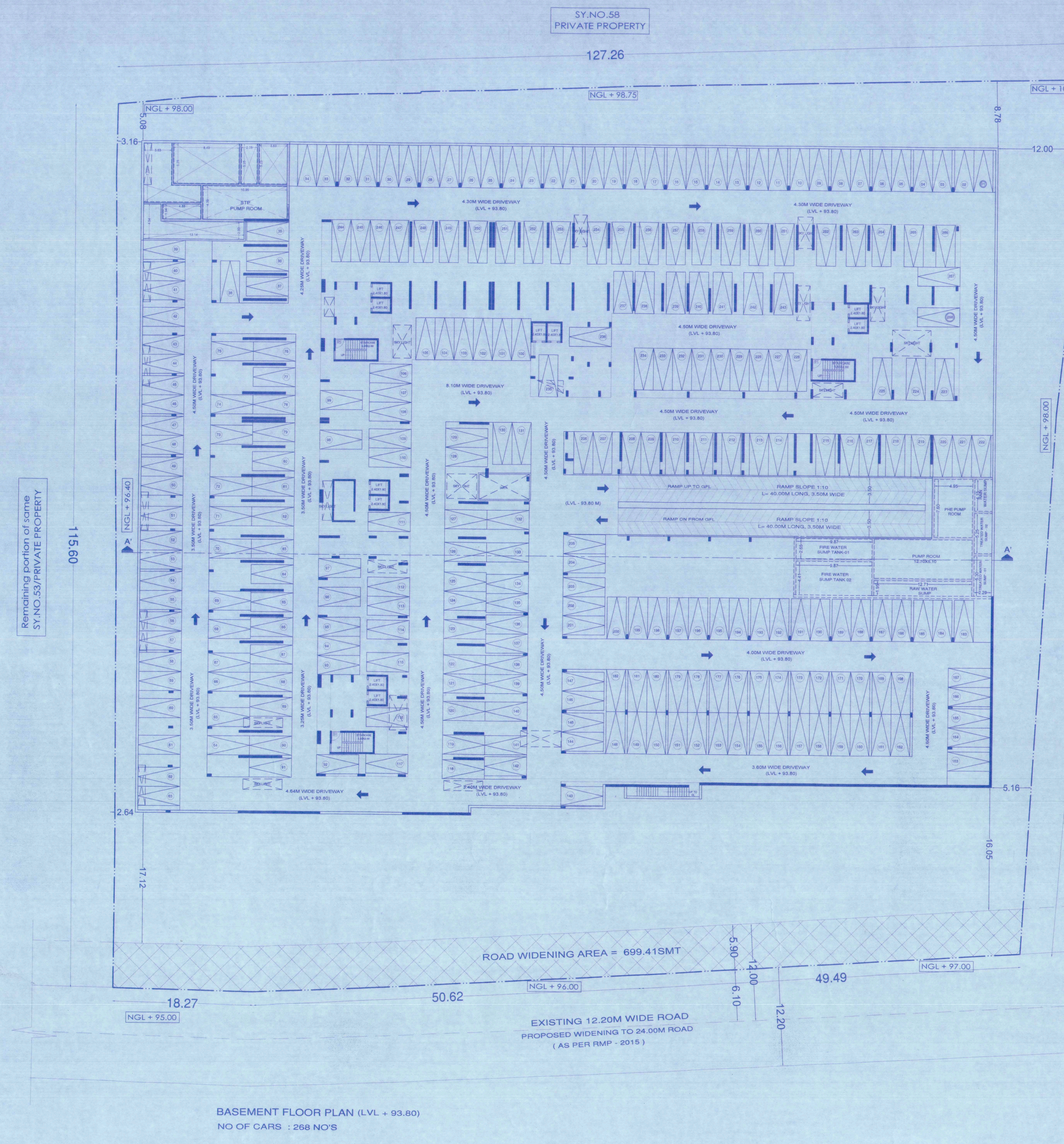


BASEMENT FLOOR PLAN (LVL + 93.80)

NO OF CARS : 268 NO'S

UserDefinedMetric (1800.00 x 900.00MM)_1_2

BBMP/Addl.Dir/ JD NORTH/0064/2019-20

ThisPlan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 656/403, Sy. No.53/3, Whitefield Village, Bangalore East Taluk, Ward No.84, Whitefield Sub-Division, Mahadevapura Zone, Bengaluru.
   Consisting of BF+GF+13UF (Thirteen Upper Floors only)
2. Sanction is accorded for **Residential ApartmentUse**only. The use of the building shall not be deviated to any other use.
3. Basement Floors and Surface area reserved for car parking shall not be converted for any other purpose.
4. Developmentcharges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. 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).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. 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.
28. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the required capacity **Recycling processing unit** required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
30. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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. .
33. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the 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.
35. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
41. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan
42. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.,
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children 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.

UnitBUA Table for Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF-01	FLAT	90.96	90.96	8	13
	FF-02	FLAT	99.08	99.08	9	
	FF-03	FLAT	99.19	99.19	9	
	FF-04	FLAT	98.18	98.18	9	
	FF-05	FLAT	122.07	122.07	10	
	FF-06	FLAT	136.00	136.00	12	
	FF-07	FLAT	145.28	145.28	14	
	FF-08	FLAT	94.15	94.15	8	
	FF-09	FLAT	90.96	90.96	8	
	FF-10	FLAT	89.61	89.61	8	
	FF-11	FLAT	90.96	90.96	8	
	FF-12	FLAT	90.96	90.96	8	
	FF-13	FLAT	90.96	90.96	8	
SECOND FLOOR PLAN	SF-01	FLAT	90.96	90.96	8	13
	SF-02	FLAT	99.08	99.08	9	
	SF-03	FLAT	99.19	99.19	9	
	SF-04	FLAT	98.18	98.18	9	
	SF-05	FLAT	122.07	122.07	10	
	SF-06	FLAT	136.00	136.00	12	
	SF-07	FLAT	145.28	145.28	14	
	SF-08	FLAT	102.06	102.06	8	
	SF-09	FLAT	90.96	90.96	8	
	SF-10	FLAT	89.61	89.61	8	
	SF-11	FLAT	90.96	90.96	8	
	SF-12	FLAT	90.96	90.96	8	
	SF-13	FLAT	90.96	90.96	8	
THIRD FLOOR PLAN	THF-01	FLAT	90.96	90.96	8	13
	THF-02	FLAT	99.08	99.08	9	
	THF-03	FLAT	99.19	99.19	9	
	THF-04	FLAT	98.18	98.18	9	
	THF-05	FLAT	122.07	122.07	10	
	THF-06	FLAT	136.00	136.00	12	
	THF-07	FLAT	145.28	145.28	14	
	THF-08	FLAT	102.06	102.06	8	
	THF-09	FLAT	90.96	90.96	8	
	THF-10	FLAT	89.61	89.61	8	
	THF-11	FLAT	90.96	90.96	8	
	THF-12	FLAT	90.96	90.96	8	
	THF-13	FLAT	90.96	90.96	8	
TYPICAL - 4, 7, 10& 13 FLOOR PLAN	TY-4,7,10 &13 FL-02	FLAT	99.08	99.08	9	72
	TY-4,7,10 &13FL-01	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-03	FLAT	99.19	99.19	9	
	TY-4,7,10 &13FL-04	FLAT	98.18	98.18	9	
	TY-4,7,10 &13FL-05	FLAT	122.07	122.07	10	
	TY-4,7,10 &13FL-06	FLAT	136.00	136.00	12	
	TY-4,7,10 &13FL-07	FLAT	152.52	152.52	15	
	TY-4,7,10 &13FL-08	FLAT	120.70	120.70	10	
	TY-4,7,10 &13FL-09	FLAT	140.86	140.86	14	
	TY-4,7,10 &13FL-10	FLAT	96.67	96.67	8	
	TY-4,7,10 &13FL-11	FLAT	92.70	92.70	8	
	TY-4,7,10 &13FL-12	FLAT	96.67	96.67	8	
	TY-4,7,10 &13FL-13	FLAT	102.06	102.06	8	
	TY-4,7,10 &13FL-14	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-15	FLAT	89.61	89.61	8	
	TY-4,7,10 &13FL-16	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-17	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-18	FLAT	90.96	90.96	8	
TYPICAL - 5, 6, 8, 9, 11& 12 FLOOR PLAN	TY-5,6,8,9,11&12FL - 08	FLAT	120.70	120.70	10	108
	TY-5,6,8,9,11&12FL - 09	FLAT	133.63	133.63	13	
	TY-5,6,8,9,11&12FL - 10	FLAT	96.67	96.67	8	
	TY-5,6,8,9,11&12FL - 11	FLAT	92.70	92.70	8	
	TY-5,6,8,9,11&12FL - 12	FLAT	96.67	96.67	8	
	TY-5,6,8,9,11&12FL - 13	FLAT	102.06	102.06	8	
	TY-5,6,8,9,11&12FL - 14	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 15	FLAT	89.61	89.61	8	
	TY-5,6,8,9,11&12FL - 16	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 17	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 18	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL-01	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL-02	FLAT	99.08	99.08	9	
	TY-5,6,8,9,11&12FL-03	FLAT	99.19	99.19	9	
	TY-5,6,8,9,11&12FL-04	FLAT	98.18	98.18	9	
	TY-5,6,8,9,11&12FL-05	FLAT	122.07	122.07	10	
	TY-5,6,8,9,11&12FL-06	FLAT	136.00	136.00	12	
	TY-5,6,8,9,11&12FL-07	FLAT	145.28	145.28	14	
Total:	-	-	22955.31	22955.31	2025	219

5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No. KSFES/GBC(1)/378, Docket No. KSFES/NOC/330/2019, Dated: 26-05-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BWSSB	BWSSB-NOC-2020-9-75-090805552484, Dated: 17-02-2021	
3	Airport Authority of India	BANG/SOUTH/B/110618/347519 Dated: 05-12-2018	
4	BSNL	No. DE/SAN/BG/NOC HRB(S-11)/VOLI/28, Dated @ BG-41, Dated:14-07-2018.	
5	BESCOM	SE(Ele)/BEC-237/EE(O)/AEE/NOC/18-19/3439-41 Dated: 02-11-2018.	
6	SEIAA	No. SEIAA 148 CON 2020 dated: 23-06-2021	
7	KSPCB	Consent Order No. CTE-330879 PCB ID – 104582, Dated: 13-04-2022	

III. The Applicant has paid the fees Rs. 1,55,48,000/- vide Receipt No. BBMP/0199/CH/21-22 dated:13-04-2022 and Receipt for the following:-

