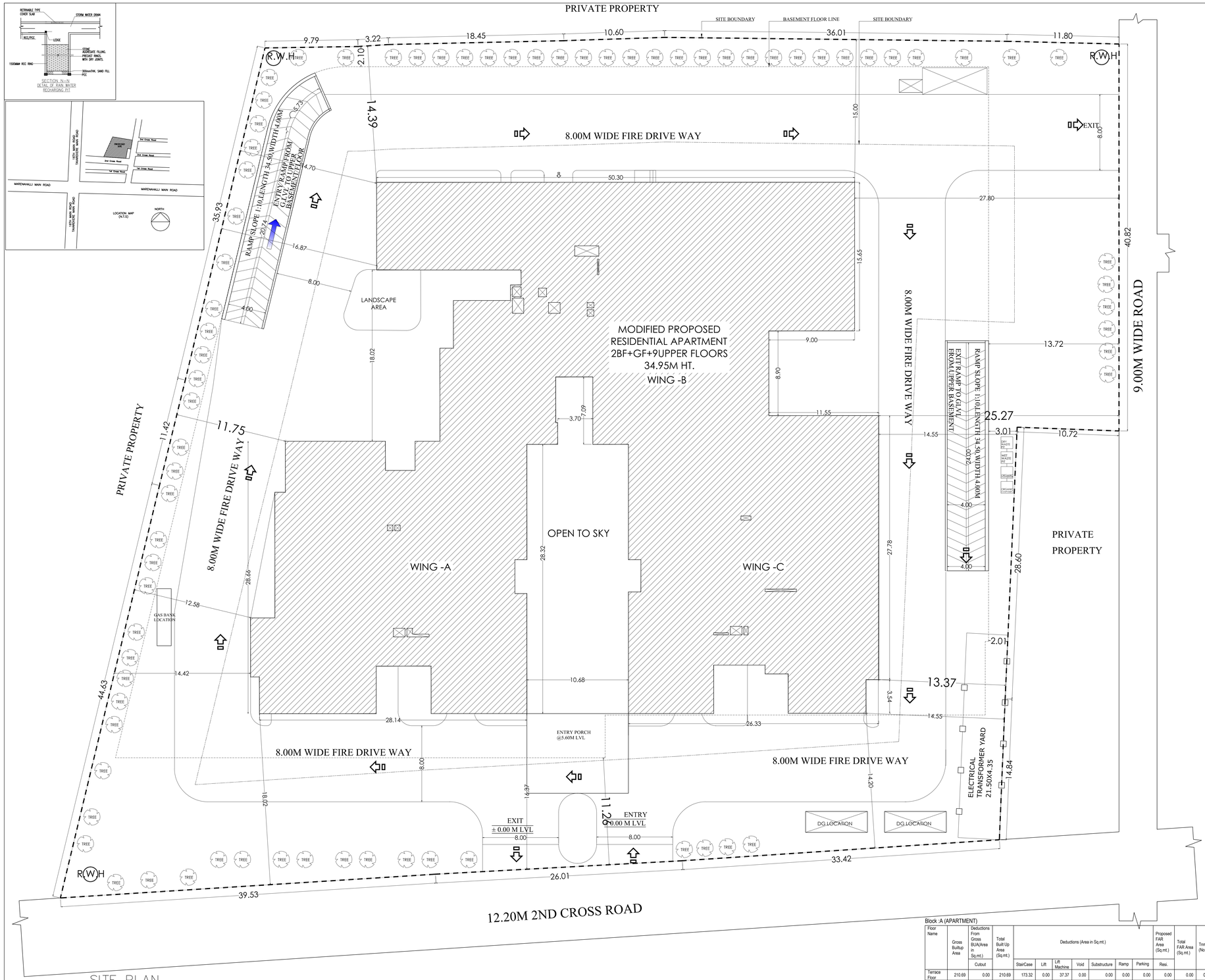

SITE PLAN

SCALE 1:150

Approval Condition :

