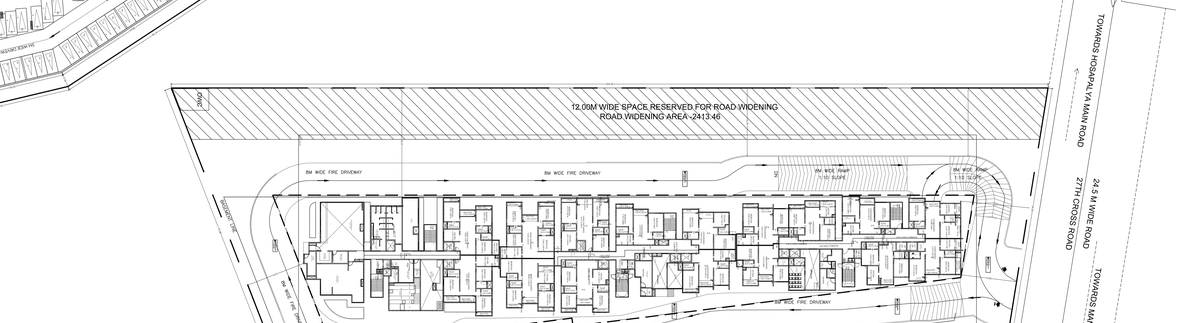
SOUTH

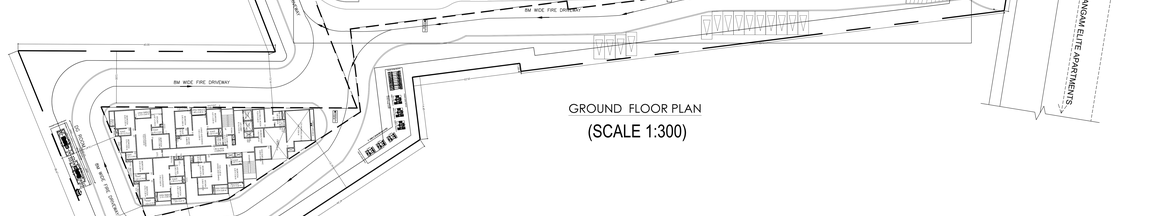
QR CODE

User Defined Metric (2000.00 x 910.00MM)

This is system generated report and Does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application







BBMP/Addl.Dir/JD SOUTH/0084/19-20

I **Conditions:**

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a) Construction of :
Block A - 2BF+GF+12 UF (Twelve Upper Floors)
Block B - GF+12 UF (Twelve Upper Floors)
2. Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any use.
3. **2Basement Floor & Surface area** reserved for parking shall not be converted for any other purpose.
4. Adequate drainages 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.
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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 stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to river by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be retained for the common use of the residents.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Dis & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a minimum space measuring 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. The applicant shall register the labour welfare board cess before the commencement of the work.
15. License and approved plans shall be posted at a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specification shall be mounted on a frame and displayed and they shall be made available during inspections.
16. The builder / owner / developer undertakes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor not 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-E (a) 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 columns/ structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after the completion.
21. The building shall not be occupied or permitted to be occupied unless "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 for recharging of groundwater at all times having adequate capacity as per Bye-law No.32 (a) of KMC Act.
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. The owner / Association of apartments should ensure that the provisions of Rule 5 & 6 of Karnataka Fire 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 06.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and shall be disposed off **by recycling processing unit** of required capacity installed at site for its re-use / disposal in consultation with BBMP Zonal Health Officer.
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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. The Applicant shall obtain NOC from Bangalore Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
36. The owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and so affiliated to that effect shall be submitted to the corporation and Fire Force Department every year.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued once every two years.
38. The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and the other before the onset of monsoon to avoid any mishap during the fire hazard.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect/ Engineer / Supervisor the validity of every registration is for a period of five years only. Application for renewal of the registration shall be made available thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall reach to the authority one month before the date of expiry of the registration. If any owner/builder/ professionals the same to be registered Architect / Engineer / Supervisor in the first instance, warn is the second instance and cancel the registration if the same repeated for the third time.
41. As per Building Bye-law 2003 Schedule IV 8 (i) the Architect / Engineer / Supervisor shall not materially and structurally deviate from the sanctioned building/ layout plans without prior permission in writing from the concerned authority and in contravention of the provisions of the act, Rules, Bye-laws, Zoning Regulation, Standing orders and policy orders of the corporation.
42. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
43. The apartment/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45. The Applicant / Owner / Developer shall plant one tree for a/ sites measuring 180 Sqm upto 240 Sqm b/ minimum of two trees for sites measuring 240 Sqm upto 300 Sqm. c/ One tree for every 240 Sq. of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
46. The Applicant / Owners / Developers should submit KSPCB & BWSSB NOC and relinquish the road widening area of 2413.46 sqm in favour of the concerned Competent Authority prior to the issue of Occupancy certificate.
47. The applicant Should abide by the final orders of the Hon'ble high court with WP No 7370/2021 (LB-BMP) dt. 08-04-2021towards the Payment of Ground Rent, GST, Scrutiny & License Fees 50%, Security Deposit Rs 25/- per sqft, Betterment Fees & Levy and Collection of Surcharges payments.

Special Condition as per Labour Department of Government Karnataka vide ADDENDUM (Ganitha) ಇಎಸಿಆರ್ ಇಎ LD5EET2013, DATED: 21-04-2015.

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 is mandatory before commencement of work.
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. The Applicant / Builder / Owner / Contractor shall not employ any 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 of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

II **NOC Details**

Sl. No.	Name of the Statutory Authority	Reference No. & Date	Conditions imposed
1	Fire Force Department	KSFES/ DSC / 1120/ dt: 16-05-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India / KIA	BANG / BDU/HQ/411317 / 255854 dt. 14-12-2017	
3	SEIAA	SEIAA ; 10 ; CON ; 2019 dt: 29-04-2019	

III.FEE DETAILS
The Applicant has paid the fee vide Receipt No. : BBMP/0081/CH/21-22Dated: 26.08.2021 the following:

Sl. No.	Details	
1	Licence Fees (50%)	2965986
2	Scrutiny Fee	41944
3	Betterment Fees for Site	3869508
4	For Building	1318216
5	Security Deposit (25%)	1647770
6	Plan Copies	80000
7	Compound Wall	10000
8	Lake Improvement Charges	399991
	TOTAL : I	**10347905**
	Say Rs.	**1,03,48,000/-**

(One Crore Three Lakh Forty-eight Thousand Only)

The Applicant has paid Rs. 1000/-
Vide-Receipt No. HO/R22/60201- R1126
UTR No. ICIB/H21205271, dated: 31-08-2021

Block A0 (BLOCKA)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.mt.)	Tenant	Carpet area upto Flat Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	138.75	83.25	23.51	2.89	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Second Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Third Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Fourth Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Fifth Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Sixth Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Seventh Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Eighth Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Ninth Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Tenth Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Eleventh Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Twelfth Floor	2934.08	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Ground Floor	2937.42	95.54	55.66	0.00	134.31	0.16	0.00	0.00	2621.75	2621.75	16	626.40
Upper Ground Floor	2939.37	79.17	62.54	0.00	0.00	0.00	0.00	717.64	8000.83	0.00	00	0.00
Upper Ground Floor	2939.37	79.17	62.54	0.00	0.00	0.00	253.92	8001.03	0.00	0.00	00	0.00
Total	38477.52	1481.61	871.47	2.89	1167.15	2.08	371.38	17001.96	34978.78	34978.78	274	1045.80
Total Number of Same Blocks	1											
Grand Total	38477.52	1481.61	871.47	2.89	1167.15	2.08	371.38	17001.96	34978.78	34978.78	274	1045.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (BLOCKA)	D	0.91	2.10	1
A0 (BLOCKA)	D1	0.90	2.10	81
A0 (BLOCKA)	D1	1.00	2.10	661
A0 (BLOCKA)	D2	1.05	2.10	264