ಕ್ರಮ ಸಂಖ್ಯೆ	ಶುಲ್ಕಗಳ ವಿವರ	ಪಾವತಿಸಬೇಕಾದ ಮೊತ್ತ
1	Ground Rent	21,86,739–00
	GST 18%	3,93,613–00
2	Licence Fees	43,73,479–00
3	Scrutiny fees	2,18,674–00
4	Security Deposit	48,59,421–00
5	Plan Copy Fees	43,000–00
6	1% Service Charge on Labour to be Paid to BBMP	76,052–00
7	Compound Wall	1000–00
8	Lake Improvement Charges	3,54,098–00
9	Betterment Fees For site For Building	13,31,408–00 9,71,884–00
10	Levy and Collection of 5% surcharge to be paid to BBMP	49,928–00
	Total	**1,48,59,296–00**
	Already Paid vide Receipt No. BBMP/23486/CH/19-20 dated: 21-11-2019	2,60,209–00
	Total -I	**1,45,99,087-00**
II	**Levy and Collection of Cess and Surcharges**	
i)	Water Supply Scheme (BWSSB))	1,26,484–00
ii)	Ring Road (BDA)	1,26,484–00
iii)	Improving the Slums (KSCB)	63,242–00
iv)	Mass Rapid Transfort System (BDA)	6,32,419–00
	Total -II	**9,48,628-00**
	Total – I & II	**1,55,47,715-00**
	Say Rs.	**1,55,48,000-00**
III	LabourCess Vide receipt No. HO/1136/2022, Dated:10-05-2022	1,000-00

Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	243.68	0.00	243.68	143.11	80.47	20.10	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Twelfth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Eleventh Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Tenth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Ninth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Eighth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Seventh Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Sixth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Fifth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Fourth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Third Floor	3963.12	1003.23	2959.89	143.11	43.20	0.00	221.63	0.00	0.00	2551.95	2551.95	13	559.95
Second Floor	3944.57	2008.34	1936.23	143.11	43.20	0.00	0.99	0.00	0.00	1748.93	1748.93	13	0.00
First Floor	4150.48	755.60	3394.88	143.11	43.20	0.00	0.99	0.00	0.00	3207.58	3207.58	13	1067.68
Ground Floor	5181.16	0.00	5181.16	143.11	43.20	0.00	0.00	0.00	4723.25	271.60	271.60	00	271.60
Basement Floor	9595.75	0.00	9595.75	43.89	43.20	0.00	48.07	280.00	9180.59	0.00	0.00	00	0.00
Total:	57134.23	8646.97	48487.26	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899.23
Total Number of Same Blocks :	1												
Total:	57134.23	8646.97	48487.26	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	1057
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	744
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	219
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	ED	1.20	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	1.50	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.55	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.70	2.10	02
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.30	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.20	483
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.50	2.10	222
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	10.24	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	11.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.10	2.10	323
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.10	2.10	130
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.10	2.10	13
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.40	2.10	85
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.40	2.10	69
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.55	2.10	45
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.45	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	3.46	2.10	85
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD2	3.48	2.10	82
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.60	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	6.40	2.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 4.52 X 1 X 1	7.91	7.91
THIRD FLOOR PLAN	1.75 X 4.52 X 1 X 1	7.91	7.91
TYPICAL - 4, 7, 10& 13 FLOOR PLAN	1.75 X 4.52 X 1 X 4	31.64	31.64
TYPICAL - 5, 6, 8, 9, 11& 12 FLOOR PLAN	1.75 X 4.52 X 1 X 6	47.46	47.46
Total	-	-	94.92

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 NORTH/0064/19-20	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 656/403	
Nature of Sanction: NEW	City Survey No.: 53/3	
Location: RING-III	Khata No. (As per Khata Extract): 656/403	
Building Line Specified as per Z.R: NA	Locality / Street of the property: WHITEFIELD VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14163.91
Deduction for NetPlot Area		
Road Widening Area		699.41
Total		699.41
NET AREA OF PLOT	(A-Deductions)	13464.50
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6732.25
Proposed Coverage Area (38.48 %)		5181.16
Achieved Net coverage area (38.48 %)		5181.16
Balance coverage area left (11.52 %)		1551.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31868.79
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 (2.25)		31868.79
Residential FAR (100.00%)		31082.73
Proposed FAR Area		31082.73
Achieved Net FAR Area (2.19)		31082.73
Balance FAR Area (0.06)		786.06
BUILT UP AREA CHECK		
Proposed BuiltUp Area		48487.26
Substructure Area Add in BUA (Layout Lvl)		106.96
Achieved BuiltUp Area		48594.21

N

SCALE = 1:200

Color Notes

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	219	-
	Total :		-	-	-	-	219	374

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	219	3011.25	374	5142.50
Visitor's Car Parking	22	302.50	0	0.00
Total Car	241	3313.75	374	5142.50
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	8761.34
Total		3616.25		13903.84

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	57134.22	8646.97	48487.25	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899.23
Grand Total:	1	57134.22	8646.97	48487.25	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219.00	1899.23

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/23486/CH/19-20	BBMP/23486/CH/19-20	260212.54	Online	9384736177	11/21/2019 3:20:02 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			260212.54	-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr. E BHASKAR MANAGING DIRECTOR OF M/s ELV PROJECTS PVT LTD GPA HOLDER FOR Mrs. SUMAN RANJIT & OTHERS
No.602, 6th STAGE, 16th CROSS, BEML LAYOUT, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA KJ #505,MITHUNA WHITE PEARL,MCECHS LAYOUT,
BCC/BL-3.6/E.4376/2018-19

Reshma.k.s

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING KHATHA No. 656/403
Sy.No.53/3, WHITE FIELD VILLAGE, K.R.PURAM HOBLI, WARD No.84,
BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE : BASEMENT FLOOR PLAN

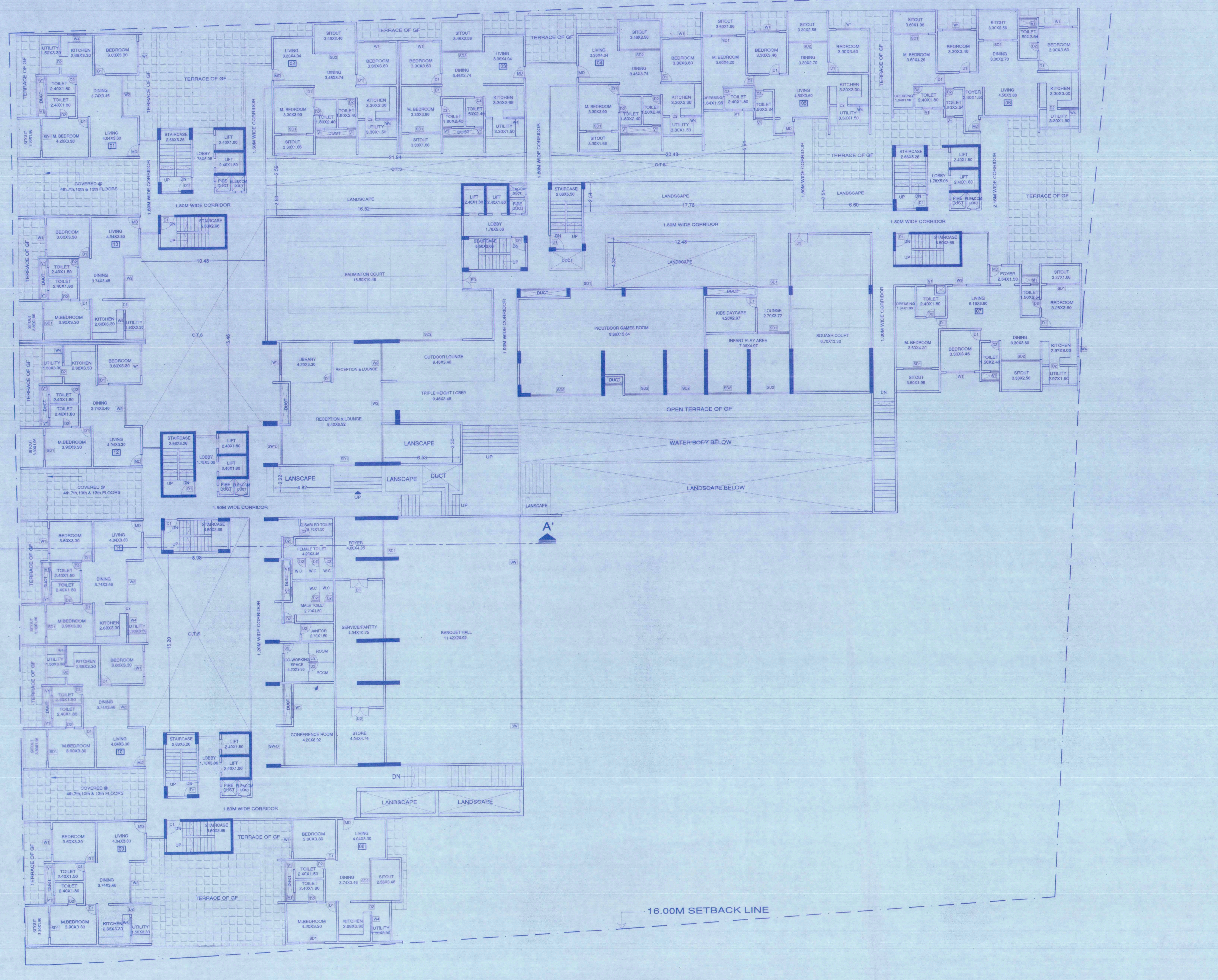
SHEET NO : 2

The proposed plans are approved in accordance with the acceptance for approval by the Commissioner on date: 10 / 01 / 2022 vide LP number : BBMP / Addl.Dir / JDNORTH / 0064 / 2019-20 to terms and conditions laid down along with this proposed building plan approval.

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.

Name : AGASANAPURA BASAVALINGEGOWDA MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 20-Jul-2022 15: 13:56

NORTH



FIRST FLOOR PLAN (LVL+101.80)

NO OF UNITS : 13 NO'S

UserDefinedMetric (1600.00 x 900.00MM)_1_2

BBMP/Addl.Dir/ JD NORTH/0064/2019-20

ThisPlan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 656/403, Sy. No.53/3, Whitefield Village, Bangalore East Taluk, Ward No.84, Whitefield Sub-Division, Mahadevapura Zone, Bengaluru.
   Consisting of BF+GF+13UF (Thirteen Upper Floors only)
2. Sanction is accorded for **Residential ApartmentUse**only. The use of the building shall not be deviated to any other use.
3. Basement Floors and Surface area reserved for car parking shall not be converted for any other purpose.
4. Developmentcharges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. 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).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. 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.
28. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the required capacity **Recycling processing unit** required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
30. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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. .
33. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the 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.
35. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
41. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan
42. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.,
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children 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.