This Modified Plan Sanction @ BBMP KATHA No.12/13,1st Stage,1St Phase,20th Main Road, MADIWALA WARD No.172,BANGALORE is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of 2BF+GF+9UPPER FLOOR.
(With Amenities @Part Of Ground Floor And Part Of Ninth Floor).
2.The sanction is accorded for Residential Apartment use only. The use of the building shall not deviate to any other use.
3.Basement Floors,Ground Floor reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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.
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29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
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31.Sufficient two wheeler parking shall be provided as per requirement.
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33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency 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.
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36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a 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.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.

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

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

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Forcse Department	**KSFES/G8C(1)/123/2017 Docket No. KSFES/NOC/28&2021. Dated: 28/12/2021.**	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	**BANG/SOUTH/B/1122/1/837966 Dated:16/12/2021.**	
3	KSPCB	**No.PCB/8618/HRA/2017/6187. Dated : 24/01/2022.**	
4	SEIAA / MoEF	**SEIAA 125 CON 2017 Dated:-04/01/2022.**	
5	BWSSB	**BW/NRW/ EM-01/JO/AE/EE/EA-1DCE/(M)-1/T.C(M)-III/5979/2017-18.Dated : 08/12/2017.**	
6	BSNL	**DGM/CM&BD/TO/NOC For High Rise/ 2021-22/952.Dated At Bangalore 10-12-21.**	
7	BESCOM	**SEE/BCS/EE(O)/JE-2/NOC-18/21-22 8861-63. Dated 06/12/2021.**	

SCALE : 1:150

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward. No: PRJB0004/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 12/13	
Nature of Sanction: MODIFY	City Survey No.: 12/13	
Location: RING-II	Khata No. (As per Khata Extract): 12/13	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-32-12/13	
Zone: South	Locality / Street of the property: 1st STAGE,1st PHASE,20th MAIN ROAD,	
Ward: Ward-172		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8174.92
NET AREA OF PLOT	(A-Deductions)	8174.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4087.46
Proposed Coverage Area (31.11 %)		2542.17
Achieved Net coverage area (31.1 %)		2542.17
Balance coverage area left (18.9 %)		1545.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18393.57
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)		18393.57
Residential FAR (100.00%)		18388.24
Proposed FAR Area		18388.24
Achieved Net FAR Area (2.25)		18388.24
Balance FAR Area (0.00)		5.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		33968.85
Substructure Area Add in BUA (Layout Lvl)		285.65
Achieved BuiltUp Area		34254.50

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	104	1430.00	239	3286.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1581.25	239	3286.25
Two/Wheeler	-	151.25	0	0.00
Other Parking	-	-	-	9492.84
Total		1732.50		12779.09

FAR &Tenement Details

Block	No. of Same Blds	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mts.)	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	Void	Substructure	Ramp	Parking	Resi.				
A (APARTMENT)	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25		
Grand Total:	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25		