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (BLOCKA)	W	0.75	1.20	66
A0 (BLOCKA)	W	1.00	1.20	11
A0 (BLOCKA)	W	1.10	1.20	11
A0 (BLOCKA)	W	1.40	1.20	11
A0 (BLOCKA)	W	1.65	1.20	11
A0 (BLOCKA)	W	1.80	1.20	11
A0 (BLOCKA)	W	1.85	1.20	11
A0 (BLOCKA)	W	2.00	1.20	11
A0 (BLOCKA)	W	2.27	1.20	11
A0 (BLOCKA)	W	3.05	1.20	11
A0 (BLOCKA)	W	3.30	1.20	11
A0 (BLOCKA)	W	3.40	1.20	11

UnitBUA Table for Block :A0 (BLOCKA)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF-01	FLAT	98.59	62.03	4	1
	GF-02	FLAT	85.89	53.94	4	
	GF-03	FLAT	85.89	53.94	4	
	GF-04	FLAT	81.94	49.29	4	
	GF-05	FLAT	94.45	58.62	4	
	GF-06	FLAT	95.52	59.34	4	
	GF-07	FLAT	95.52	59.34	4	
	GF-08	FLAT	96.60	60.15	4	
	GF-09	FLAT	96.48	59.67	4	
	GF-10	FLAT	84.55	57.82	4	
	GF-11	FLAT	133.21	123.71	6	
	GF-12	FLAT	134.11	124.59	6	
	GF-13	FLAT	134.11	124.59	6	
	GF-14	FLAT	134.38	126.03	6	
	GF-15	FLAT	134.38	126.03	6	
	GF-16	FLAT	121.13	122.25	6	
FIRST FLOOR PLAN	F-01	FLAT	94.95	92.03	4	
	F-02	FLAT	101.46	93.94	4	
	F-03	FLAT	101.46	93.94	4	
	F-04	FLAT	81.94	85.29	4	
	F-05	FLAT	94.95	88.62	4	
	F-06	FLAT	95.52	89.34	4	
	F-07	FLAT	94.43	87.95	4	
	F-08	FLAT	96.48	89.67	4	
	F-09	FLAT	96.48	89.67	4	
	F-10	FLAT	94.55	87.82	4	
	F-11	FLAT	133.21	123.71	6	
	F-12	FLAT	124.77	116.18	6	
	F-13	FLAT	134.61	126.66	6	
	F-14	FLAT	134.38	126.03	6	
	F-15	FLAT	134.38	126.03	6	
	F-16	FLAT	121.13	122.25	6	
TYPICAL 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 FLOOR PLAN	s-01	FLAT	98.59	92.03	4	
	s-02	FLAT	101.46	93.94	4	
	s-03	FLAT	85.89	81.23	4	
	s-04	FLAT	81.94	85.29	4	
	s-05	FLAT	94.95	88.62	4	
	s-06	FLAT	95.25	91.68	4	
	s-07	FLAT	95.52	89.34	4	
	s-08	FLAT	94.43	87.95	4	
	s-09	FLAT	96.48	89.67	4	
	s-10	FLAT	96.48	89.67	4	
	s-11	FLAT	94.55	87.82	4	
	s-12	FLAT	124.77	116.18	6	
	s-13	FLAT	133.21	123.71	6	
	s-14	FLAT	134.11	124.59	6	
	s-15	FLAT	134.11	124.59	6	
	s-16	FLAT	134.38	126.03	6	
	s-17	FLAT	134.38	127.01	6	
	s-18	FLAT	121.13	122.25	6	
	s-19	FLAT	120.02	114.29	6	
	s-20	FLAT		124.59	6	
	s-21	FLAT	138.78	127.01	6	
	s-22	FLAT	121.13		6	
Total :	272	FLAT	3860.79	2946.00	1912	274

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

INDEX

SITE BOUNDARY
SET BACK LINE
BASEMENT LINE

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.17
	VERSION DATE: 20/07/2021
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/0084/21	Plot SubUse: Apartment
AppliCant Name:	
PROPERTY OF-Sunil	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 6/2/8/1/2ab/12ab/12ac
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 6/2/8/1/2ab/12ab/12ac2
Location: RMA-01	Locality / Street of the property: HANUMUNTE
Building Line Specified as per Z.R: NA	
Scheme: Layout	
Slum: Slum Not	
Planning District: 216-Bagalur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 15000.23
Deduction for NetPlot Area	
Road Widening Area	2413.46
Total	2413.46
NET AREA OF PLOT	(A-Deductions) 12141.76
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	6070.88
Proposed Coverage Area (26.41 %)	3206.57
Achieved Net coverage area (27.27 %)	3309.57
Balance coverage area left (22.73 %)	2761.43
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	46893.67
Additional F.A.R within Ring I and II for affordable dwel (-)	0.00
Premium FAR for plot within Ring I(Plot FAR) (-)	0.00
Premium FAR for Corridor(Corridor FAR) (-)	0.00
Total Perm. FAR area (3.00)	46893.67
Residential FAR (100.00%)	43317.03
Proposed FAR Area	43317.03
Achieved Net FAR Area (2.79)	43317.03
Balance FAR Area (0.21)	3576.64
BUILT UP AREA CHECK	
Proposed BuiltUp Area	69818.96
SubStructure Area FAR 0.35(A Layout Lvl)	521.21
Achieved BuiltUp Area	69310.81

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A0 (BLOCKA)	Residential	Apartment	Highrise	A
A0 (BLOCKB)	Residential	Apartment	Highrise	A

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Resi.	Units Resi.	Car Reqd.(Unit)	Car Reqd.	Car Prop.
A0 (BLOCKA)	Residential	Apartment	00 - 225	1	-	1	274	-
A0 (BLOCKB)	Residential	Apartment	00 - 225	1	-	1	63	-
	Total :						337	304

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	337	4633.75	304	8187.00
Bicycle Car Parking	34	46.75	00	0.00
Total Car	371	5103.25	304	8187.00
Two/Wheeler	-	401.25	-	0.00
Other Parking	-	-	-	8916.60
Total		5504.25		16904.10

FAR &Tenement Details

Block	No. of Same Blks	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.ft.) Resi.	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet area upto flat Tenement
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				
A0 (BLOCKA)	1	38477.52	1481.61	871.47	2.89	1167.15	2.08	371.38	17001.96	34978.78	34978.78	274	1045.80
A0 (BLOCKB)	1	5531.38	315.91	146.90	11.30	236.95	2.08	0.00	0.00	6338.24	6338.24	60	182.90
Grand Total:	2	43008.90	1797.52	1018.37	14.19	1404.10	4.16	371.38	17001.96	41317.02	41317.02	334	1228.70

UPPER BASEMENT FLOOR PLAN
267 CARS
(SCALE 1:300)

GROUND FLOOR PLAN
(SCALE 1:300)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S DHARWAL LIFESPACES PVT.LMT. REP BY DIRECTOR PRAKASH RASHMLAL DHARWAL HANALUKUNTE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
JYOTHI ,NO 110, BEMBRA NILAYA,NEAR SWATHINKATHAN KANNADA MEDIUM SCHOOL,MUNESHWARA BLOCK BGS(BL),BAN-560097(KA IN)

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO. 6/2/8/1/2ab/12ab2, HANALUKUNTE VILLAGE, WARD NO-174, BOMMANAHALLI ZONE, BANGALORE.