UnitBUA Table for Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF-01	FLAT	90.96	90.96	8	13
	FF-02	FLAT	99.08	99.08	9	
	FF-03	FLAT	99.19	99.19	9	
	FF-04	FLAT	98.18	98.18	9	
	FF-05	FLAT	122.07	122.07	10	
	FF-06	FLAT	136.00	136.00	12	
	FF-07	FLAT	145.28	145.28	14	
	FF-08	FLAT	94.15	94.15	8	
	FF-09	FLAT	90.96	90.96	8	
	FF-10	FLAT	89.61	89.61	8	
	FF-11	FLAT	90.96	90.96	8	
	FF-12	FLAT	90.96	90.96	8	
	FF-13	FLAT	90.96	90.96	8	
SECOND FLOOR PLAN	SF-01	FLAT	90.96	90.96	8	13
	SF-02	FLAT	99.08	99.08	9	
	SF-03	FLAT	99.19	99.19	9	
	SF-04	FLAT	98.18	98.18	9	
	SF-05	FLAT	122.07	122.07	10	
	SF-06	FLAT	136.00	136.00	12	
	SF-07	FLAT	145.28	145.28	14	
	SF-08	FLAT	102.06	102.06	8	
	SF-09	FLAT	90.96	90.96	8	
	SF-10	FLAT	89.61	89.61	8	
	SF-11	FLAT	90.96	90.96	8	
	SF-12	FLAT	90.96	90.96	8	
	SF-13	FLAT	90.96	90.96	8	
THIRD FLOOR PLAN	THF-01	FLAT	90.96	90.96	8	13
	THF-02	FLAT	99.08	99.08	9	
	THF-03	FLAT	99.19	99.19	9	
	THF-04	FLAT	98.18	98.18	9	
	THF-05	FLAT	122.07	122.07	10	
	THF-06	FLAT	136.00	136.00	12	
	THF-07	FLAT	145.28	145.28	14	
	THF-08	FLAT	102.06	102.06	8	
	THF-09	FLAT	90.96	90.96	8	
	THF-10	FLAT	89.61	89.61	8	
	THF-11	FLAT	90.96	90.96	8	
	THF-12	FLAT	90.96	90.96	8	
	THF-13	FLAT	90.96	90.96	8	
TYPICAL - 4, 7, 10& 13 FLOOR PLAN	TY-4,7,10 &13 FL-02	FLAT	99.08	99.08	9	72
	TY-4,7,10 &13FL-01	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-03	FLAT	99.19	99.19	9	
	TY-4,7,10 &13FL-04	FLAT	98.18	98.18	9	
	TY-4,7,10 &13FL-05	FLAT	122.07	122.07	10	
	TY-4,7,10 &13FL-06	FLAT	136.00	136.00	12	
	TY-4,7,10 &13FL-07	FLAT	152.52	152.52	15	
	TY-4,7,10 &13FL-08	FLAT	120.70	120.70	10	
	TY-4,7,10 &13FL-09	FLAT	140.86	140.86	14	
	TY-4,7,10 &13FL-10	FLAT	96.67	96.67	8	
	TY-4,7,10 &13FL-11	FLAT	92.70	92.70	8	
	TY-4,7,10 &13FL-12	FLAT	96.67	96.67	8	
	TY-4,7,10 &13FL-13	FLAT	102.06	102.06	8	
	TY-4,7,10 &13FL-14	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-15	FLAT	89.61	89.61	8	
	TY-4,7,10 &13FL-16	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-17	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-18	FLAT	90.96	90.96	8	
TYPICAL - 5, 6, 8, 9, 11& 12 FLOOR PLAN	TY-5,6,8,9,11&12FL - 08	FLAT	120.70	120.70	10	108
	TY-5,6,8,9,11&12FL - 09	FLAT	133.63	133.63	13	
	TY-5,6,8,9,11&12FL - 10	FLAT	96.67	96.67	8	
	TY-5,6,8,9,11&12FL - 11	FLAT	92.70	92.70	8	
	TY-5,6,8,9,11&12FL - 12	FLAT	96.67	96.67	8	
	TY-5,6,8,9,11&12FL - 13	FLAT	102.06	102.06	8	
	TY-5,6,8,9,11&12FL - 14	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 15	FLAT	89.61	89.61	8	
	TY-5,6,8,9,11&12FL - 16	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 17	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 18	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL-01	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL-02	FLAT	99.08	99.08	9	
	TY-5,6,8,9,11&12FL-03	FLAT	99.19	99.19	9	
	TY-5,6,8,9,11&12FL-04	FLAT	98.18	98.18	9	
	TY-5,6,8,9,11&12FL-05	FLAT	122.07	122.07	10	
	TY-5,6,8,9,11&12FL-06	FLAT	136.00	136.00	12	
	TY-5,6,8,9,11&12FL-07	FLAT	145.28	145.28	14	
Total:	-	-	22955.31	22955.31	2025	219

5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No. KSFES/GBC(1)/378. Docket No. KSFES/NOC/330/2019, Dated: 26-05-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BWSSB	BWSSB-NOC-2020-9-75-090805552484, Dated: 17-02-2021	
3	Airport Authority of India	BANG/SOUTH/B/110618/347519 Dated: 05-12-2018	
4	BSNL	No. DE/SAN/BG/NOC HRB(S-11)/VOLI/28, Dated @ BG-41, Dated:14-07-2018.	
5	BESCOM	SE(Ele)/BEC-237/EE(O)/AEE/NOC/18-19/3439-41 Dated: 02-11-2018.	
6	SEIAA	No. SEIAA 148 CON 2020 dated: 23-06-2021	
7	KSPCB	Consent Order No. CTE-330879 PCB ID – 104582, Dated: 13-04-2022	

III. The Applicant has paid the fees Rs. 1,55,48,000/- vide Receipt No. BBMP/0199/CH/21-22 dated:13-04-2022 and Receipt for the following:-

ಕ್ರಮ ಸಂಖ್ಯೆ	ಶುಲ್ಕಗಳ ವಿವರ	ಪಾವತಿಸಬೇಕಾದ ಮೊತ್ತ.
1	Ground Rent	21,86,739–00
	GST 18%	3,93,613–00
2	Licence Fees	43,73,479–00
3	Scrutiny fees	2,18,674–00
4	Security Deposit	48,59,421–00
5	Plan Copy Fees	43,000–00
6	1% Service Charge on Labour to be Paid to BBMP	76,052–00
7	Compound Wall	1000–00
8	Lake Improvement Charges	3,54,098–00
9	Betterment Fees For site For Building	13,31,408–00 9,71,884–00
10	Levy and Collection of 5% surcharge to be paid to BBMP	49,928–00
	Total	**1,48,59,296–00**
	Already Paid vide Receipt No. BBMP/23486/CH/19-20 dated: 21-11-2019	2,60,209–00
	Total -I	**1,45,99,087-00**
II	**Levy and Collection of Cess and Surcharges**	
i)	Water Supply Scheme (BWSSB))	1,26,484–00
ii)	Ring Road (BDA)	1,26,484–00
iii)	Improving the Slums (KSCB)	63,242–00
iv)	Mass Rapid Transfort System (BDA)	6,32,419–00
	Total -II	**9,48,628-00**
	Total – I & II	**1,55,47,715-00**
	Say Rs.	**1,55,48,000-00**
III	LabourCess Vide receipt No. HO/1136/2022, Dated:10-05-2022	1,000-00

Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	243.68	0.00	243.68	143.11	80.47	20.10	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Twelfth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Eleventh Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Tenth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Ninth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Eighth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Seventh Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Sixth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Fifth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Fourth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Third Floor	3963.12	1003.23	2959.89	143.11	43.20	0.00	221.63	0.00	0.00	2551.95	2551.95	13	559.95
Second Floor	3944.57	2008.34	1936.23	143.11	43.20	0.00	0.99	0.00	0.00	1748.93	1748.93	13	0.00
First Floor	4150.48	755.60	3394.88	143.11	43.20	0.00	0.99	0.00	0.00	3207.58	3207.58	13	1067.68
Ground Floor	5181.16	0.00	5181.16	143.11	43.20	0.00	0.00	0.00	4723.25	271.60	271.60	00	271.60
Basement Floor	9595.75	0.00	9595.75	43.89	43.20	0.00	48.07	280.00	9180.59	0.00	0.00	00	0.00
Total:	57134.23	8646.97	48487.26	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899.23
Total Number of Same Blocks :	1												
Total:	57134.23	8646.97	48487.26	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	1057
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	744
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	219
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	ED	1.20	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	1.50	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.55	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.70	2.10	02
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.30	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.20	483
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.50	2.10	222
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	10.24	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	11.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.10	2.10	323
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.10	2.10	130
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.10	2.10	13
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.40	2.10	85
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.40	2.10	69
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.55	2.10	45
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.45	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	3.46	2.10	85
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD2	3.46	2.10	82
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.60	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	6.40	2.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 4.52 X 1 X 1	7.91	7.91
THIRD FLOOR PLAN	1.75 X 4.52 X 1 X 1	7.91	7.91
TYPICAL - 4, 7, 10& 13 FLOOR PLAN	1.75 X 4.52 X 1 X 4	31.64	31.64
TYPICAL - 5, 6, 8, 9, 11& 12 FLOOR PLAN	1.75 X 4.52 X 1 X 6	47.46	47.46
Total	-	-	94.92

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 NORTH/0064/19-20	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 656/403	
Nature of Sanction: NEW	City Survey No.: 53/3	
Location: RING-III	Khata No. (As per Khata Extract): 656/403	
Building Line Specified as per Z.R: NA	Locality / Street of the property: WHITEFIELD VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14163.91
Deduction for NetPlot Area		
Road Widening Area		699.41
Total		699.41
NET AREA OF PLOT	(A-Deductions)	13464.50
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6732.25
Proposed Coverage Area (38.48 %)		5181.16
Achieved Net coverage area (38.48 %)		5181.16
Balance coverage area left (11.52 %)		1551.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31868.79
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 (2.25)		31868.79
Residential FAR (100.00%)		31082.73
Proposed FAR Area		31082.73
Achieved Net FAR Area (2.19)		31082.73
Balance FAR Area (0.06)		786.06
BUILT UP AREA CHECK		
Proposed BuiltUp Area		48487.26
Substructure Area Add in BUA (Layout Lvl)		106.96
Achieved BuiltUp Area		48594.21

N

SCALE = 1:125

Color Notes

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	219	-
	Total :		-	-	-	-	219	374

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	219	3011.25	374	5142.50
Visitor's Car Parking	22	302.50	0	0.00
Total Car	241	3313.75	374	5142.50
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	8761.34
Total	3616.25		13903.84	

