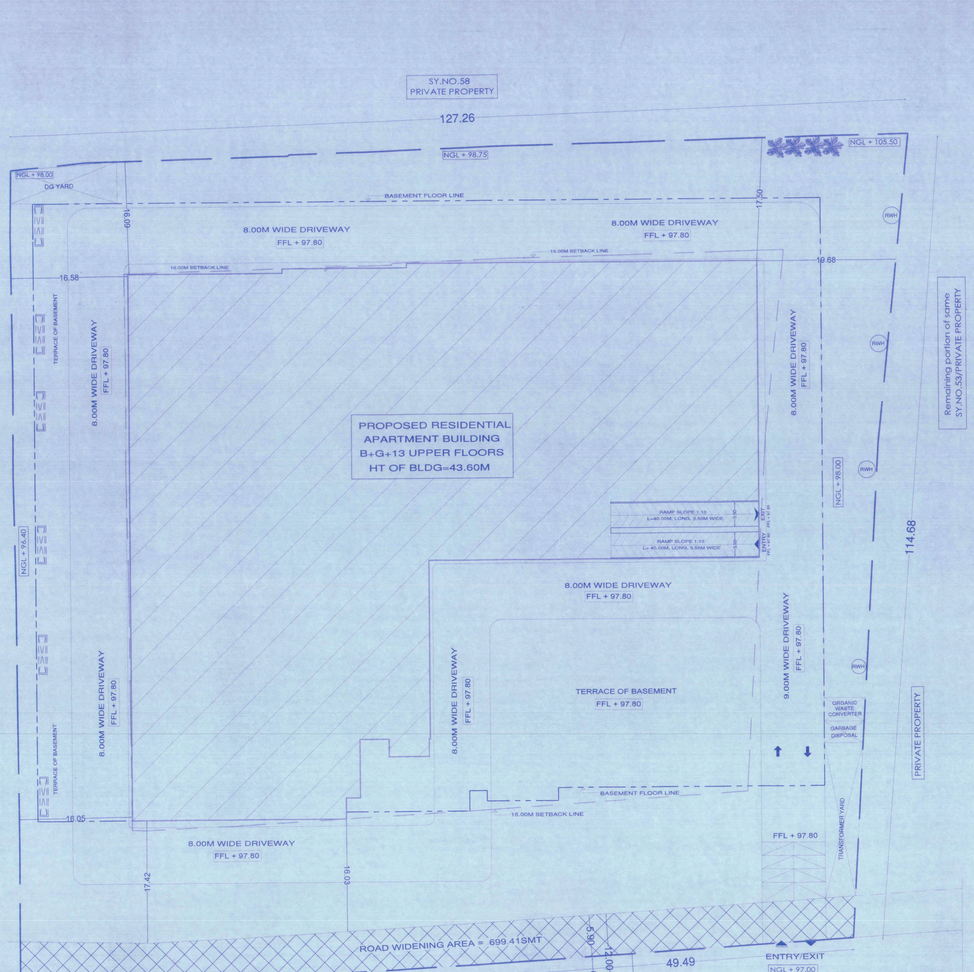
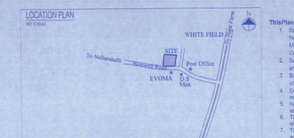
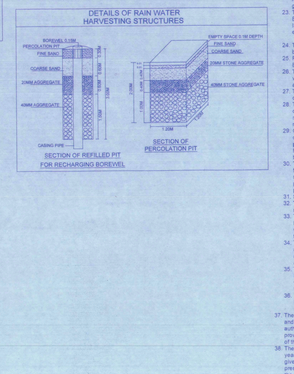


SITE PLAN





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

This Plan 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 Apartment/Group Housing**. 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. Developers/Builders/Owners are responsible for providing the capacity of water supply, sanitary and power mains has to be paid to BWSSB and BESCOM if any.
5. Necessary duct for running telephone cables, cable at ground level for postal services & space for dumping postal articles in the premises to be provided.
6. The applicant shall obtain prior permission from concerned authorities for the use of construction, workers and is responsible for their welfare of the work.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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 transformer & associated equipment as per K.E.R.C (Elek.S) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 2.85 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. Licensed and approved plans shall be posted in an 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. 3.8) under sub section (1-2 (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 plinth, the owners "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 occupancy certificate to 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 Karnataka 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 area 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 basements shall be designed for structural stability and safety to ensure for soil stability and ensuring the safety of excavation for basements with safe design for retaining walls and open situation for the safety of the structure as well as neighbouring buildings, 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 installations. 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 – drills in the building one before the onset of summer and another during the summer and ensure 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 & 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 license. 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.DC/219-20, Dated. 25-06-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts.
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 (Housing&Hoo(Blk) 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.