DRAWING TITLE : BLOCK A - 2BF+GF+12UF
BLOCK B - GF + 12UF

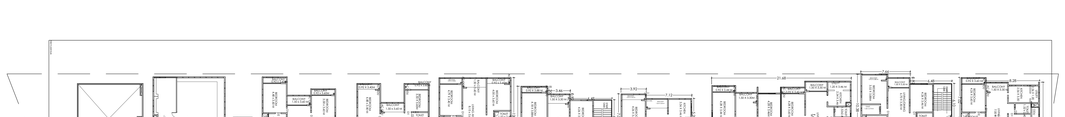
SHEET NO : 2

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

SOUTH

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application

User Defined Metric (2000.00 x 910.00MM)



FIRST FLOOR PLAN

(SCALE 1:300)

TYPICAL(SECOND,THIRD TO 12 TH)

FLOOR PLAN

(SCALE 1:300)

BBMP/Addl.Dir/JD SOUTH/0064/19-20

I Conditions:

1. Sanction is accorded for the proposed **Residential Apartment Building use** only.
   a) Construction of
   Block A - 2BF+GF+12 UP (Twelve Upper Floors)
   Block B - GF+12 UP (Twelve Upper Floors)
2. Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any use.
3. **2Basement Floor & Surface area** reserved for 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. Permission shall be 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 road by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be retained for the use of the apartment owners.
10. The applicant shall provide a space for installation of electric distribution transformers & associated equipment as per K.E.R.C. (Ea & D) rules leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room with a minimum of 9.00 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).
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. Compensatory afforestation shall be made in lieu of felling of existing 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 specification shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If 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-B (vii) to (x).
18. The foundation for the building should be inspected by the concerned structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columner structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
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 for 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 resistance 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 bye-law 17 of Bye-law No. 29 for the building.
26. The Occupancy Certificate will be considered only after ensuring that the provisions of Bye-law 29 & 32 of 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 / drivers / 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 undertakes that no inconvenience is caused to the neighbors' in the vicinity of construction and that the construction activities shall stop before 08.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be disposed as per **Zero Garbage processing** well of required capacity installed at site for its re use / disposal in consultation with BBMP Zonal Health Officer.
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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe temporary structures.
32. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. The Vehicle Parking area shall be used for Parking only. Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
36. The owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
38. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and one before the onset of winter to ensure the preparedness of the occupants to face any emergency.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect/ Engineer / Supervisor the validity of every registration so granted for the above categories by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall made to the authority one month before the date of its expiry. The authority may cancel the registration of Architect / Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time.
41. As per Building Bye-law 2003 Schedule IV 8 (i) the Architect / Engineer / Supervisor shall not materially and structurally deviate from the sanctioned plans and shall not violate the conditions of the building permit or permission issued or do any work in contravention of the provisions of the act, Rules, Bye-laws, Zoning Regulation, Standing orders and policy orders of the corporation.
42. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
43. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 165 Sqm upto 240 Sqm b) minimum of two trees for sites measuring 240 Sqm to 500 Sqm. c) One tree for every 240 Sq. of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
46. The Applicant / Owners / Developers should submit KSPCB & BWSSB NOC and relinquish the road widening area of 2413.46 sqm in favour of BBMP before obtaining occupancy certificate.
47. The applicant should abide by the final orders of the Hon'ble High court with WP No. 7172/2012 (LB-BMP) dt. 08-04-2021towards the Payment of Ground Rent, GST, Building & License Fees 30% Security Deposit like 25% per sft, Betterment Fees & Levy and Collection of Surcharges payments.

Special Condition as per Labour Department of Government Karnataka vide ADDENDUM ([illegible]**, [illegible], eg. reg.)**

LOS/BLR/120/21, DATED: 01-04-2021.

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 in the site to the concerned Assistant Commissioner of Labour, Sub Division Office, Jurisdiction Labour Officer of the concerned local Body in order to respect 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. Cess shall be levied and collected from the Applicant / Builder / Owner / Contractor of the 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 of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	KSFE/SI.DBC / CFO/ E 18-03-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India / KIA	BANG / SOUTH/B/111317 / 265864 dt. 18-12-2017	
3	SEIAA	SEIAA - 70 / CON - 2019 dt. 29-04-2019	

III. FEE DETAILS

The Applicant has paid the fee vide Receipt No. : BBMP/0081/CH/21-22Dated: 26-08-2021 the following:-

Sl. No.	Details	
1	License Fees (50%)	2965986
2	Scrutiny Fee	41644
3	Betterment Fees for Site	3868808
4	For Building	1318276
5	Security Deposit (25%)	1647770
6	Plan Copies	80000
7	Compound Wall	10000
8	Lake Improvement Charges	398881
	TOTAL :-I	**10347965**
	Say Rs.	**1,03,48,000/-**

(One Crore Three Lakh Forty-eight Thousand Only)

The Applicant has paid Rs. 1000/-
Vide Receipt No: HO/0256/2021, 9/100
UTR No. IDIB412225271, dated: 31-08-2021

Block :AD (BLOCKA)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenat (No.)	Carpet area after Rain Deminimis
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	108.75	83.25	23.51	2.89	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Second Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Third Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Fourth Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Fifth Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Sixth Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Seventh Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Eighth Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Ninth Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Tenth Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Eleventh Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Twelfth Floor	2504.68	95.04	55.66	0.00	63.22	0.16	0.00	0.00	2730.10	2730.10	22	0.00
Total :	29275.75	95.04	55.66	0.00	337.48	0.16	0.00	0.00	2430.92	2430.92	16	424.48
Stilt Floor	2687.62	95.04	55.66	0.00	134.31	0.16	0.00	0.00	2021.75	2021.75	16	625.42
Basement Floor	3355.37	79.77	62.54	0.00	0.00	0.00	717.64	8500.83	0.00	0.00	00	0.00
Second Basement Floor	3895.75	79.77	62.54	0.00	0.00	0.00	253.92	8501.03	0.00	0.00	00	0.00
Total :	14611.67	611.47	236	1167.19	2.08	871.56	17001.96	34019.76	34019.76	274	1049.90	
Total Number of Blocks :	1											
Total :	39477.32	1461.61	871.47	2.89	1167.19	2.08	871.56	17001.96	34019.76	274	1050	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AD (BLOCKA)	V	0.90	1.20	68
AD (BLOCKA)	D	0.90	2.10	20
AD (BLOCKA)	D1	1.00	2.10	80
AD (BLOCKA)	D2	1.05	2.10	268

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
AD (BLOCKB)	V	0.90	1.20	68
AD (BLOCKB)	W	1.00	1.00	11
AD (BLOCKB)	W	1.20	1.20	11
AD (BLOCKB)	W	1.45	1.20	11
AD (BLOCKB)	W	1.50	1.20	12
AD (BLOCKB)	W	1.53	1.20	12
AD (BLOCKB)	W	1.58	1.20	24
AD (BLOCKB)	W	2.00	1.20	24
AD (BLOCKB)	W	2.27	1.20	12
AD (BLOCKB)	W	3.25	1.20	12
AD (BLOCKB)	W	3.33	1.20	11
AD (BLOCKB)	W	3.46	1.20	12

UnBUA Table for Block :AD (BLOCKA)