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	57134.22	8646.97	48487.25	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899.23
Grand Total:	1	57134.22	8646.97	48487.25	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219.00	1899.23

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/23486/CH/19-20	BBMP/23486/CH/19-20	260212.54	Online	9384736177	11/21/2019 3:20:02 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			260212.54	-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr. E BHASKAR MANAGING DIRECTOR OF M/s ELV PROJECTS PVT LTD GPA HOLDER FOR Mrs. SUMAN RANJIT & OTHERS
No.602, 6th STAGE, 16th CROSS, BEML LAYOUT, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA KJ #505,MITHUNA WHITE PEARL,MCECHS LAYOUT,
BCC/BL-3.6/E.4376/2018-19

Reshma.KJ

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING KHATHA No. 656/403
Sy.No.53/3, WHITE FIELD VILLAGE, K.R.PURAM HOBLI, WARD No.84,
BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE : FIRST FLOOR PLAN

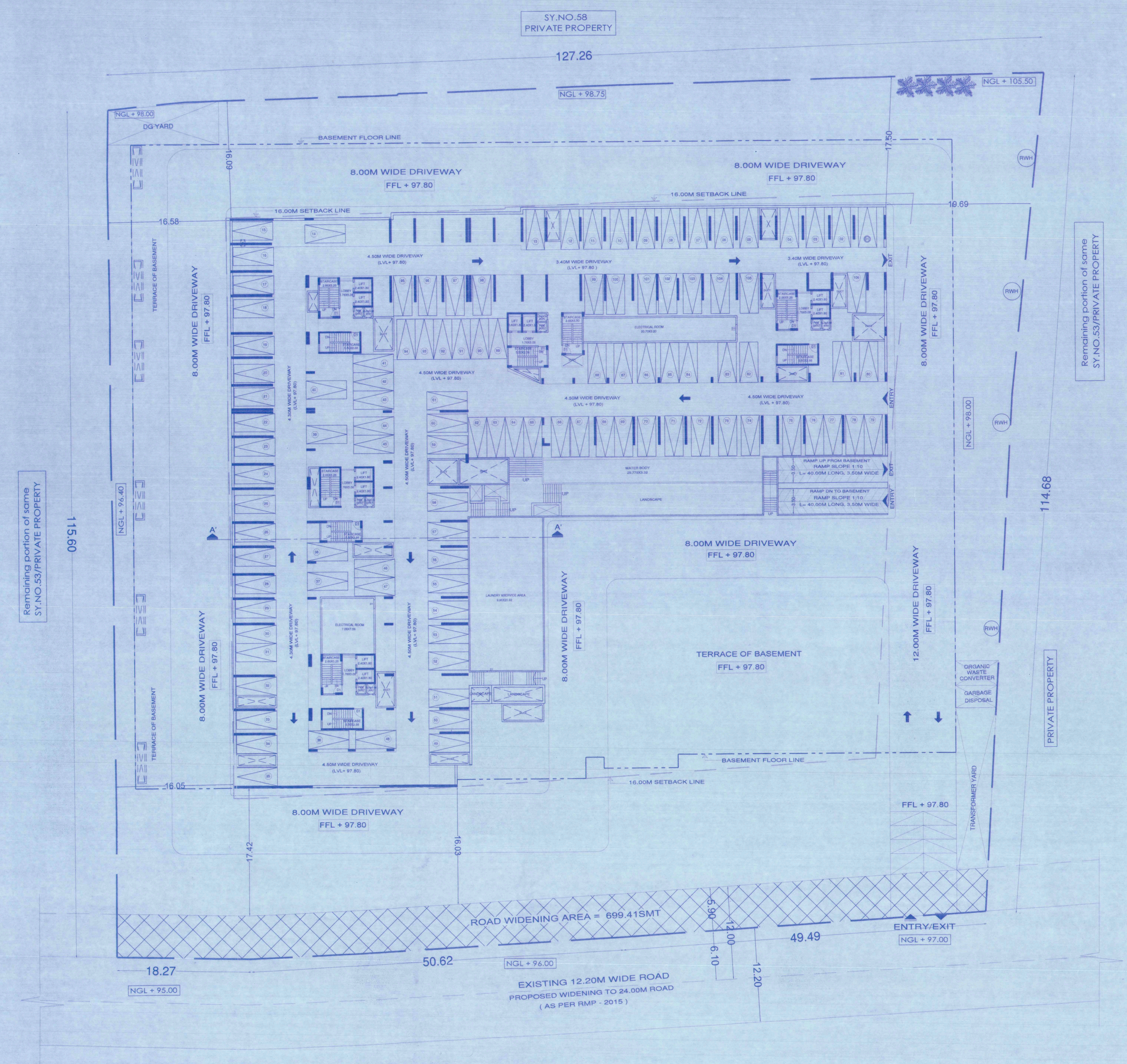
SHEET NO : 4

The proposed plans are approved in accordance with the acceptance for approval by the Commissioner on date: 10 / 01 / 2022 vide LP number : BBMP / Addl.Dir / JDNORTH / 0064 / 2019-20 to terms and conditions laid down along with this proposed building plan approval.

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.

Name : AGASANAPURA BASAVALINGEGOWDA MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 20-Jul-2022 15: 13:56

NORTH



GROUND FLOOR PLAN (LVL + 97.80)

NO OF CARS : 106 NO'S

BBMP/Addl.Dir/ JD NORTH/0064/2019-20

ThisPlan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment. Building at Khata No. 656/403, Sy. No.53/3, Whitefield Village, Bangalore East Taluk, Ward No.84, Whitefield Sub-Division, Mahadevapura Zone, Bengaluru.
   Consisting of BF+GF+13UF (Thirteen Upper Floors only)
2. Sanction is accorded for **Residential ApartmentUse**only. The use of the building shall not be deviated to any other use.
3. Basement Floors and Surface area reserved for car parking shall not be converted for any other purpose.
4. Developmentcharges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. 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).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. 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.
28. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the required capacity **Recycling processing unit** required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
30. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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. .
33. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the 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.
35. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
41. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan
42. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20. Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.,
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children 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.

UnitBUA Table for Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF-01	FLAT	90.96	90.96	8	13
	FF-02	FLAT	99.08	99.08	9	
	FF-03	FLAT	99.19	99.19	9	
	FF-04	FLAT	98.18	98.18	9	
	FF-05	FLAT	122.07	122.07	10	
	FF-06	FLAT	136.00	136.00	12	
	FF-07	FLAT	145.28	145.28	14	
	FF-08	FLAT	94.15	94.15	8	
	FF-09	FLAT	90.96	90.96	8	
	FF-10	FLAT	89.61	89.61	8	
	FF-11	FLAT	90.96	90.96	8	
	FF-12	FLAT	90.96	90.96	8	
	FF-13	FLAT	90.96	90.96	8	
SECOND FLOOR PLAN	SF-01	FLAT	90.96	90.96	8	13
	SF-02	FLAT	99.08	99.08	9	
	SF-03	FLAT	99.19	99.19	9	
	SF-04	FLAT	98.18	98.18	9	
	SF-05	FLAT	122.07	122.07	10	
	SF-06	FLAT	136.00	136.00	12	
	SF-07	FLAT	145.28	145.28	14	
	SF-08	FLAT	102.06	102.06	8	
	SF-09	FLAT	90.96	90.96	8	
	SF-10	FLAT	89.61	89.61	8	
	SF-11	FLAT	90.96	90.96	8	
	SF-12	FLAT	90.96	90.96	8	
	SF-13	FLAT	90.96	90.96	8	
THIRD FLOOR PLAN	THF-01	FLAT	90.96	90.96	8	13
	THF-02	FLAT	99.08	99.08	9	
	THF-03	FLAT	99.19	99.19	9	
	THF-04	FLAT	98.18	98.18	9	
	THF-05	FLAT	122.07	122.07	10	
	THF-06	FLAT	136.00	136.00	12	
	THF-07	FLAT	145.28	145.28	14	
	THF-08	FLAT	102.06	102.06	8	
	THF-09	FLAT	90.96	90.96	8	
	THF-10	FLAT	89.61	89.61	8	
	THF-11	FLAT	90.96	90.96	8	
	THF-12	FLAT	90.96	90.96	8	
	THF-13	FLAT	90.96	90.96	8	
TYPICAL - 4, 7, 10& 13 FLOOR PLAN	TY-4,7,10 &13 FL-02	FLAT	99.08	99.08	9	72
	TY-4,7,10 &13FL-01	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-03	FLAT	99.19	99.19	9	
	TY-4,7,10 &13FL-04	FLAT	98.18	98.18	9	
	TY-4,7,10 &13FL-05	FLAT	122.07	122.07	10	
	TY-4,7,10 &13FL-06	FLAT	136.00	136.00	12	
	TY-4,7,10 &13FL-07	FLAT	152.52	152.52	15	
	TY-4,7,10 &13FL-08	FLAT	120.70	120.70	10	
	TY-4,7,10 &13FL-09	FLAT	140.86	140.86	14	
	TY-4,7,10 &13FL-10	FLAT	96.67	96.67	8	
	TY-4,7,10 &13FL-11	FLAT	92.70	92.70	8	
	TY-4,7,10 &13FL-12	FLAT	96.67	96.67	8	
	TY-4,7,10 &13FL-13	FLAT	102.06	102.06	8	
	TY-4,7,10 &13FL-14	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-15	FLAT	89.61	89.61	8	
	TY-4,7,10 &13FL-16	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-17	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-18	FLAT	90.96	90.96	8	
TYPICAL - 5, 6, 8, 9, 11& 12 FLOOR PLAN	TY-5,6,8,9,11&12FL - 08	FLAT	120.70	120.70	10	108
	TY-5,6,8,9,11&12FL - 09	FLAT	133.63	133.63	13	
	TY-5,6,8,9,11&12FL - 10	FLAT	96.67	96.67	8	
	TY-5,6,8,9,11&12FL - 11	FLAT	92.70	92.70	8	
	TY-5,6,8,9,11&12FL - 12	FLAT	96.67	96.67	8	
	TY-5,6,8,9,11&12FL - 13	FLAT	102.06	102.06	8	
	TY-5,6,8,9,11&12FL - 14	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 15	FLAT	89.61	89.61	8	
	TY-5,6,8,9,11&12FL - 16	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 17	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 18	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL-01	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL-02	FLAT	99.08	99.08	9	
	TY-5,6,8,9,11&12FL-03	FLAT	99.19	99.19	9	
	TY-5,6,8,9,11&12FL-04	FLAT	98.18	98.18	9	
	TY-5,6,8,9,11&12FL-05	FLAT	122.07	122.07	10	
	TY-5,6,8,9,11&12FL-06	FLAT	136.00	136.00	12	
	TY-5,6,8,9,11&12FL-07	FLAT	145.28	145.28	14	
Total:	-	-	22955.31	22955.31	2025	219