INDEX

- SITE BOUNDARY
- BASEMENT FLOOR LINE
- SETBACK LINE

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF_1	FLAT	148.79	138.43	8	12
	FF_10	FLAT	142.32	142.32	7	
	FF_11	FLAT	152.45	143.06	7	
	FF_12	FLAT	151.82	141.62	7	
	FF_2	FLAT	180.83	167.41	10	
	FF_3	FLAT	194.31	180.63	10	
	FF_4	FLAT	146.39	136.92	8	
	FF_5	FLAT	141.80	133.03	8	
	FF_6	FLAT	170.99	159.78	10	
	FF_7	FLAT	147.91	136.87	7	
	FF_8	FLAT	145.59	136.55	8	
	FF_9	FLAT	144.64	136.13	8	
TYPICAL -2,3,4,5,6,7, 8 FLOOR PLAN	SF_1	FLAT	148.79	138.43	8	84
	SF_10	FLAT	142.32	142.32	7	
	SF_11	FLAT	152.45	143.06	7	
	SF_12	FLAT	151.82	141.62	7	
	SF_2	FLAT	180.83	167.41	10	
	SF_3	FLAT	194.31	180.63	10	
	SF_4	FLAT	146.39	136.92	8	
	SF_5	FLAT	141.80	133.03	8	
	SF_6	FLAT	171.62	159.78	10	
	SF_7	FLAT	147.91	136.87	7	
	SF_8	FLAT	145.59	136.55	8	
	SF_9	FLAT	144.64	136.13	8	
NINTH FLOOR PLAN	9th_01	FLAT	141.80	133.03	8	8
	9th_02	FLAT	171.62	159.78	10	
	9th_03	FLAT	147.91	136.87	7	
	9th_04	FLAT	145.77	136.37	8	
	9th_05	FLAT	142.22	138.21	7	
	9th_06	FLAT	142.32	142.32	7	
	9th_07	FLAT	152.45	143.06	7	
	9th_08	FLAT	151.82	141.62	7	
Total:	-	-	16146.97	15151.16	846	104

Block :A (APARTMENT)

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	Void	Substructure	Ramp	Parking	Resi.				
Terrace Floor	210.69	0.00	210.69	173.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Ninth Floor	2025.28	73.02	1952.26	122.72	42.58	0.00	75.04	260.86	0.00	0.00	1451.06	1451.06	08	166.75		
Eighth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00		
Seventh Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00		
Sixth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00		
Fifth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00		
Fourth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00		
Third Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00		
Second Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00		
First Floor	2582.35	88.21	2494.14	91.21	42.57	0.00	335.68	0.00	0.00	0.00	2024.68	2024.68	12	0.00		
Ground Floor	2557.17	15.01	2542.16	91.22	42.57	0.00	0.00	0.00	0.00	1720.27	688.10	688.10	00	779.32		
Upper Basement Floor	5846.26	16.32	5829.95	109.74	31.44	0.00	0.00	0.00	138.00	5522.18	28.59	28.59	00	28.59		
Lower Basement Floor	5839.28	3.32	5835.96	109.74	42.63	0.00	0.00	0.00	138.00	5517.00	28.59	28.59	00	28.59		
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25		
Total Number of Same Blocks	1															
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003		

ARCHITECT'S

SIRAJ & RENU
ARCHITECTS & INT.DESIGNERS
3B, RAINTREE HALL APTS,
#16, RHENIUS STREET,
RICHMOND TOWN, BANGALORE - 25
TEL : 22220303, 22220309

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s AKHINTA ENTERPRISES LIMITED
Rep By Its Director,
Mr.AKSHAY K.REDDY
GPA HOLDER THE SOCIETY OF
THE SERVENTS OF THE HOLY SPIRIT

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R.VasanthMadhava
BCC/BL-3.6/E-3213/08-09

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING@
BBMP Katha No.12/13,1st Stage,1st Phase,20th Main Road,
BTM 1st stage,Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

SOUTH

Digitally signed by M S RAGHAVENDRA
PRASAD(Lowest Bidder)
Date: 29.08.2022 14:44:27
Project Id: 21-Jul-2022-1-2-2-2

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37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

38.The construction or reconstruction of a 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.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.

40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to

41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.

43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.

45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

46.Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaga Hoodika) Letter No. LD;155LET;2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

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

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	**KSFES/GBC/1/1/123/2017 Docket No. KSFES/NOC/153/2017. Dated:. 12/12/2017.**	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	**BANG/SOUTH/B/0627/17/220621 Dated:17/07/2017**	
3	KSPCB	**No.PCB/661/CNP/17/Fr-48. Dated : 09/04/2018**	
4	SEIAA / MoEF	**SIA/KA 125 CON 2017 Dated: 05.02.2018.**	
5	BWSSB	**BWSSB/EE/CE/E(M)/ACE-IV/DCE(M)-ET/CM)-111/979/2017-18.Dated : 08/11/2017**	
6	BESCOM	**BEE/JDA/BEO/JAE-1/NOC-24/17-18/1581-82.Dated :06/06/2017**	