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

FLOOR	Name	UnBUA Type	UnBUA Area	Tread Area	No. of Risers	No. of Tread
FIRST FLOOR PLAN	FF-01	FLAT	60.99	60.48	8	7
	FF-02	FLAT	60.99	60.48	8	7
	FF-03	FLAT	75.13	74.12	9	8
	FF-04	FLAT	75.13	74.12	9	8
	FF-05	FLAT	53.27	52.81	7	6
	FF-06	FLAT	136.03	135.00	12	11
	FF-07	FLAT	145.28	143.38	13	12
	FF-08	FLAT	94.15	94.15	8	7
	FF-09	FLAT	81.05	80.64	8	7
	FF-10	FLAT	60.61	60.61	8	7
	FF-11	FLAT	60.61	60.61	8	7
	FF-12	FLAT	51.66	50.87	7	6
	FF-13	FLAT	51.66	50.87	7	6
SECOND FLOOR PLAN	SF-01	FLAT	60.99	60.48	8	7
	SF-02	FLAT	60.99	60.48	8	7
	SF-03	FLAT	75.13	74.12	9	8
	SF-04	FLAT	75.13	74.12	9	8
	SF-05	FLAT	53.27	52.81	7	6
	SF-06	FLAT	136.03	135.00	12	11
	SF-07	FLAT	145.28	143.38	13	12
	SF-08	FLAT	103.68	103.68	9	8
	SF-09	FLAT	81.05	80.64	8	7
	SF-10	FLAT	60.61	60.61	8	7
	SF-11	FLAT	60.61	60.61	8	7
	SF-12	FLAT	51.66	50.87	7	6
	SF-13	FLAT	51.66	50.87	7	6
THIRD FLOOR PLAN	TF-01	FLAT	60.99	60.48	8	7
	TF-02	FLAT	60.99	60.48	8	7
	TF-03	FLAT	75.13	74.12	9	8
	TF-04	FLAT	75.13	74.12	9	8
	TF-05	FLAT	53.27	52.81	7	6
	TF-06	FLAT	136.03	135.00	12	11
	TF-07	FLAT	145.28	143.38	13	12
	TF-08	FLAT	103.68	103.68	9	8
	TF-09	FLAT	81.05	80.64	8	7
	TF-10	FLAT	60.61	60.61	8	7
	TF-11	FLAT	60.61	60.61	8	7
	TF-12	FLAT	51.66	50.87	7	6
	TF-13	FLAT	51.66	50.87	7	6
FOURTH - L.T. 13B TO FLOOR PLAN	FOURTH - L.T. 13B TO FLOOR PLAN	FLAT	60.99	60.48	8	7
		FLAT	60.99	60.48	8	7
		FLAT	75.13	74.12	9	8
		FLAT	75.13	74.12	9	8
		FLAT	53.27	52.81	7	6
		FLAT	136.03	135.00	12	11
		FLAT	145.28	143.38	13	12
		FLAT	103.68	103.68	9	8
		FLAT	81.05	80.64	8	7
		FLAT	60.61	60.61	8	7
		FLAT	60.61	60.61	8	7
		FLAT	51.66	50.87	7	6
		FLAT	51.66	50.87	7	6
FIFTH - L.T. 14 A,14 B FLOOR PLAN	FIFTH - L.T. 14 A,14 B FLOOR PLAN	FLAT	60.99	60.48	8	7
		FLAT	60.99	60.48	8	7
		FLAT	75.13	74.12	9	8
		FLAT	75.13	74.12	9	8
		FLAT	53.27	52.81	7	6
		FLAT	136.03	135.00	12	11
		FLAT	145.28	143.38	13	12
		FLAT	103.68	103.68	9	8
		FLAT	81.05	80.64	8	7
		FLAT	60.61	60.61	8	7
		FLAT	60.61	60.61	8	7
		FLAT	51.66	50.87	7	6
		FLAT	51.66	50.87	7	6
		FLAT	60.99	60.48	8	7
		FLAT	60.99	60.48	8	7
		FLAT	75.13	74.12	9	8
		FLAT	75.13	74.12	9	8
		FLAT	53.27	52.81	7	6
		FLAT	136.03	135.00	12	11
		FLAT	145.28	143.38	13	12
		FLAT	103.68	103.68	9	8
		FLAT	81.05	80.64	8	7
		FLAT	60.61	60.61	8	7
		FLAT	60.61	60.61	8	7
		FLAT	51.66	50.87	7	6
		FLAT	51.66	50.87	7	6
TOTAL			5548.31	5465.51	305	275