5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No. KSFES/GBC(1)/378, Docket No. KSFES/NOC/330/2019. Dated: 26-05-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BWSSB	BWSSB-NOC-2020-9-75-090805552484, Dated: 17-02-2021	
3	Airport Authority of India	BANG/SOUTH/B/110618/347519 Dated: 05-12-2018	
4	BSNL	No. DE/SAN/BG/NOC HRB(S-11)/VOLI/28, Dated @ BG-41, Dated:14-07-2018.	
5	BESCOM	SE(Ele)/BEC-237/EE(O)/AEE/NOC/18-19/3439-41 Dated: 02-11-2018.	
6	SEIAA	No. SEIAA 148 CON 2020 dated: 23-06-2021	
7	KSPCB	Consent Order No. CTE-330879 PCB ID – 104582, Dated: 13-04-2022	

III. The Applicant has paid the fees Rs. 1,55,48,000/- vide Receipt No. BBMP/0199/CH/21-22 dated:13-04-2022 and Receipt for the following:-

ಕ್ರಮ ಸಂಖ್ಯೆ	ಶುಲ್ಕಗಳ ವಿವರ	ಪಾವತಿಸಬೇಕಾದ ಮೊತ್ತ.
1	Ground Rent	21,86,739–00
	GST 18%	3,93,613–00
2	Licence Fees	43,73,479–00
3	Scrutiny fees	2,18,674–00
4	Security Deposit	48,59,421–00
5	Plan Copy Fees	43,000–00
6	1% Service Charge on Labour to be Paid to BBMP	76,052–00
7	Compound Wall	1000–00
8	Lake Improvement Charges	3,54,098–00
9	Betterment Fees For site For Building	13,31,408–00 9,71,884–00
10	Levy and Collection of 5% surcharge to be paid to BBMP	49,928–00
	Total	**1,48,59,296–00**
	Already Paid vide Receipt No. BBMP/23486/CH/19-20 dated: 21-11-2019	2,60,209–00
	Total -I	**1,45,99,087-00**
II	**Levy and Collection of Cess and Surcharges**	
i)	Water Supply Scheme (BWSSB))	1,26,484–00
ii)	Ring Road (BDA)	1,26,484–00
iii)	Improving the Slums (KSCB)	63,242–00
iv)	Mass Rapid Transfort System (BDA)	6,32,419–00
	Total -II	**9,48,628-00**
	Total – I & II	**1,55,47,715-00**
	Say Rs.	**1,55,48,000-00**
III	LabourCess Vide receipt No. HO/1136/2022, Dated:10-05-2022	1,000-00

Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	243.68	0.00	243.68	143.11	80.47	20.10	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Twelfth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Eleventh Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Tenth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Ninth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Eighth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Seventh Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Sixth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Fifth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Fourth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Third Floor	3963.12	1003.23	2959.89	143.11	43.20	0.00	221.63	0.00	0.00	2551.95	2551.95	13	559.95
Second Floor	3944.57	2008.34	1936.23	143.11	43.20	0.00	0.99	0.00	0.00	1748.93	1748.93	13	0.00
First Floor	4150.48	755.60	3394.88	143.11	43.20	0.00	0.99	0.00	0.00	3207.58	3207.58	13	1067.68
Ground Floor	5181.16	0.00	5181.16	143.11	43.20	0.00	0.00	0.00	4723.25	271.60	271.60	00	271.60
Basement Floor	9595.75	0.00	9595.75	43.89	43.20	0.00	48.07	280.00	9180.59	0.00	0.00	00	0.00
Total:	57134.23	8646.97	48487.26	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899.23
Total Number of Same Blocks :	1												
Total:	57134.23	8646.97	48487.26	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	1057
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	744
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	219
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	ED	1.20	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	1.50	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.55	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.70	2.10	02
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.30	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.20	483
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.50	2.10	222
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	10.24	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	11.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.10	2.10	323
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.10	2.10	130
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.10	2.10	13
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.40	2.10	85
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.40	2.10	69
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.55	2.10	45
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.45	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	3.46	2.10	85
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD2	3.46	2.10	82
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.60	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	6.40	2.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 4.52 X 1 X 1	7.91	7.91
THIRD FLOOR PLAN	1.75 X 4.52 X 1 X 1	7.91	7.91
TYPICAL - 4, 7, 10& 13 FLOOR PLAN	1.75 X 4.52 X 1 X 4	31.64	31.64
TYPICAL - 5, 6, 8, 9, 11& 12 FLOOR PLAN	1.75 X 4.52 X 1 X 6	47.46	47.46
Total	-	-	94.92

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 NORTH/0064/19-20	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 656/403	
Nature of Sanction: NEW	City Survey No.: 53/3	
Location: RING-III	Khata No. (As per Khata Extract): 656/403	
Building Line Specified as per Z.R: NA	Locality / Street of the property: WHITEFIELD VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14163.91
Deduction for NetPlot Area		
Road Widening Area		699.41
Total		699.41
NET AREA OF PLOT	(A-Deductions)	13464.50
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6732.25
Proposed Coverage Area (38.48 %)		5181.16
Achieved Net coverage area (38.48 %)		5181.16
Balance coverage area left (11.52 %)		1551.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31868.79
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 (2.25)		31868.79
Residential FAR (100.00%)		31082.73
Proposed FAR Area		31082.73
Achieved Net FAR Area (2.19)		31082.73
Balance FAR Area (0.06)		786.06
BUILT UP AREA CHECK		
Proposed BuiltUp Area		48487.26
Substructure Area Add in BUA (Layout Lvl)		106.96
Achieved BuiltUp Area		48594.21

N

SCALE = 1:200

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	219	-
	Total :		-	-	-	-	219	374

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	219	3011.25	374	5142.50
Visitor's Car Parking	22	302.50	0	0.00
Total Car	241	3313.75	374	5142.50
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	8761.34
Total		3616.25		13903.84

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	57134.22	8646.97	48487.25	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899.23
Grand Total:	1	57134.22	8646.97	48487.25	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219.00	1899.23

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/23486/CH/19-20	BBMP/23486/CH/19-20	260212.54	Online	9384736177	11/21/2019 3:20:02 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			260212.54	-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr. E BHASKAR MANAGING DIRECTOR OF M/s ELV PROJECTS PVT LTD GPA HOLDER FOR Mrs. SUMAN RANJIT & OTHERS
No.602, 6th STAGE, 16th CROSS, BEML LAYOUT, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA KJ #505,MITHUNA WHITE PEARL,MCECHS LAYOUT,
BCC/BL-3.6/E.4376/2018-19

Reshma KJ

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING KHATHA No. 656/403 Sy.No.53/3, WHITE FIELD VILLAGE, K.R.PURAM HOBLI, WARD No.84, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE : GROUND FLOOR PLAN

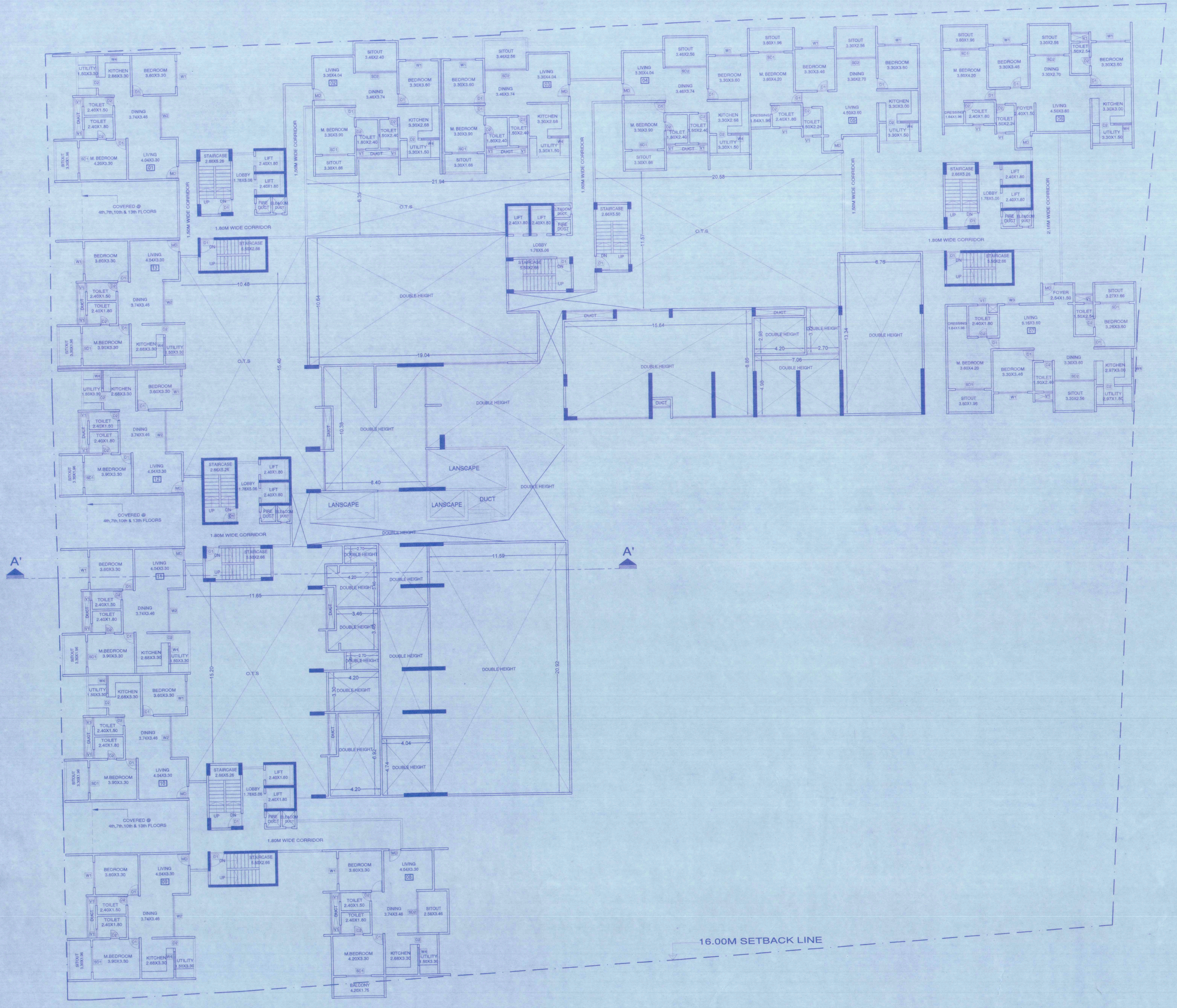
SHEET NO : 3

The proposed plans are approved in accordance with the acceptance for approval by the Commissioner on date: 10 / 01 / 2022 vide LP number : BBMP / Addl.Dir / JDNORTH / 0064 / 2019-20 to terms and conditions laid down along with this proposed building plan approval.