SCALE : 1:125

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/8004/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 12/13	
Nature of Sanction: MODIFY	City Survey No.: 12/13	
Location: RING-I	Khata No. (As per Khata Extract): 12/13	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-32-12/13	
Zone: South	Locality / Street of the property: 1st STAGE,1st PHASE,20th MAIN ROAD,	
Ward: Ward-172		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8174.92
NET AREA OF PLOT	(A-Deductions)	8174.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4087.46
Proposed Coverage Area (31.1 %)		2542.17
Achieved Net coverage area (31.1 %)		2542.17
Balance coverage area left (18.9 %)		1545.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18393.57
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)		18393.57
Residential FAR (100.00%)		18388.24
Proposed FAR Area		18388.24
Achieved Net FAR Area (2.25)		18388.24
Balance FAR Area (0.00)		5.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		33968.85
Substructure Area Add in BUA (Layout Lvl)		285.65
Achieved BuiltUp Area		34254.50

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	104	1430.00	239	3286.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1581.25	239	3286.25
Two/Wheeler	-	151.25	0	0.00
Other Parking	-	-	-	9492.84
Total		1732.50		12779.09

FAR &Tenement Details

Block	No. of Same Blg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Areas in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (APARTMENT)	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25
Grand Total:	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenements
FIRST FLOOR PLAN	FF_1	FLAT	148.79	138.42	8	12
	FF_10	FLAT	142.32	142.32	7	
	FF_11	FLAT	152.45	143.06	7	
	FF_12	FLAT	151.82	141.62	7	
	FF_2	FLAT	180.83	167.41	10	
	FF_3	FLAT	194.31	180.63	10	
	FF_4	FLAT	146.39	136.50	8	
	FF_5	FLAT	141.80	133.03	8	
	FF_6	FLAT	171.60	159.76	10	
	FF_7	FLAT	147.91	136.87	7	
	FF_8	FLAT	145.58	136.55	8	
	FF_9	FLAT	144.54	136.13	8	
TYPICAL -2,3,4,5,6,7, 8 FLOOR PLAN	SF_1	FLAT	148.79	138.42	8	84
	SF_10	FLAT	142.32	142.32	7	
	SF_11	FLAT	152.45	143.06	7	
	SF_12	FLAT	151.82	141.62	7	
	SF_2	FLAT	180.83	167.41	10	
	SF_3	FLAT	194.31	180.63	10	
	SF_4	FLAT	146.39	136.50	8	
	SF_5	FLAT	141.80	133.03	8	
	SF_6	FLAT	171.60	159.76	10	
	SF_7	FLAT	147.91	136.87	7	
	SF_8	FLAT	145.58	136.55	8	
	SF_9	FLAT	144.54	136.13	8	
NINTH FLOOR PLAN	9th_01	FLAT	141.80	133.03	8	8
	9th_02	FLAT	171.60	159.76	10	
	9th_03	FLAT	147.91	136.87	7	
	9th_04	FLAT	145.77	136.37	8	
	9th_05	FLAT	146.22	136.21	7	
	9th_06	FLAT	142.32	142.32	7	
	9th_07	FLAT	152.45	143.06	7	
	9th_08	FLAT	151.82	141.62	7	
Total:	-	-	16146.07	15151.16	846	104