FLOOR	Name	UnBUA Type	UnBUA Area	Deduct Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF 01	FLAT	98.58	92.03	6	16
	GF 02	FLAT	85.06	92.03	6	
	GF 03	FLAT	85.06	92.03	6	
	GF 04	FLAT	51.54	85.20	6	
	GF 05	FLAT	94.95	88.62	6	
	GF 06	FLAT	16.32	89.04	4	
	GF 07	FLAT	94.95	88.62	6	
	GF 08	FLAT	96.82	90.13	6	
	GF 09	FLAT	56.48	89.67	6	
	GF 10	FLAT	94.95	87.80	6	
	GF 11	FLAT	123.51	123.71	6	
	GF 12	FLAT	124.77	116.19	6	
	GF 13	FLAT	126.01	136.66	6	
	GF 14	FLAT	124.77	116.19	6	
	GF 15	FLAT	126.06	123.13	6	
	GF 16	FLAT	121.13	122.25	6	
FIRST FLOOR PLAN	F 01	FLAT	98.58	92.03	6	16
	F 02	FLAT	101.46	93.54	6	
	F 03	FLAT	101.46	93.54	6	
	F 04	FLAT	51.54	85.20	6	
	F 05	FLAT	94.95	88.62	6	
	F 06	FLAT	16.32	89.04	4	
	F 07	FLAT	94.43	87.95	6	
	F 08	FLAT	96.82	90.13	6	
	F 09	FLAT	56.48	89.67	6	
	F 10	FLAT	94.95	87.80	6	
	F 11	FLAT	123.51	123.71	6	
	F 12	FLAT	124.77	116.19	6	
	F 13	FLAT	126.01	136.66	6	
	F 14	FLAT	124.77	116.19	6	
	F 15	FLAT	126.06	123.13	6	
	F 16	FLAT	121.13	122.25	6	
TYPICAL (3 rd, 4 th, 5 th, 6 th, 7 th, 8 th, 9 th, 10 th, 11 th, 12 th FLOOR PLAN	s 01	FLAT	98.58	92.03	6	242
	s 02	FLAT	101.46	93.54	6	
	s 03	FLAT	99.00	92.21	6	
	s 04	FLAT	51.54	85.20	6	
	s 05	FLAT	94.95	88.62	6	
	s 06	FLAT	56.25	91.99	6	
	s 07	FLAT	95.92	89.04	6	
	s 08	FLAT	94.43	87.95	6	
	s 09	FLAT	96.82	90.13	6	
	s 10	FLAT	96.48	89.67	6	
	s 11	FLAT	94.95	87.80	6	
	s 12	FLAT	94.95	87.80	6	
	s 13	FLAT	123.51	123.71	6	
	s 14	FLAT	124.77	116.19	6	
	s 15	FLAT	126.01	136.66	6	
	s 16	FLAT	124.77	116.19	6	
	s 17	FLAT	126.06	123.13	6	
	s 18	FLAT	121.13	122.25	6	
	s 19	FLAT	120.02	116.29	6	
	s 20	FLAT	124.68	8		
	s 21	FLAT	126.18	127.01	6	
	s 22	FLAT	121.13	8		
Total :			3960.78	2646.00	1612	274

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

INDEX

- SITE BOUNDARY
- SET BACK LINE
- BASEMENT LINE

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.17
	VERSION DATE: 20/01/2021
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/0064/19-20	Plot Sub-Use: Apartment
AppliCant's Name:	
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 83/81/84/1/34/1/3/2
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 83/81/84/1/34/1/3/2
Location: Within	Locality / Street of the property: HARALUKUNTE
Building Line Specified as per Z.R. No:	
Zone: Bommanahalli	
Ward: Ward-174	
Planning District: 219-Bilekahalli	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 10000.23
Deduction for NetPlot Area	
Road Widening Area	2413.46
Total :	2413.46
NET AREA OF PLOT	(A-Deductions) 12147.76
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	6073.88
Proposed Coverage Area (27.27 %)	3306.43
Achieved Net coverage area (27.27 %)	3306.43
Balance coverage area left (22.73 %)	2767.45
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	46665.67
Additional F.A.R within Ring-I and II for amalgamated plot ( )	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (3.00)	46665.67
Residential FAR (100.00%)	43337.03
Proposed FAR Area	43337.03
Achieved Net FAR Area (2.78)	43337.03
Balance FAR Area (0.21)	3328.64
BUILT UP AREA CHECK	
Proposed BuiltUp Area	63808.56
Substructure Area (Not in BUA (Layout Lvl)	101.31
Achieved BuiltUp Area	63910.81

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
AD (BLOCKA)	Residential	Apartment	Highrise	R
AD (BLOCKB)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units		Car			
				Resi.	Resi.	Resi.	Visit.	Resi.	Visit.
AD (BLOCKA)	Residential	Apartment	30 - 225	1	-	1	274	-	-
AD (BLOCKB)	Residential	Apartment	30 - 225	1	-	1	63	-	-
	Total :						337	334	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	337	4633.75	334	8167.50
Bicycle Car Parking	34	467.25	0	0.00
Total Car	371	5101.00	334	8167.50
Two/Wheeler	-	475.25	-	0.00
Other Parking	-	-	-	8642.50
Total		5576.25		16809.75

FAR &Tenement Details

Block	No. of Same Blks	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenat (No.)	Carpet area after Rain Deminimis
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
AD (BLOCKA) :	1	39477.32	1461.61	871.47	2.89	1167.19	2.08	871.56	17001.96	34019.76	34019.76	274	1049.90
AD (BLOCKB) :	1	5331.28	315.91	140.00	11.00	296.00	2.08	0.00	0.00	8584.24	8584.24	63	182.00
Grand Total :	2	44808.60	1777.52	1011.47	14.19	1463.14	4.16	871.56	17001.96	42603.72	42603.72	337.00	1231.90

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S DHARWAL LIFESPACES PVT.LMT. REP BY DIRECTOR PRAKASH RASHMLAL DHARWAL HARALUKUNTE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE :
JYOTHI , NO 110, BEMMA NILAYA NEAR SWATHINKATHAN KANNADA MEDIUM SCHOOL MUNESHWARA BLOCK BOGEL,GVR-560059(ka IN)

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.-83/81/84/1/34/1/3/2, HARALUKUNTE VILLAGE, WARD NO-174, BOMMANAHALLI ZONE, BANGALORE.

DRAWING TITLE : BLOCK A - 2BF+GF+12UF
BLOCK B - GF + 12UF

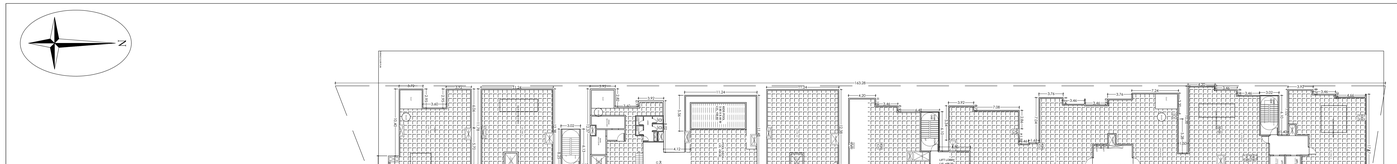
SHEET NO : 3

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

SOUTH

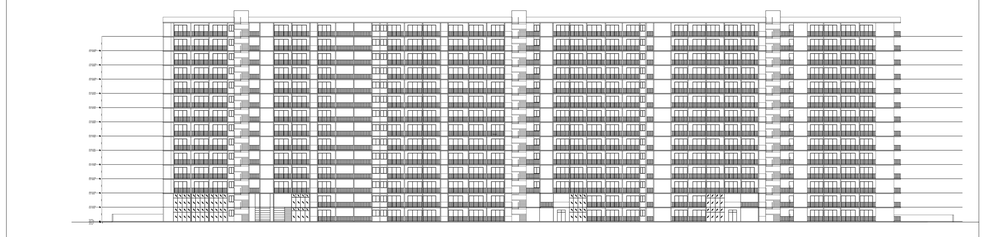
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application

User Defined Metric (2000.00 x 910.00MM)



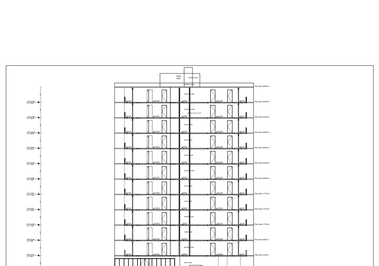
TERRACE FLOOR PLAN

(SCALE 1:300)



08 EAST ELEVATION
NTS

(SCALE 1:300)



09 TOWER 3 SECTION
NTS

(SCALE 1:300)

BBMP/Addl.Dir/JD SOUTH/0084/19-20

I Conditions:

I. Sanction is accorded for the proposed **Residential Apartment Building use only**:
a) Construction of :

Block A - 2BF+GF+12 UP (Twelve Upper Floors)