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.

Name : AGASANAPURA BASAVALINGEGOWDA MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 20-Jul-2022 15: 13:56

NORTH



SECOND FLOOR PLAN (LVL+104.80)

NO OF UNITS : 13 NO'S

BBMP/Addl.Dir/ JD NORTH/0064/2019-20

ThisPlan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 656/403, Sy. No.53/3, Whitefield Village, Bangalore East Taluk, Ward No.84, Whitefield Sub-Division, Mahadevapura Zone, Bengaluru.
   Consisting of BF+GF+13UF (Thirteen Upper Floors only)
2. Sanction is accorded for **Residential ApartmentUse**only. The use of the building shall not be deviated to any other use.
3. Basement Floors and Surface area reserved for car parking shall not be converted for any other purpose.
4. Developmentcharges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. 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).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. 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.
28. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the required capacity **Recycling processing unit** required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
30. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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. .
33. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the 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.
35. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
41. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan
42. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.,
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children 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.

UnitBUA Table for Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF-01	FLAT	90.96	90.96	8	13
	FF-02	FLAT	99.08	99.08	9	
	FF-03	FLAT	99.19	99.19	9	
	FF-04	FLAT	98.18	98.18	9	
	FF-05	FLAT	122.07	122.07	10	
	FF-06	FLAT	136.00	136.00	12	
	FF-07	FLAT	145.28	145.28	14	
	FF-08	FLAT	94.15	94.15	8	
	FF-09	FLAT	90.96	90.96	8	
	FF-10	FLAT	89.61	89.61	8	
	FF-11	FLAT	90.96	90.96	8	
	FF-12	FLAT	90.96	90.96	8	
	FF-13	FLAT	90.96	90.96	8	
SECOND FLOOR PLAN	SF-01	FLAT	90.96	90.96	8	13
	SF-02	FLAT	99.08	99.08	9	
	SF-03	FLAT	99.19	99.19	9	
	SF-04	FLAT	98.18	98.18	9	
	SF-05	FLAT	122.07	122.07	10	
	SF-06	FLAT	136.00	136.00	12	
	SF-07	FLAT	145.28	145.28	14	
	SF-08	FLAT	102.06	102.06	8	
	SF-09	FLAT	90.96	90.96	8	
	SF-10	FLAT	89.61	89.61	8	
	SF-11	FLAT	90.96	90.96	8	
	SF-12	FLAT	90.96	90.96	8	
	SF-13	FLAT	90.96	90.96	8	
THIRD FLOOR PLAN	THF-01	FLAT	90.96	90.96	8	13
	THF-02	FLAT	99.08	99.08	9	
	THF-03	FLAT	99.19	99.19	9	
	THF-04	FLAT	98.18	98.18	9	
	THF-05	FLAT	122.07	122.07	10	
	THF-06	FLAT	136.00	136.00	12	
	THF-07	FLAT	145.28	145.28	14	
	THF-08	FLAT	102.06	102.06	8	
	THF-09	FLAT	90.96	90.96	8	
	THF-10	FLAT	89.61	89.61	8	
	THF-11	FLAT	90.96	90.96	8	
	THF-12	FLAT	90.96	90.96	8	
	THF-13	FLAT	90.96	90.96	8	
TYPICAL - 4, 7, 10& 13 FLOOR PLAN	TY-4,7,10 &13 FL-02	FLAT	99.08	99.08	9	72
	TY-4,7,10 &13FL-01	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-03	FLAT	99.19	99.19	9	
	TY-4,7,10 &13FL-04	FLAT	98.18	98.18	9	
	TY-4,7,10 &13FL-05	FLAT	122.07	122.07	10	
	TY-4,7,10 &13FL-06	FLAT	136.00	136.00	12	
	TY-4,7,10 &13FL-07	FLAT	152.52	152.52	15	
	TY-4,7,10 &13FL-08	FLAT	120.70	120.70	10	
	TY-4,7,10 &13FL-09	FLAT	140.86	140.86	14	
	TY-4,7,10 &13FL-10	FLAT	96.67	96.67	8	
	TY-4,7,10	FLAT	92.70	92.70	8	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total:	-	-	22955.31	22955.31	2025	219

5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No. KSFES/GBC(1)/378, Docket No. KSFES/NOC/330/2019, Dated: 26-05-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BWSSB	BWSSB-NOC-2020-9-75-090805552484, Dated: 17-02-2021	
3	Airport Authority of India	BANG/SOUTH/B/110618/347519 Dated: 05-12-2018	
4	BSNL	No. DE/SAN/BG/NOC HRB(S-11)/VOLI/28, Dated @ BG-41, Dated:14-07-2018.	
5	BESCOM	SE(Ele)/BEC-237/EE(O)/AEE/NOC/18-19/3439-41 Dated: 02-11-2018.	
6	SEIAA	No. SEIAA 148 CON 2020 dated. 23-06-2021	
7	KSPCB	Consent Order No. CTE-330879 PCB ID – 104582, Dated: 13-04-2022	

III. The Applicant has paid the fees Rs. 1,55,48,000/- vide Receipt No. BBMP/0199/CH/21-22 dated:13-04-2022 and Receipt for the following:-

ಕ್ರಮ ಸಂಖ್ಯೆ	ಶುಲ್ಕಗಳ ವಿವರ	ಪಾವತಿಸಬೇಕಾದ ಮೊತ್ತ
1	Ground Rent	21,86,739–00
	GST 18%	3,93,613–00
2	Licence Fees	43,73,479–00
3	Scrutiny fees	2,18,674–00
4	Security Deposit	48,59,421–00
5	Plan Copy Fees	43,000–00
6	1% Service Charge on Labour to be Paid to BBMP	76,052–00
7	Compound Wall	1000–00
8	Lake Improvement Charges	3,54,098–00
9	Betterment Fees For site For Building	13,31,408–00 9,71,884–00
10	Levy and Collection of 5% surcharge to be paid to BBMP	49,928–00
	Total	**1,48,59,296–00**
	Already Paid vide Receipt No. BBMP/23486/CH/19-20 dated: 21-11-2019	2,60,209–00
	Total -I	**1,45,99,087-00**
II	**Levy and Collection of Cess and Surcharges**	
i)	Water Supply Scheme (BWSSB))	1,26,484–00
ii)	Ring Road (BDA)	1,26,484–00
iii)	Improving the Slums (KSCB)	63,242–00
iv)	Mass Rapid Transfort System (BDA)	6,32,419–00
	Total -II	**9,48,628-00**
	Total – I & II	**1,55,47,715-00**
	Say Rs.	**1,55,48,000-00**
III	LabourCess Vide receipt No. HO/1136/2022, Dated:10-05-2022	1,000-00

Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	243.68	0.00	243.68	143.11	80.47	20.10	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Twelfth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Eleventh Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Tenth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Ninth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Eighth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Seventh Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Sixth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Fifth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Fourth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Third Floor	3963.12	1003.23	2959.89	143.11	43.20	0.00	221.63	0.00	0.00	2551.95	2551.95	13	559.95
Second Floor	3944.57	2008.34	1936.23	143.11	43.20	0.00	0.99	0.00	0.00	1748.93	1748.93	13	0.00
First Floor	4150.48	755.60	3394.88	143.11	43.20	0.00	0.99	0.00	0.00	3207.58	3207.58	13	1067.68
Ground Floor	5181.16	0.00	5181.16	143.11	43.20	0.00	0.00	0.00	4723.25	271.60	271.60	00	271.60
Basement Floor	9595.75	0.00	9595.75	43.89	43.20	0.00	48.07	280.00	9180.59	0.00	0.00	00	0.00
Total:	57134.23	8646.97	48487.26	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899.23
Total Number of Same Blocks	1												
Total:	57134.23	8646.97	48487.26	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	1057
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	744
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	219
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	ED	1.20	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	1.50	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.55	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.70	2.10	02
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.30	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.20	483
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.50	2.10	222
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	10.24	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	11.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.10	2.10	323
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.10	2.10	130
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.10	2.10	13
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.40	2.10	85
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.40	2.10	69
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.55	2.10	45
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.45	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	3.46	2.10	85
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD2	3.46	2.10	82
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.60	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	6.40	2.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 4.52 X 1 X 1	7.91	7.91
THIRD FLOOR PLAN	1.75 X 4.52 X 1 X 1	7.91	7.91
TYPICAL - 4, 7, 10& 13 FLOOR PLAN	1.75 X 4.52 X 1 X 4	31.64	31.64
TYPICAL - 5, 6, 8, 9, 11& 12 FLOOR PLAN	1.75 X 4.52 X 1 X 6	47.46	47.46
Total	-	-	94.92

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 NORTH/0064/19-20	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 656/403	
Nature of Sanction: NEW	City Survey No.: 53/3	
Location: RING-III	Khata No. (As per Khata Extract): 656/403	
Building Line Specified as per Z.R: NA	Locality / Street of the property: WHITEFIELD VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14163.91
Deduction for NetPlot Area		
Road Widening Area		699.41
Total		699.41
NET AREA OF PLOT	(A-Deductions)	13464.50
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6732.25
Proposed Coverage Area (38.48 %)		5181.16
Achieved Net coverage area (38.48 %)		5181.16
Balance coverage area left (11.52 %)		1551.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31868.79
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 (2.25)		31868.79
Residential FAR (100.00%)		31082.73
Proposed FAR Area		31082.73
Achieved Net FAR Area (2.19)		31082.73
Balance FAR Area (0.06)		786.06
BUILT UP AREA CHECK		
Proposed BuiltUp Area		48487.26
Substructure Area Add in BUA (Layout Lvl)		106.96
Achieved BuiltUp Area		48594.21

N

SCALE = 1:100

Color Notes

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	219	-
	Total :		-	-	-	-	219	374

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	219	3011.25	374	5142.50
Visitor's Car Parking	22	302.50	0	0.00
Total Car	241	3313.75	374	5142.50
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	8761.34
Total		3616.25		13903.84

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	57134.22	8646.97	48487.25	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899.23
Grand Total:	1	57134.22	8646.97	48487.25	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219.00	1899.23

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/23486/CH/19-20	BBMP/23486/CH/19-20	260212.54	Online	9384736177	11/21/2019 3:20:02 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			260212.54	-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr. E BHASKAR MANAGING DIRECTOR OF M/s ELV PROJECTS
PVT LTD GPA HOLDER FOR Mrs. SUMAN RANJIT & OTHERS
No.602, 6th STAGE, 16th CROSS, BEML LAYOUT, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA KJ #505,MITHUNA WHITE PEARL,MCECHS LAYOUT,
BCC/BL-3.6/E.4376/2018-19