Block :A (APARTMENT)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	210.69	0.00	210.69	173.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	2025.28	73.02	1952.26	122.72	42.58	0.00	75.04	260.86	0.00	0.00	1451.06	1451.06	08	166.75
Eighth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Seventh Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Sixth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fifth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fourth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Third Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Second Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
First Floor	2582.35	88.21	2494.14	91.21	42.57	0.00	335.68	0.00	0.00	0.00	2024.68	2024.68	12	0.00
Ground Floor	2557.17	15.01	2542.16	91.22	42.57	0.00	0.00	0.00	0.00	1720.27	688.10	688.10	00	779.32
Upper Basement Floor	5846.26	16.32	5829.95	109.74	31.44	0.00	0.00	0.00	138.00	5522.18	28.59	28.59	00	28.59
Lower Basement Floor	5839.28	3.32	5835.96	109.74	42.63	0.00	0.00	0.00	138.00	5517.00	28.59	28.59	00	28.59
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25
Total Number of Same Blocks	1													
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR / JUNIOR ENGINEER / JUNIOR PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

SOUTH

Digitally signed by M LAKSHMI RAGHAVENDRA
Date: 2022.08.31 12:44:27
Project title:MODIFIED RESIDENTIAL APARTMENT BUILDING@ BBMP Katha No.12/13,1st Stage,1st Phase,20th Main Road, BTM 1st stage,Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore
Organisation:Town Planning Team (Mahadevapura) Zone, Bangalore, Karnataka
Place:-----
Location/District:Town Planning (ZTP) Division,Bangalore Urban District,KARNATAKA,IN
Mahesagara Palike

ARCHITECT'S

SIRAJ & RENU
ARCHITECTS & INT.DESIGNERS
3B, RAINTREE HALL APTS,
#16, RHENIUS STREET,
RICHMOND TOWN, BANGALORE-25
TEL : 22220303, 22220309

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s.AKSHAYA ENTERPRISES LIMITED
Rep By Its Director,
Mr.AKSHAY.K.REDDY
GPA HOLDER THE SOCIETY OF
THE SERVENTS OF THE HOLY SPIRIT

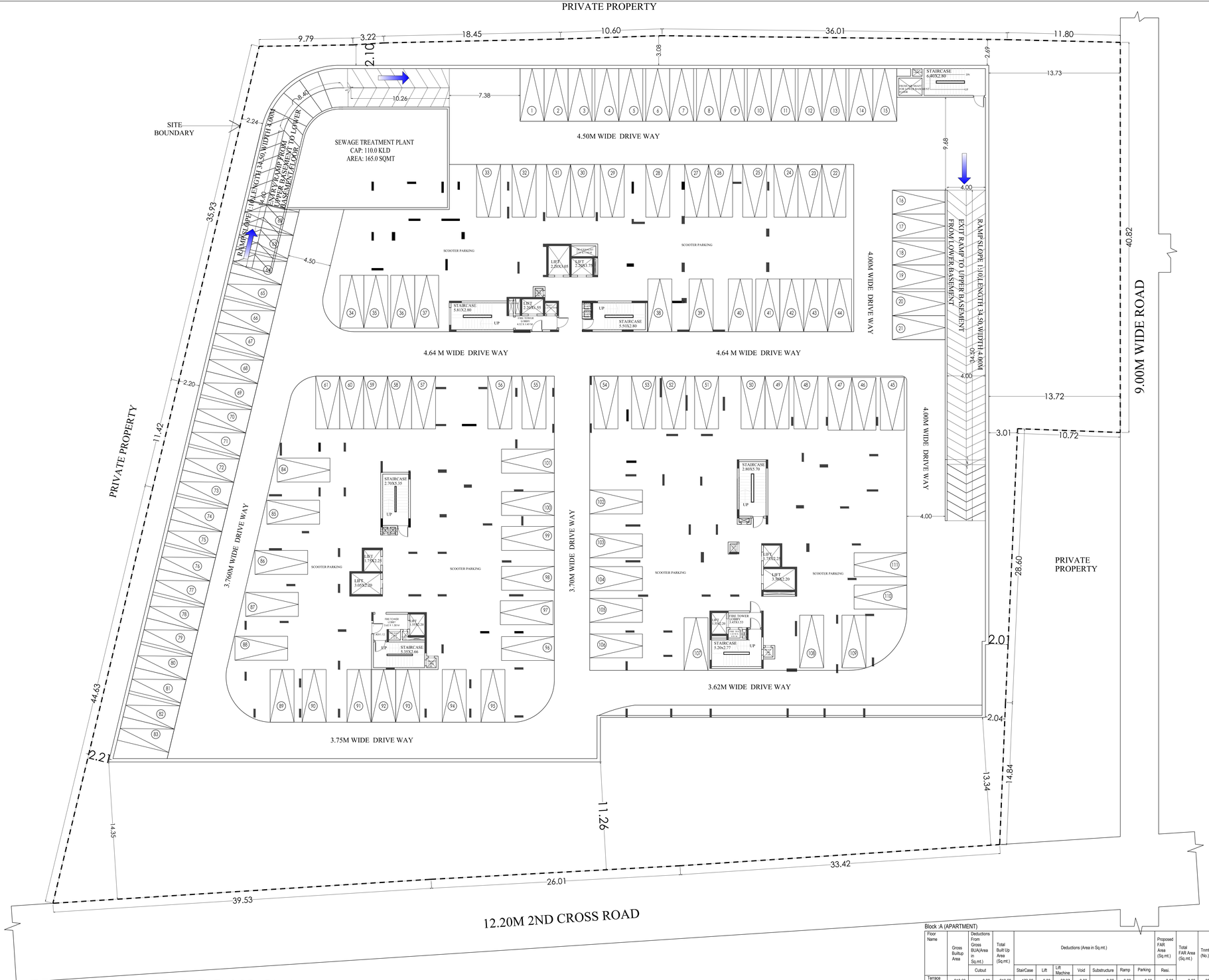
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R.VasanthMadhava
BCC/BL-3.6/E:3213:08-09