Block B - GF+12 UP (Twelve Upper Floors)

2. Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any use.
3. **2Basement Floor & Surface area** reserved for 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. The applicant shall 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 ensure all workmen insured 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 retained for the use of the apartment owners.
10. The applicant shall provide a space for accommodating the distribution transformers & associated equipment as per K.E.R.C (Dis & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room with minimum dimensions 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for access to equipment as per telecom norms.
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. Provisions for disabled persons shall be made in accordance with building bye laws before the commencement of the work.
15. Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specification shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If 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.6 (a) to (k).
18. The foundation for the proposed building has been designed by a competent 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21. The building shall not be occupied without obtaining Occupancy Certificate issued by BBMP 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 and gust 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. The Solid Waste Management requirements as stipulated in Schedule VII read with Bye-law No. 29 of the 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 undertakes that no inconvenience is caused to the neighbors' in the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in **Organic Waste Recycling processing unit** of required capacity installed at site for its re-use / disposal in consultation with BBMP Zonal Health Officer.
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 neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. Traffic Management Plan / Traffic Impact Assessment / Traffic Management Consultant for all high rise structures which shall be got vetted from the Competent Authority if necessary.
35. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
36. The owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and so affixed to that effect shall be submitted to the corporation and Fire Force Department every year.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
38. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another before the onset of pre-monsoon season to ensure that the fire safety measures are in place.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect/ Engineer / Supervisor the validity of every registration so granted for the above categories by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall made to the authority one month before the expiry of the period of five years. Renewal of registration of Architect / Engineer / Supervisor shall be deemed to be cancelled if the Architect / Engineer / Supervisor in the first instance, warns in the second instance and cancel the registration if the same repeated for the third time.
41. As per Building Bye-law 2003 Schedule IV 8 (i) the Architect / Engineer / Supervisor shall not materially and structurally deviate from the sanctioned plans. Material deviation means any deviation in the dimensions, which exceeds 10 percent but not in contravention of the provisions of the act, Rules, Bye-laws, Zoning Regulation, Standing orders and policy orders of the corporation.
42. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
43. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45. The Applicant / Owner / Developer shall plant one tree for a plot measuring 150 Sqm upto 240 Sqm by minimum of two trees for sites measuring more than 240 Sqm. One tree for every 240 Sq. of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
46. The Applicant / Owners / Developers should submit KSPCB & BWSSB NOC and relinquish the road widening area of 2413.40 sqm in favour of BBMP/BDA/Government before issuing the commencement certificate.
47. The applicant/ developer shall abide by the final orders of the Hon'ble high court with WP No 7170/2021 (LB-BBMP) dt: 08-04-2021towards the Payment of Ground Rent, Conversion, Premium, Premium & Licence Fees 20%, Security Deposit 5% 25/- per sqft, Betterment Fees & Levy and Collection of Surcharges payments.

Special Condition as per Labour Department of Government Karnataka vide ADDENDUM (Matrix) (Labour Department) 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 in the site to the concerned Assistant Labour Officer of the Labour Department and obtain the Registered number issued by the concerned local Employer 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. The Applicant / Builder / Owner / Contractor shall not allow any construction work or employ any 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 of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	KSFES/ DBC1/2020 dt 10-03-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India / KIA	BANG / SDC/PH(B)/111317 / 255854 dt. 14-12-2017	
3	NEAA	SEIAA - 10 / CON - 2019 dt: 29-04-2019	

III. FEE DETAILS
The Applicant has paid the fee vide Receipt No. : BBMP/0081/CH/21-22Dated: 26.08.2021 the following :

Sl. No.	Details	
1	Licence Fees (50%)	2965995
2	Scrutiny Fee	41544
3	Betterment Fees for Site	3885608
4	For Building	1318216
5	Security Deposit (25/-)	1647770
6	Plan Copies	85000
7	Compound Wall	10000
8	Lake Improvement Charges	369991
	TOTAL :-1	**10340525**
	Say Rs.	**1,03,40,000/-**

(One Crore Three Lakh Forty-eight Thousand Only)

The Applicant has paid Rs. 1000/-
Vide Receipt No. HO/5299/2021, R1126,
UTR No. ICIB/H/21020271, dated: 31-08-2021

Block A0 (BLOCK4)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenat (No.)	Carpet area after Rigin Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	106.75	83.25	23.51	2.89	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	2504.69	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Fourth Floor	2504.69	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Third Floor	2504.69	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Second Floor	2504.69	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
First Floor	2504.69	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Ground Floor	2504.69	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Stilt Floor	2504.69	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Upper Basement Floor	2504.69	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Lower Basement Floor	2504.69	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Sewerage Pump Room	2504.69	95.54	55.66	0.00	63.22	0.16	0.00	0.00	2735.10	2735.10	22	0.00
Total	2925.72	95.54	55.66	0.00	337.46	0.16	0.00	0.00	2436.92	2436.93	16	434.48
Ground Floor	2647.42	95.54	55.66	0.00	134.31	0.16	0.00	0.00	2321.75	2321.75	16	626.40
Basement Floor	2359.37	78.17	62.54	0.00	0.00	0.00	717.64	8500.83	0.00	0.00	00	0.00
Basement Floor	2659.75	78.17	62.54	0.00	0.00	0.00	253.92	8501.03	0.00	0.00	00	0.00
Total	1481.81	871.47	2.89	1167.19	2.08	671.08	1701.36	34976.78	34976.78	274	1060.88	
Total Number of Blocks	1											
Total	35417.52	1481.81	871.47	2.89	1167.19	2.08	671.08	1701.36	34976.78	34976.78	274	1060.88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (BLOCK4)	D	0.75	2.10	20
A0 (BLOCK4)	D1	0.90	2.10	85
A0 (BLOCK4)	D2	1.00	2.10	691
A0 (BLOCK4)	D3	1.05	2.10	268

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (BLOCK4)	V	0.60	1.20	685
A0 (BLOCK4)	W	1.08	1.80	11
A0 (BLOCK4)	W1	1.20	1.80	11
A0 (BLOCK4)	W2	1.45	1.80	13
A0 (BLOCK4)	W3	1.55	1.80	13
A0 (BLOCK4)	W4	1.63	1.80	13
A0 (BLOCK4)	W5	1.68	1.80	23
A0 (BLOCK4)	W6	1.80	1.80	13
A0 (BLOCK4)	W7	2.37	1.80	11
A0 (BLOCK4)	W8	3.25	1.80	13
A0 (BLOCK4)	W9	3.32	1.80	11
A0 (BLOCK4)	W10	3.46	1.80	13