Reshma.KJ

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING KHATHA No. 656/403
Sy.No.53/3, WHITE FIELD VILLAGE, K.R.PURAM HOBLI, WARD No.84,
BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE : SECOND FLOOR PLAN

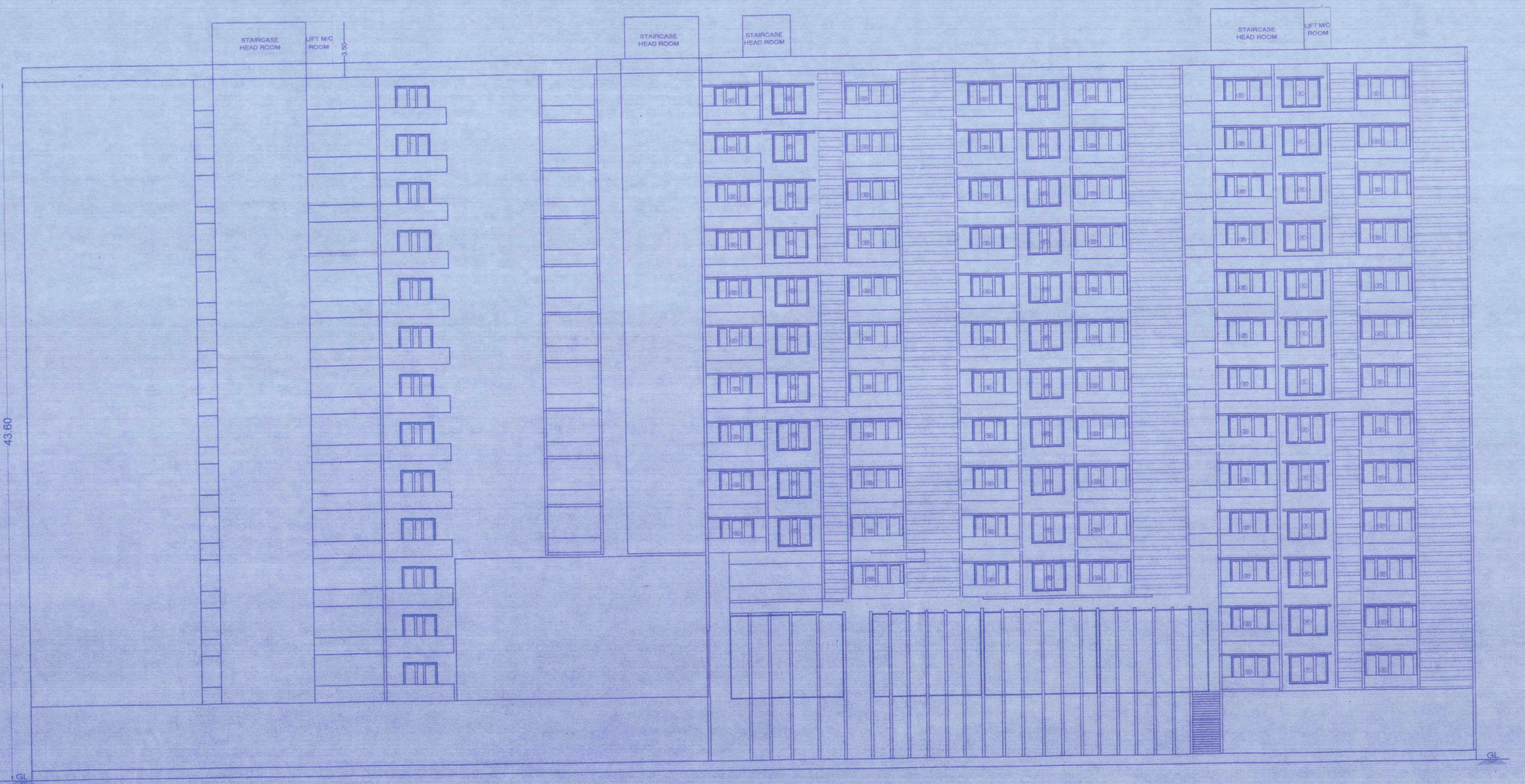
SHEET NO : 5

The proposed plans are approved in accordance with the acceptance for approval by the Commissioner on date: 10 / 01 / 2022 vide LP number : BBMP / Addl.Dir / JDNORTH / 0064 / 2019-20 to terms and conditions laid down along with this proposed building plan approval.

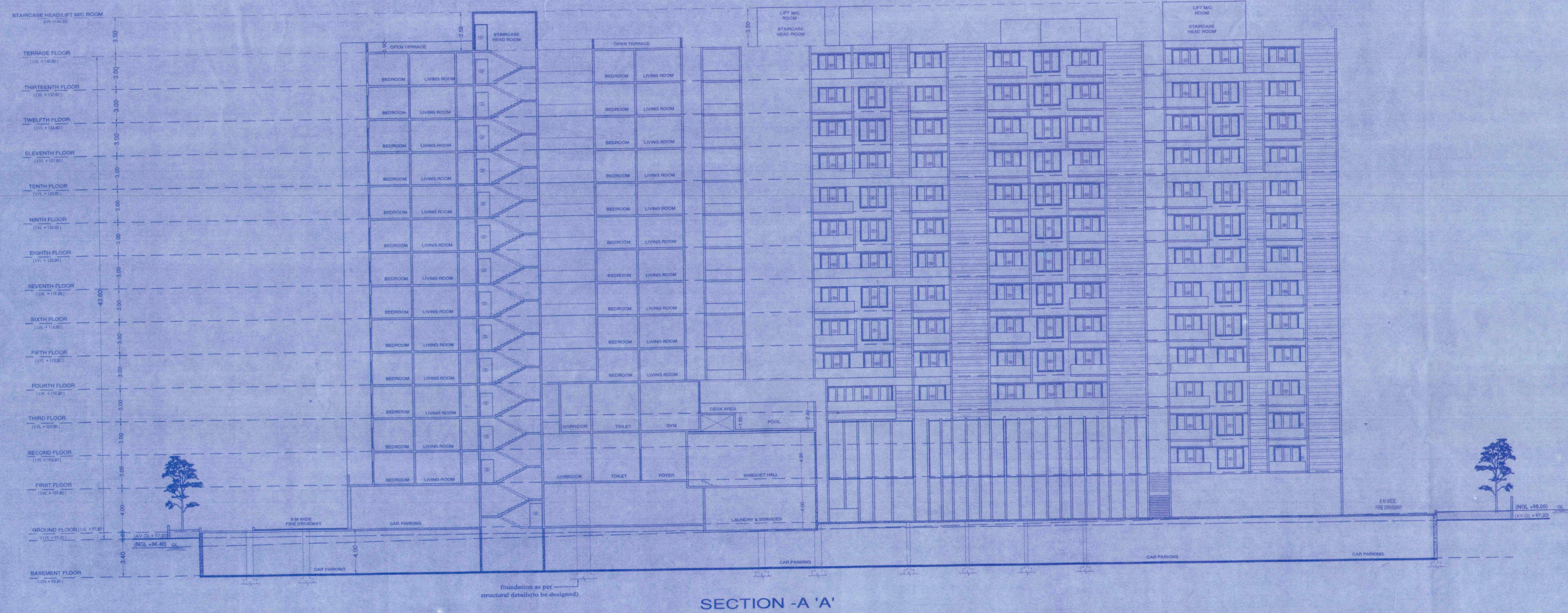
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Name : AGASANAPURA BASAVALINGEGOWDA MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 20-Jul-2022 15: 13:56

NORTH



FRONT SIDE ELEVATION



SECTION -A 'A'

BBMP/Addl.Dir/ JD NORTH/0064/2019-20

ThisPlan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 656/403, Sy. No.53/3, Whitefield Village, Bangalore East Taluk, Ward No.84, Whitefield Sub-Division, Mahadevapura Zone, Bengaluru.
   Consisting of BF+GF+13UF (Thirteen Upper Floors only)
2. Sanction is accorded for **Residential ApartmentUse**only. The use of the building shall not be deviated to any other use.
3. Basement Floors and Surface area reserved for car parking shall not be converted for any other purpose.
4. Developmentcharges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. 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).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. 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.
28. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the required capacity **Recycling processing unit** required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
30. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. 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. .
33. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forece Department to ensure that the 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.
35. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
41. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan
42. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.,
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children 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.