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING@
BBMP Katha No.12/13,1st Stage,1st Phase,20th Main Road,
BTM 1st stage,Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore

DRAWING TITLE : ELEVATION

SHEET NO : 10



LOWER BASEMENT FLOOR PLAN

111 CARS

Approval Condition :

This Modified Plan Sanction @ BBMP KATHA No.12/13,1st Stage,1St Phase,20th Main Road, MADIWALA WARD No.172,BANGALORE is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of 2BF+GF+9UPPER FLOOR.
(With Amenities @Part Of Ground Floor And Part Of Ninth Floor).

2.The sanction is accorded for Residential Apartment use only. The use of the building shall not deviate to any other use.

3.Basement Floors,Ground Floor reserved in the plan should not be converted for any other purpose.

4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

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

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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 neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 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 neighboring 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 high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency 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 high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.

36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

38.The construction or reconstruction of a 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.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.

40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to

41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.

43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.

45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

46.Also see, building licence for special conditions, if any.

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

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him .

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

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

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Forcce Department	**KSFES/GBC(1)/123/2017 Docket No. KSFES/NOC/264/2021 , Dated: 20/12/2021.**	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	**BANG/SOUTH/B/1126/1637566 Dated:16/12/2021.**	
3	KSPCB	**No.PCB/9861/IND/FA/2017/8187, Dated : 04/01/2022.**	
4	SEIAA / MoEF	**SEIAA 125 CON 2017 Dated: 30/12/2021.**	
5	BWSSB	**BWSSB/UE/CE(N)/A/CE-IV/DCE(M)-UE/A(M)-III/5979/2017-18,Dated : 09/11/2017.**	
6	BBNL	**DGM(CM)BGD/TD/NOC For High Rise/ 2021-22/452,Dated At Bangalore 10-12-21.**	
7	BESCOM	**SEE/BCS/EE(O)/JE-2/NOC-18/21-22/ 8861-63, Dated 06/12/2021.**	