UnitBUA Table for Block :A0 (BLOCK4)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF.01	FLAT	98.59	92.03	4	16
	GF.02	FLAT	87.58	81.75	4	
	GF.03	FLAT	95.90	89.53	4	
	GF.04	FLAT	91.54	85.29	4	
	GF.05	FLAT	94.85	88.62	4	
	GF.06	FLAT	95.52	89.14	4	
	GF.07	FLAT	94.85	88.62	4	
	GF.08	FLAT	95.52	89.14	4	
	GF.09	FLAT	98.48	89.67	4	
	GF.10	FLAT	93.95	87.62	4	
	GF.11	FLAT	133.21	123.71	6	
	GF.12	FLAT	124.77	116.18	6	
	GF.13	FLAT	139.01	129.89	6	
	GF.14	FLAT	134.88	126.05	6	
	GF.15	FLAT	133.06	123.13	6	
	GF.16	FLAT	131.13	122.25	6	
FIRST FLOOR PLAN	F.01	FLAT	98.59	92.03	4	16
	F.02	FLAT	101.46	93.54	4	
	F.03	FLAT	95.90	89.53	4	
	F.04	FLAT	91.54	85.29	4	
	F.05	FLAT	94.85	88.62	4	
	F.06	FLAT	95.52	89.14	4	
	F.07	FLAT	94.85	88.62	4	
	F.08	FLAT	95.52	89.14	4	
	F.09	FLAT	98.48	89.67	4	
	F.10	FLAT	93.95	87.62	4	
	F.11	FLAT	133.21	123.71	6	
	F.12	FLAT	124.77	116.18	6	
	F.13	FLAT	134.01	126.89	6	
	F.14	FLAT	134.88	126.05	6	
	F.15	FLAT	133.06	123.13	6	
	F.16	FLAT	131.13	122.25	6	
TYPICAL 2) 3 , 4 , 5 , 6 , 7 , 8 , 9 , 10 , 11 , 12 FLOOR PLAN	s.01	FLAT	98.59	92.03	4	242
	s.02	FLAT	101.46	93.54	4	
	s.03	FLAT	95.90	82.23	4	
	s.04	FLAT	91.54	85.29	4	
	s.05	FLAT	94.85	88.62	4	
	s.06	FLAT	95.25	81.98	4	
	s.07	FLAT	95.90	89.54	4	
	s.08	FLAT	94.43	87.85	4	
	s.09	FLAT	96.85	89.73	4	
	s.10	FLAT	98.48	89.67	4	
	s.11	FLAT	93.95	87.62	4	
	s.12	FLAT	94.85	87.85	4	
	s.13	FLAT	133.21	123.71	6	
	s.14	FLAT	124.77	116.18	6	
	s.15	FLAT	139.01	126.89	6	
	s.16	FLAT	134.88	126.05	6	
	s.17	FLAT	133.06	123.13	6	
	s.18	FLAT	131.13	122.25	6	
	s.19	FLAT	120.02	114.29	6	
	s.20	FLAT		124.89	6	
	s.21	FLAT	136.16	127.07	6	
	s.22	FLAT	131.31		6	
Total :	-	-	3661.76	2849.04	1012	274

Color Notes

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

INDEX

- SITE BOUNDARY
- SET BACK LINE
- BASEMENT LINE

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.17
		VERSION DATE: 20/01/2021
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/0084/20-21		
Application Type: General		Proposal Type: Building Permission
AAI/NOC Type: Normal		Project Type: Apartment
Nature of Sanction: NEW		Property of: Joint Venture
Location: RMA-01		Plot/Sub Plot No.: 82/81/84/1/84/1/84/2
Building Line Specified as per Z.R. No:		Khata No. (As per Khata Extract): 33/81/84/1/84/1/84/2
Zone: Dasarahalli		Locality / Street of the property: HARALUKUNTE
Ward: Dasarahalli		
Planning District: 215-Bagur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15000.23
Deduction for NetPlot Area		
Road Widening Area		2413.40
Total	(A-Deductions)	12586.83
NET AREA OF PLOT		12587.76
COVERAGE CHECK		
Permissible Coverage area 50.00 %		6293.88
Proposed Coverage Area (27.87 %)		3506.42
Achieved Net coverage area 27.87 %		3506.42
Balance coverage area left (22.13 %)		2783.46
FAR CHECK		
Permissible F.A.R as per zoning regulation 2015 (3.50)		44065.67
Additional F.A.R within Ring I and II for compacted area ( )		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot (For 0.00 Units)		0.00
Total Perm. FAR area (3.50)		44065.67
Residential FAR (150.00%)		43337.03
Proposed FAR Area		43337.03
Achieved Net FAR Area (2.78)		43337.03
Balance FAR Area (0.71)		728.64
BUILT UP AREA CHECK		
Proposed BuiltUp Area		69858.56
Substructure Area Add in BUA Exceptional		1318.20
Achieved BuiltUp Area		69910.81

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A0 (BLOCK4)	Residential	Apartment	Highrise	R
A0 (BLOCK4)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units			Car		
				Resi.	Resi.	Resi.	Reqd./Unit	Reqd.	Prop.
A0 (BLOCK4)	Residential	Apartment	00 - 225	1	-	1	274		
A0 (BLOCK4)	Residential	Apartment	00 - 225	1	-	1	63		
	Total :						337	334	

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	337	8425.75	334	8187.50
Scooter/ Car Parking	75	421.25	0	0.00
Total Car	412	8710.00	334	8187.50
Total/Random		421.25	0	0.00
Other Parking				2818.48
Total		9131.25		11005.98

FAR &Tenement Details

Block	No. of Same Blocks	Total BuiltUp Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenat (No.)	Carpet Area after Rigin Tenement
			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
A0 (BLOCK4)	1	35417.52	1481.81	871.47	2.89	1167.19	2.08	671.08	1701.36	34976.78	34976.78	274	1060.88
A0 (BLOCK4)	1	5221.38	315.31	140.99	11.38	296.06	2.08	0.00	0.00	4398.24	4398.24	63	182.06
Grand Total:	2	40638.90	1797.12	1012.37	14.19	1463.14	4.16	671.08	1701.36	43337.03	43337.03	337.00	1241.96

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S DHARWAL LIFESPACES PVT.LMT. REP BY DIRECTOR PRAKASH RASHMLAL DHARWAL HARALUKUNTE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
JYOTHI , NO 112, BENKA NILAYA,NEAR SWATHINIKATHA KANNADA MEDIUM SCHOOL,MUNESHWARA BLOCK BOGE,U.P.A METROPOLIS

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KAATHA NO.82/81/84/1/84/2, HARALUKUNTE VILLAGE, WARD-NO-174, BOMMANAHALLI ZONE, BANGALORE.

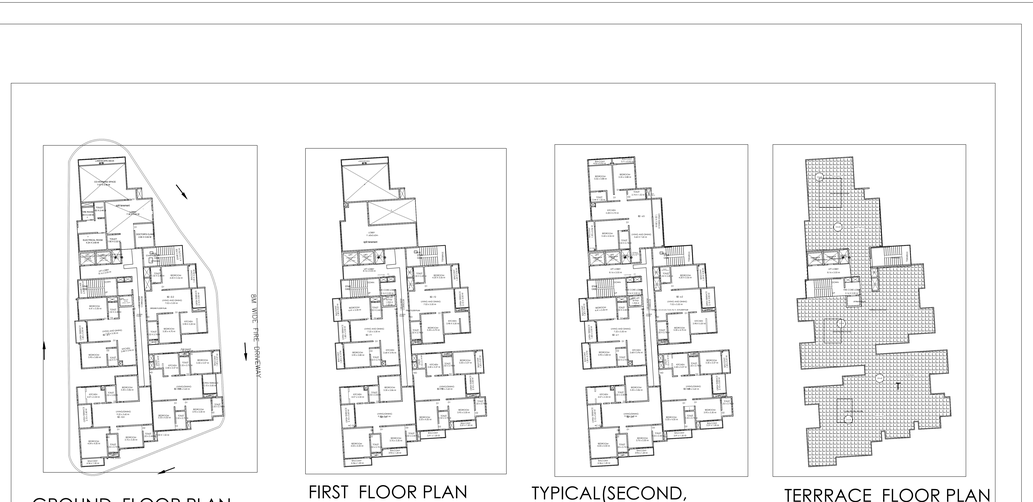
DRAWING TITLE : BLOCK A - 2BF+GF+12UF
BLOCK B - GF +12UF

SHEET NO : - 4

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

SOUTH

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TYPICAL(SECOND, THIRD TO 12 TH)FLOOR PLAN

TERRRACE FLOOR PLAN

08 A NORTH ELEVATION
NTS

09 B TOWER 3 SECTION
NTS

(SCALE 1:500)

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (BLOCK0)	D2	0.75	2.10	183
A0 (BLOCK0)	D1	1.00	2.10	202
A0 (BLOCK0)	D	1.05	2.10	69