UnitBUA Table for Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF-01	FLAT	90.96	90.96	8	13
	FF-02	FLAT	99.08	99.08	9	
	FF-03	FLAT	99.19	99.19	9	
	FF-04	FLAT	98.18	98.18	9	
	FF-05	FLAT	122.07	122.07	10	
	FF-06	FLAT	136.00	136.00	12	
	FF-07	FLAT	145.28	145.28	14	
	FF-08	FLAT	94.15	94.15	8	
	FF-09	FLAT	90.96	90.96	8	
	FF-10	FLAT	89.61	89.61	8	
	FF-11	FLAT	90.96	90.96	8	
	FF-12	FLAT	90.96	90.96	8	
	FF-13	FLAT	90.96	90.96	8	
SECOND FLOOR PLAN	SF-01	FLAT	90.96	90.96	8	13
	SF-02	FLAT	99.08	99.08	9	
	SF-03	FLAT	99.19	99.19	9	
	SF-04	FLAT	98.18	98.18	9	
	SF-05	FLAT	122.07	122.07	10	
	SF-06	FLAT	136.00	136.00	12	
	SF-07	FLAT	145.28	145.28	14	
	SF-08	FLAT	102.06	102.06	8	
	SF-09	FLAT	90.96	90.96	8	
	SF-10	FLAT	89.61	89.61	8	
	SF-11	FLAT	90.96	90.96	8	
	SF-12	FLAT	90.96	90.96	8	
	SF-13	FLAT	90.96	90.96	8	
THIRD FLOOR PLAN	THF-01	FLAT	90.96	90.96	8	13
	THF-02	FLAT	99.08	99.08	9	
	THF-03	FLAT	99.19	99.19	9	
	THF-04	FLAT	98.18	98.18	9	
	THF-05	FLAT	122.07	122.07	10	
	THF-06	FLAT	136.00	136.00	12	
	THF-07	FLAT	145.28	145.28	14	
	THF-08	FLAT	102.06	102.06	8	
	THF-09	FLAT	90.96	90.96	8	
	THF-10	FLAT	89.61	89.61	8	
	THF-11	FLAT	90.96	90.96	8	
	THF-12	FLAT	90.96	90.96	8	
	THF-13	FLAT	90.96	90.96	8	
TYPICAL - 4, 7, 10& 13 FLOOR PLAN	TY-4,7,10 &13 FL-02	FLAT	99.08	99.08	9	72
	TY-4,7,10 &13FL-01	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-03	FLAT	99.19	99.19	9	
	TY-4,7,10 &13FL-04	FLAT	98.18	98.18	9	
	TY-4,7,10 &13FL-05	FLAT	122.07	122.07	10	
	TY-4,7,10 &13FL-06	FLAT	136.00	136.00	12	
	TY-4,7,10 &13FL-07	FLAT	152.52	152.52	15	
	TY-4,7,10 &13FL-08	FLAT	120.70	120.70	10	
	TY-4,7,10 &13FL-09	FLAT	140.86	140.86	14	
	TY-4,7,10 &13FL-10	FLAT	96.67	96.67	8	
	TY-4,7,10 &13FL-11	FLAT	92.70	92.70	8	
	TY-4,7,10 &13FL-12	FLAT	96.67	96.67	8	
	TY-4,7,10 &13FL-13	FLAT	102.06	102.06	8	
	TY-4,7,10 &13FL-14	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-15	FLAT	89.61	89.61	8	
	TY-4,7,10 &13FL-16	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-17	FLAT	90.96	90.96	8	
	TY-4,7,10 &13FL-18	FLAT	90.96	90.96	8	
TYPICAL - 5, 6, 8, 9, 11& 12 FLOOR PLAN	TY-5,6,8,9,11&12FL - 08	FLAT	120.70	120.70	10	108
	TY-5,6,8,9,11&12FL - 09	FLAT	133.63	133.63	13	
	TY-5,6,8,9,11&12FL - 10	FLAT	96.67	96.67	8	
	TY-5,6,8,9,11&12FL - 11	FLAT	92.70	92.70	8	
	TY-5,6,8,9,11&12FL - 12	FLAT	96.67	96.67	8	
	TY-5,6,8,9,11&12FL - 13	FLAT	102.06	102.06	8	
	TY-5,6,8,9,11&12FL - 14	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 15	FLAT	89.61	89.61	8	
	TY-5,6,8,9,11&12FL - 16	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 17	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL - 18	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL-01	FLAT	90.96	90.96	8	
	TY-5,6,8,9,11&12FL-02	FLAT	99.08	99.08	9	
	TY-5,6,8,9,11&12FL-03	FLAT	99.19	99.19	9	
	TY-5,6,8,9,11&12FL-04	FLAT	98.18	98.18	9	
	TY-5,6,8,9,11&12FL-05	FLAT	122.07	122.07	10	
	TY-5,6,8,9,11&12FL-06	FLAT	136.00	136.00	12	
	TY-5,6,8,9,11&12FL-07	FLAT	145.28	145.28	14	
Total:			22955.31	22955.31	2025	219

5. BBMP will not be responsible for any dispute that may arise in respect of property in question.

6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No. KSFES/GBC(1)/378, Docket No. KSFES/NOC/330/2019, Dated: 26-05-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BWSSB	BWSSB-NOC-2020-9-75-090805552484, Dated: 17-02-2021	
3	Airport Authority of India	BANG/SOUTH/B/110618/347519 Dated: 05-12-2018	
4	BSNL	No. DE/SAN/BG/NOC HRB(S-11)/VOLI/28, Dated @ BG-41, Dated 14-07-2018.	
5	BESCOM	SE(Ele)/BEC-237/EE(O)/AEE/NOC/18-19/3439-41 Dated: 02-11-2018.	
6	SEIAA	No. SEIAA 148 CON 2020 dated: 23-06-2021	
7	KSPCB	Consent Order No. CTE-330879 PCB ID – 104582, Dated: 13-04-2022	

III. The Applicant has paid the fees Rs. 1,55,48,000/- vide Receipt No. BBMP/0199/CH/21-22 dated:13-04-2022 and Receipt for the following:-

ಕ್ರಮ ಸಂಖ್ಯೆ	ಶುಲ್ಕಗಳ ವಿವರ	ಪಾವತಿಸಬೇಕಾದ ಮೊತ್ತ
1	Ground Rent	21,86,739–00
	GST 18%	3,93,613–00
2	Licence Fees	43,73,479–00
3	Scrutiny fees	2,18,674–00
4	Security Deposit	48,59,421–00
5	Plan Copy Fees	43,000–00
6	1% Service Charge on Labour to be Paid to BBMP	76,052–00
7	Compound Wall	1000–00
8	Lake Improvement Charges	3,54,098–00
9	Betterment Fees For site For Building	13,31,408–00 9,71,884–00
10	Levy and Collection of 5% surcharge to be paid to BBMP	49,928–00
	Total	**1,48,59,296–00**
	Already Paid vide Receipt No. BBMP/23486/CH/19-20 dated: 21-11-2019	2,60,209–00
	Total -I	**1,45,99,087-00**
II	**Levy and Collection of Cess and Surcharges**	
i)	Water Supply Scheme (BWSSB)	1,26,484–00
ii)	Ring Road (BDA)	1,26,484–00
iii)	Improving the Slums (KSCB)	63,242–00
iv)	Mass Rapid Transfort System (BDA)	6,32,419–00
	Total -II	**9,48,628-00**
	Total – I & II	**1,55,47,715-00**
	Say Rs.	**1,55,48,000-00**
III	LabourCess Vide receipt No. HO/1136/2022, Dated:10-05-2022	1,000-00

Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	243.68	0.00	243.68	143.11	80.47	20.10	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Twelfth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Eleventh Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Tenth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Ninth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Eighth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Seventh Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Sixth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Fifth Floor	2943.01	487.18	2455.83	143.11	43.20	0.00	0.99	0.00	0.00	2268.53	2268.53	18	0.00
Fourth Floor	3099.35	489.18	2610.17	143.11	43.20	0.00	0.99	0.00	0.00	2422.87	2422.87	18	0.00
Third Floor	3963.12	1003.23	2959.89	143.11	43.20	0.00	221.63	0.00	0.00	2551.95	2551.95	13	559.95
Second Floor	3944.57	2008.34	1936.23	143.11	43.20	0.00	0.99	0.00	0.00	1748.93	1748.93	13	0.00
First Floor	4150.48	755.60	3394.88	143.11	43.20	0.00	0.99	0.00	0.00	3207.58	3207.58	13	1067.68
Ground Floor	5181.16	0.00	5181.16	143.11	43.20	0.00	0.00	0.00	4723.25	271.60	271.60	00	271.60
Basement Floor	9595.75	0.00	9595.75	43.89	43.20	0.00	48.07	280.00	9180.59	0.00	0.00	00	0.00
Total:	57134.23	8646.97	48487.26	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899.23
Total Number of Same Blocks :	1												
Total:	57134.23	8646.97	48487.26	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	1057
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	744
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	219
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	ED	1.20	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	1.50	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.55	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.70	2.10	02
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.30	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.20	483
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.50	2.10	222
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	10.24	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	11.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.10	2.10	323
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.10	2.10	130
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.10	2.10	13
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.40	2.10	85
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.40	2.10	69
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.55	2.10	45
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.45	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	3.46	2.10	85
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD2	3.46	2.10	82
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.60	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	6.40	2.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 4.52 X 1 X 1	7.91	7.91
THIRD FLOOR PLAN	1.75 X 4.52 X 1 X 1	7.91	7.91
TYPICAL - 4, 7, 10& 13 FLOOR PLAN	1.75 X 4.52 X 1 X 4	31.64	31.64
TYPICAL - 5, 6, 8, 9, 11& 12 FLOOR PLAN	1.75 X 4.52 X 1 X 6	47.46	47.46
Total	-	-	94.92

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 NORTH/0064/19-20	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 656/403	
Nature of Sanction: NEW	City Survey No.: 53/3	
Location: RING-III	Khata No. (As per Khata Extract): 656/403	
Building Line Specified as per Z.R: NA	Locality / Street of the property: WHITEFIELD VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 315-Whitefiled		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14163.91
Deduction for NetPlot Area		
Road Widening Area		699.41
Total		699.41
NET AREA OF PLOT	(A-Deductions)	13464.50
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6732.25
Proposed Coverage Area (38.48 %)		5181.16
Achieved Net coverage area (38.48 %)		5181.16
Balance coverage area left (11.52 %)		1551.09
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31868.79
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 (2.25)		31868.79
Residential FAR (100.00%)		31082.73
Proposed FAR Area		31082.73
Achieved Net FAR Area (2.19)		31082.73
Balance FAR Area (0.06)		786.06
BUILT UP AREA CHECK		
Proposed BuiltUp Area		48487.26
Substructure Area Add in BUA (Layout Lvl)		106.96
Achieved BuiltUp Area		48594.21

N

SCALE = 1:150

Color Notes

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	219	-
	Total :		-	-	-	-	219	374

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	219	3011.25	374	5142.50
Visitor's Car Parking	22	302.50	0	0.00
Total Car	241	3313.75	374	5142.50
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	8761.34
Total		3616.25		13903.84

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	57134.22	8646.97	48487.25	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219	1899.23
Grand Total:	1	57134.22	8646.97	48487.25	2190.54	728.47	20.10	281.58	280.00	13903.84	31082.72	31082.72	219.00	1899.23

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/23486/CH/19-20	BBMP/23486/CH/19-20	260212.54	Online	9384736177	11/21/2019 3:20:02 PM	-
	No.	Head			Amount (INR)	Remark	
	1	Scrutiny Fee			260212.54	-	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr. E BHASKAR MANAGING DIRECTOR OF M/s ELV PROJECTS PVT LTD GPA HOLDER FOR Mrs. SUMAN RANJIT & OTHERS
No.602, 6th STAGE, 16th CROSS, BEML LAYOUT, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA KJ #505,MITHUNA WHITE PEARL,MCECHS LAYOUT,
BCC/BL-3.6/E.4376/
Reshma k J

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING KHATHA No. 656/403 Sy.No.53/3, WHITE FIELD VILLAGE, K.R.PURAM HOBLI, WARD No.84, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE : SECTION & ELEVATION

SHEET NO : 10

The proposed plans are approved in accordance with the acceptance for approval by the Commissioner on date: 10 / 01 / 2022 vide LP number : BBMP / Addl.Dir / JDNORTH / 0064 / 2019-20 to terms and conditions laid down along with this proposed building plan approval.

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.

Name : AGASANAPURA BASAVALINGEGOWDA MANJESH
Designation : Joint Director Town Planning (JDTP)
Organization : BRUHAT BANGALORE MAHANAGARA PALIKE
Date : 20-Jul-2022 15: 13:56
NORTH

This is system generated report and does not require any signature.

UserDefinedMetric (1800.00 x 900.00MM)_1_2