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
1	Fire Force Department	No. KSFES/NOC/1378, Dated: No. KSFES/NOC/2003/2018 Dated:-31-12-2018	As per the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	BWSSB	BWSSB/CGC/SD/2019/0000000244 Dated:11-02-2019	
3	Airport Authority of India	BAN/2012/76480/151983/NOC Dated:-05-12-2018	
4	EIA	No. SEAC/KA/NOC/ HR/02-117/FOU/247 Dated: 28-03-2017 Dated:14-07-2018	
5	BESCOM	165/Ele/BESCOM/EE(C)/AE(NOC)/JE-19/3438-41 Dated:-03-11-2019	
6	DEIAA	No. SEIAA 148 CON 2020 dated: 23-06-2021	
7	KSPCB	Consent Order No. CTE-555879 PCB ID -- 164582 , Dated: 15-04-2021	

II. The Applicant has paid the fees Rs. 1,55,48,000/- vide Receipt No. BBMP/0180/CH/21-22 dated:13-04-2022 and Receipt for the following:-

SI No.	ಶುಲ್ಕದ ವಿವರ	ಶುಲ್ಕದ ಮೊತ್ತ (ರೂಪಾಯಿಗಳು)
1	Ground Rent	31,86,779-00
2	GST 18%	5,90,433-00
3	Licence Fees	4,73,479-00
4	Scrutiny fees	2,00,474-00
5	Security Deposit	40,14,212-00
6	Plan Copy Fees	10,000-00
7	1% Service Charge on Labour to be Paid to BBMP	16,787-00
8	Compound Wall	2000-00
9	Lake Improvement Charges	3,24,000-00
10	Betterment Fees	
	For site	13,35,600-00
	For Building	9,75,840-00
11	Levy and Collection of 5% surcharge to be paid to BBMP	24,912-00
	Total	**1,48,94,316-00**
	Already Paid vide Receipt No. BBMP/2348/CH/19-20 dated 21-1-2019	2,61,209-00
	Total-I	**1,45,99,087-00**
1	**Levy and Collection of Cess and Surcharges**	
1	Water Supply Scheme (BWSSB)	1,24,484-00
		1,24,484-00
2(i)	Ring Road (BDA)	63,242-00
2(ii)	Improving the Slums (KSCB)	
2(iii)	Mass Rapid Transport System (BDA)	6,33,409-00
	Total -II	**8,40,635-00**
	Total – I & II	**1,55,47,715-00**
	Say Rs.	**1,55,48,000-00**
3	LabourCess vide receipt No. HO/1136/2022, Dated:10-02-2022	300.00

Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions (Open Areas + Ramp Area) (Sq.mt.)	Total Deduction (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Fee Amount (Rs.)	Total Fee Amount (Rs.)	Cases (No.)	Cases after Rebate Amount
		Carpet Area		Stair Case	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
Terrace Floor	245.66	0.00	245.66	160.01	60.47	20.16	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Floor(Residential)	3986.35	489.19	3916.17	160.11	49.28	0.00	0.00	0.00	0.00	0.00	3432.87	3432.87	18	0.00
Typical Floor(Residential)	3945.01	487.16	3905.83	160.11	49.28	0.00	0.00	0.00	0.00	0.00	3398.59	3398.59	18	0.00
Typical Floor(Residential)	3945.01	487.16	3905.83	160.11	49.28	0.00	0.00	0.00	0.00	0.00	3398.59	3398.59	18	0.00
Typical Floor(Residential)	3986.35	489.19	3916.17	160.11	49.28	0.00	0.00	0.00	0.00	0.00	3432.87	3432.87	18	0.00
Typical Floor(Residential)	3945.01	487.16	3905.83	160.11	49.28	0.00	0.00	0.00	0.00	0.00	3398.59	3398.59	18	0.00
Typical Floor(Residential)	3945.01	487.16	3905.83	160.11	49.28	0.00	0.00	0.00	0.00	0.00	3398.59	3398.59	18	0.00
Typical Floor(Residential)	2938.29	487.16	2905.71	160.11	49.28	0.00	0.00	0.00	0.00	0.00	2502.87	2502.87	13