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (BLOCK0)	V	0.90	1.20	183
A0 (BLOCK0)	W	1.50	1.80	721
A0 (BLOCK0)	W	2.65	1.80	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.52 X 1 X 1	4.22	28.13
	1.20 X 3.94 X 1 X 1	4.71	
	1.20 X 3.92 X 1 X 1	4.70	
	1.20 X 4.36 X 1 X 1	5.22	
	1.20 X 3.62 X 1 X 1	4.34	
	1.20 X 4.12 X 1 X 1	4.94	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 FLOOR PLAN	1.20 X 3.52 X 1 X 11	46.42	309.10
	1.20 X 3.92 X 2 X 11	103.18	
	1.20 X 4.36 X 1 X 11	57.42	
	1.20 X 3.62 X 1 X 11	47.74	
	1.20 X 4.12 X 1 X 11	54.34	
Total	-	-	337.23

UnitBUA Table for Block :A0 (BLOCKB)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	B2 - f 1	FLAT	97.54	97.54	5	4
	B2 - f 2	FLAT	93.65	93.65	6	
	B2 - f 3	FLAT	122.75	122.75	8	
	B2 - f 4	FLAT	127.21	127.21	8	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9 , 10, 11, 12 FLOOR PLAN	B2 - s 1	FLAT	97.54	97.54	5	55
	B2 - s 2	FLAT	93.65	93.65	6	
	B2 - s 3	FLAT	122.73	122.73	8	
	B2 - s 4	FLAT	127.21	127.21	8	
	B2 - s 5	FLAT	145.05	136.39	7	
GROUND FLOOR PLAN	B2 - G 1	FLAT	88.25	88.25	5	4
	B2 - G 2	FLAT	93.65	93.65	6	
	B2 - G 3	FLAT	113.82	113.82	8	
	B2 - G 4	FLAT	121.64	121.64	8	
Total:	-	-	7306.25	7211.01	428	63

CROSS SECTION OF RAIN WATER 1.00M DIA PERCOLATION WELL

CROSS SECTION OF PERCOLATION PIT/TRENCH

DETAILS OF RAIN WATER HARVESTING STRUCTURES

BBMP/Addl.Dir/JD SOUTH/0064/19-20

I Conditions:

1. Sanction is accorded for the proposed **Residential Apartment Building use only:**
   a) Construction of:
   Block A - 2BF+GF+12F (Twelve Upper Floors)
   Block B - GF+12 UF (Twelve Upper Floors)
2. Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any use.
3. **2Basement Floor & Surface area** reserved for 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. Permission 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 tree by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be kept open for the use of the apartment.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (Ds & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a minimum of 1.00 mts x 1.00 mts 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. 29.
12. The applicant shall mention 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. The applicant shall conserve the existing healthy mature building trees before the commencement of the work.
15. Licenses and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specification shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If 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-B (vi) to (x).
18. The owner shall get the building plan scrutinized by a qualified 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 shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
21. The owner shall engage the services of a registered Structural Engineer, Site Supervisor, Site Engineer, Mason, 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 recharging of groundwater. 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 and Wind Load for 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 bye-law 29 for the building.
26. The Rain Water Harvesting Structures constructed as per Bye-law No. 32(a) read with 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/owner/builder shall ensure that no inconvenience is caused to the neighbors' in the vicinity of construction and that the construction activities shall stop before 06.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in **the Garbage processing unit** of required capacity installed at site for its re-use / disposal in consultation with BBMP Zonal Health Office.
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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. The Vehicle Parking shall not be made use of by the Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department with due inspection regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
36. The owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
37. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued every two years.
38. The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and the other before the onset of monsoon to avoid any untoward incidents and report to the Fire Station.
39. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
40. As per Building Bye-law 2003 Schedule IV 7.1 validity of registration for Architect/ Engineer / Supervisor the validity of every registration so granted for the above categories by the authority shall be for a period of five years and renewable thereafter for every five years unless the same is cancelled by the authority. The application for renewal shall made to the authority one month before the expiry of the period of five years. If the Architect / Engineer / Supervisor fails to make an application for renewal the Architect / Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration if the same repeated for the third time.
41. As per Building Bye-law 2003 Schedule IV 8 (i) the Architect / Engineer / Supervisor shall not materially and structurally deviate from the sanctioned plans and shall not violate the conditions of the building permit and shall not do any work or omit to do any work in contravention of the provisions of the act, Rules, Bye-laws, Zoning Regulation, Standing orders and policy orders of the corporation.
42. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
43. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
44. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring 240 Sqm upto 360 Sqm. c) One tree for every 240 Sq. of FAR area as per thereof in case of Apartment / group housing / multi dwelling unit/development plan.
46. The Applicant / Owners / Developers should submit KSPCB & BBWSSB NOC and relinquish the road widening area of 2413.46 sqm in favour of BBMP before commencing the commencement certificate.
47. The applicant Should abide by the Final orders of the Hon'ble High court with WP No 7172/2012 (LB-BMP) dt. 08-04-2021towards the payment of Ground Rent, GDT, Scrutiny & License Fees 50%, Security Deposit 5% 20/- per sqft, Betterment Fees & Levy and Collection of Surcharges payments.

Special Condition as per Labour Department of Government Karnataka vide ADDENDUM [sqft.]

LDS/SLE/120/13, DATED: 01-08-2013.

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 employer-hood and list of construction workers engaged in the site to the concerned Assistant Labour Officer, Sub Divisional Office, Sub Registrar Office, Taluk Office and Village Panchayat in order to request 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. The Applicant / Builder / Owner / Contractor shall ensure that the workers employed in the 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 of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

II. NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	KUF/E/ULB/11/2024 dt. 18-03-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority of India / KIA	BIAAS / SOUTH/BH/111/17 / 255864 dt. 18-12-2017	
3	BESAK	BESAK / 10 / CON / 2019 dt. 29-04-2019	

III. FEE DETAILS

The Applicant has paid the fee vide Receipt No. : BBMP/0061/CH/21-22Dated: 26-08-2021 the following:-

Sl. No.	Details	
1	License Fees (50%)	2965986
2	Scrutiny Fee	41644
3	Betterment Fees for Site	3665605
4	For Building	1218216
5	Security Deposit (25%)	1647770
6	Plan Copies	85000
7	Compound Wall	10000
8	Lake Improvement Charges	398861
	TOTAL--->	**10247083**
	Say Rs.	**1,03,48,000/-**

(One Crore Three Lakh Forty-eight Thousand Only)

The Applicant has paid Rs. 1000/-
Vide Receipt No: HO/53/09/2021, 61128
UTR No. ICIB4012252271, dated: 31-08-2021

BBMP/Addl.Dir/JD SOUTH/0064/19-20

Block :A0 (BLOCK0)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area of other than Tenement
		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking				
Terrace Floor	106.75	83.25	23.51	2.89	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Floor Plan Units 2nd Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Typical Floor Plan Units 3rd Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Typical Floor Plan Units 4th Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Typical Floor Plan Units 5th Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Typical Floor Plan Units 6th Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Typical Floor Plan Units 7th Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Typical Floor Plan Units 8th Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Typical Floor Plan Units 9th Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Typical Floor Plan Units 10th Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Typical Floor Plan Units 11th Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Typical Floor Plan Units 12th Floor	2504.88	95.54	15.66	0.00	63.22	0.16	0.00	0.00	2720.10	2720.10	22	0.00
Terrace Floor Mumty	2524.75	95.54	15.66	0.00	337.46	0.16	0.00	0.00	2436.93	2436.93	16	434.48
Second Basement Floor	2647.42	95.54	15.66	0.00	0.16	0.00	0.00	0.00	2531.75	2531.75	16	629.40
First Basement Floor	3359.37	78.17	42.54	0.00	0.00	0.00	0.00	0.00	717.66	8559.93	0.00	0.00
Ground Floor	3600.75	78.17	42.54	0.00	0.00	0.00	253.92	8501.03	0.00	0.00	00	0.00
Total:	36417.52	1461.81	871.47	2.89	1167.19	2.08	671.08	17051.06	34976.78	34976.78	274	1063.88
Total Number of Blocks	1											
Total	36417.52	1461.81	871.47	2.89	1167.19	2.08	671.08	17051.06	34976.78	34976.78	274	1063.88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (BLOCK0)	D2	0.75	2.10	183
A0 (BLOCK0)	D1	1.00	2.10	202
A0 (BLOCK0)	D	1.05	2.10	69

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A0 (BLOCK0)	V	0.90	1.20	183
A0 (BLOCK0)	W	1.50	1.80	721
A0 (BLOCK0)	W	2.65	1.80	01
A0 (BLOCK0)	W	1.35	1.80	13
A0 (BLOCK0)	W	1.05	1.80	11
A0 (BLOCK0)	W	1.48	1.80	13
A0 (BLOCK0)	W	1.55	1.80	13
A0 (BLOCK0)	W	1.53	1.80	13
A0 (BLOCK0)	W	1.58	1.80	24
A0 (BLOCK0)	W	1.50	1.80	17
A0 (BLOCK0)	W	1.37	1.80	11
A0 (BLOCK0)	W	3.25	1.80	13
A0 (BLOCK0)	W	2.32	1.80	11
A0 (BLOCK0)	W	3.46	1.80	13

UnitBUA Table for Block :A0 (BLOCK0)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF 01	FLAT	98.59	92.03	4	16
	GF 02	FLAT	88.25	82.23	4	
	GF 03	FLAT	88.90	82.23	4	
	GF 04	FLAT	91.54	85.25	4	
	GF 05	FLAT	94.95	88.62	4	
	GF 06	FLAT	95.52	89.54	4	
	GF 07	FLAT	94.95	88.62	4	
	GF 08	FLAT	95.52	89.54	4	
	GF 09	FLAT	96.48	89.67	4	
	GF 10	FLAT	94.95	87.62	4	
	GF 11	FLAT	133.21	123.11	4	
	GF 12	FLAT	124.77	116.18	4	
	GF 13	FLAT	139.01	130.89	4	
	GF 14	FLAT	139.58	131.47	4	
	GF 15	FLAT	133.06	123.13	4	
	GF 16	FLAT	131.13	122.25	4	
FIRST FLOOR PLAN	F 01	FLAT	98.59	92.03	4	16
	F 02	FLAT	101.46	93.54	4	
	F 03	FLAT	98.90	92.23	4	
	F 04	FLAT	91.54	85.25	4	
	F 05	FLAT	94.95	88.62	4	
	F 06	FLAT	95.52	89.54	4	
	F 07	FLAT	94.95	87.95	4	
	F 08	FLAT	95.52	89.54	4	
	F 09	FLAT	96.48	89.67	4	
	F 10	FLAT	94.95	87.62	4	
	F 11	FLAT	133.21	123.11	4	
	F 12	FLAT	124.77	116.18	4	
	F 13	FLAT	139.01	130.89	4	
	F 14	FLAT	139.58	131.47	4	
	F 15	FLAT	133.06	123.13	4	
	F 16	FLAT	131.13	122.25	4	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 FLOOR PLAN	s 01	FLAT	98.59	92.03	4	242
	s 02	FLAT	101.46	93.54	4	
	s 03	FLAT	99.90	92.23	4	
	s 04	FLAT	91.54	85.25	4	
	s 05	FLAT	94.95	88.62	4	
	s 06	FLAT	96.25	91.68	4	
	s 07	FLAT	95.92	89.54	4	
	s 08	FLAT	94.43	87.95	4	
	s 09	FLAT	96.85	90.13	4	
	s 10	FLAT	96.48	89.67	4	
	s 11	FLAT	94.95	87.62	4	
	s 12	FLAT	94.95	87.95	4	
	s 13	FLAT	133.21	123.11	4	
	s 14	FLAT	124.77	116.18	4	
	s 15	FLAT	139.01	130.89	4	
	s 16	FLAT	139.58	131.47	4	
	s 17	FLAT	133.06	123.13	4	
	s 18	FLAT	131.13	122.25	4	
	s 19	FLAT	129.20	120.37	4	
	s 20	FLAT	124.89	116.49	4	
	s 21	FLAT	136.16	127.01	4	
	s 22	FLAT	131.31	122.43	4	
Total:	-	-	34601.78	29490.04	1012	274

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

INDEX

SITE BOUNDARY
SET BACK LINE
BASEMENT LINE

AREA STATEMENT (BBMP)	VERSION NO.: 1.5.17
	VERSION DATE: 20/11/2017
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/0064/21/CH/21-22	Plot Sub Use: Apartment
Application Type: General	
AGREEMENT TYPE: Owned	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot/Sub Plot No.: 82/81/84/1/3/4/1/3/4/2
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 82/81/84/1/3/4/1/3/4/2
Location: RMA-01	Locality / Street of the property: HAKKALURATE
Building Line Specified as per Z.R. NA	
Zone: Dasarahalli	
Ward: Ward-085	
Planning District: 216-Bagur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7000.00 (1.72 Acres)
Deduction for NetPlot Area	
Road Widening Area	2413.46
Total:	2413.46
NET AREA OF PLOT	(A-Deductions) 13147.76
COVERAGE CHECK	
Permissible Coverage area 50.00 %	6573.88
Proposed Coverage Area (37.57 %)	3946.42
Achieved Net coverage area (37.57 %)	3946.42
Balance coverage area left (12.43 %)	1306.45
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.50)	49993.67
Additional F.A.R within Ring I and II for amalgamated plot -(	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (1.50 +)	49993.67
Residential FAR (150.00%)	43337.03
Proposed FAR Area	43337.03
Achieved Net FAR Area (2.79)	43337.03
Balance FAR Area (0.21)	3356.64
BUILT UP AREA CHECK	
Proposed BuiltUp Area	69868.56
Substructure Area Add in BUA Extend LR	531.81
Achieved BuiltUp Area	69910.81

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Level (Not Category)
A0 (BLOCK0)	Residential	Apartment	Highrise	A
A0 (BLOCK0)	Residential	Apartment	Highrise	B

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.Unit	Car Reqd.	Car Prop.
A0 (BLOCK0)	Residential	Apartment	60 - 225	1	1	1	274	
			225 - 225	1		1	63	
						Total :	337	334

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	337	8423.75	334	8187.50
Scooter/ Car Parking	75	421.25	0	0.00
Total Car	412	8723.25	334	8187.50
Two/Wheeler		421.25	0	0.00
Other Parking				3516.00
Total		9566.25		18904.18

FAR &Tenement Details

Block	No. of Same Blocks	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area of other than Tenement
			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Resi.		
A0 (BLOCK0)	1	36417.52	1461.81	871.47	2.89	1167.19	2.08	671.08	17051.06	34976.78	34976.78	274	1063.88
B (BLOCK0)	1	5231.38	315.51	140.89	0.00	246.95	2.08	0.00	0.00	4524.24	4524.24	63	182.06
Grand Total:	2	41648.90	1777.32	1012.37	14.19	1414.14	4.16	671.08	17051.06	40501.02	40501.02	337.00	1245.96

OWNER / CPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : M/S DHARWAL LIFESPACES PVT.LMT. REP BY DIRECTOR PRAKASH RASHMI,AL DHARWAL HARAALUKUNTE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE :
JYOTHI , NO 110, SOMAYA NILAYA,NEAR SWATHINKATHAN RAMNOCH MEDIUM SCHOOL,MUNESHWARA BLOCK BOGIL,GAA HAVINHALLI

PROJECT TITLE :
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO. 82/81/84/1/3/4/1/3/4/2, HAKKALURATE VILLAGE, WARD NO-174, BOMMANAHALLI ZONE, BANGALORE.

DRAWING TITLE : BLOCK A - 2BF+GF+12UF
BLOCK B - GF+12UF

SHEET NO : 5

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

SOUTH

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.