SCALE : 1:150

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward. No: PRJ8004/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 12/13	
Nature of Sanction: MODIFY	City Survey No.: 12/13	
Location: RING-II	Khata No. (As per Khata Extract): 12/13	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-32-12/13	
Zone: South	Locality / Street of the property: 1st STAGE,1st PHASE,20th MAIN ROAD,	
Ward: Ward-172		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8174.92
NET AREA OF PLOT	(A-Deductions)	8174.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4087.46
Proposed Coverage Area (31.1 %)		2542.17
Achieved Net coverage area (31.1 %)		2542.17
Balance coverage area left (18.9 %)		1545.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18393.57
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)		18393.57
Residential FAR (100.00%)		18388.24
Proposed FAR Area		18388.24
Achieved Net FAR Area (2.25)		18388.24
Balance FAR Area (0.00)		5.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		33968.85
Substructure Area Add in BUA (Layout Lvl)		285.65
Achieved BuiltUp Area		34254.50

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	104	1430.00	239	3286.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1581.25	239	3286.25
TwoWheeler	-	151.25	0	0.00
Other Parking	-	-	-	9492.84
Total		1732.50		12779.09

FAR &Tenement Details

Block	No. of Same Blds	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (APARTMENT)	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25	
Grand Total:	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25	

Block :A (APARTMENT)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	210.69	0.00	210.69	173.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	2025.28	73.02	1952.26	122.72	42.58	0.00	75.04	260.86	0.00	0.00	1451.06	1451.06	08	166.75
Eighth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Seventh Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Sixth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fifth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fourth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Third Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Second Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
First Floor	2582.35	88.21	2494.14	91.21	42.57	0.00	335.68	0.00	0.00	0.00	2024.68	2024.68	12	0.00
Ground Floor	2557.17	15.01	2542.16	91.22	42.57	0.00	0.00	0.00	0.00	1720.27	688.10	688.10	00	779.32
Upper Basement Floor	5846.26	16.32	5829.95	109.74	31.44	0.00	0.00	0.00	138.00	5522.18	28.59	28.59	00	28.59
Lower Basement Floor	5839.28	3.32	5835.96	109.74	42.63	0.00	0.00	0.00	138.00	5517.00	28.59	28.59	00	28.59
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25
Total Number of Same Blocks	1													
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF_1	FLAT	148.79	138.43	8	12
	FF_10	FLAT	142.32	142.32	7	
	FF_11	FLAT	152.40	143.06	7	
	FF_12	FLAT	151.62	141.62	7	
	FF_2	FLAT	180.83	167.41	10	
	FF_3	FLAT	184.31	180.63	10	
	FF_4	FLAT	146.39	136.92	8	
	FF_5	FLAT	141.80	133.03	8	
	FF_6	FLAT	170.95	159.78	10	
	FF_7	FLAT	147.91	136.67	7	
	FF_8	FLAT	146.99	136.55	8	
	FF_9	FLAT	144.54	136.13	8	
TYPICAL -1,2,3,4,5,6,7, 8 FLOOR PLAN	SF_1	FLAT	148.79	138.43	8	84
	SF_10	FLAT	142.32	142.32	7	
	SF_11	FLAT	152.40	143.06	7	
	SF_12	FLAT	151.62	141.62	7	
	SF_2	FLAT	180.83	167.41	10	
	SF_3	FLAT	184.31	180.63	10	
	SF_4	FLAT	146.39	136.92	8	
	SF_5	FLAT	141.80	133.03	8	
	SF_6	FLAT	171.62	159.78	10	
	SF_7	FLAT	147.91	136.67	7	
	SF_8	FLAT	145.59	136.55	8	
	SF_9	FLAT	144.54	136.13	8	
NINTH FLOOR PLAN	9th_01	FLAT	141.80	133.03	8	8
	9th_02	FLAT	171.62	159.78	10	
	9th_03	FLAT	147.91	136.67	7	
	9th_04	FLAT	148.77	138.28	8	
	9th_05	FLAT	146.22	136.21	8	
	9th_06	FLAT	142.32	142.32	7	
	9th_07	FLAT	152.40	143.06	7	
	9th_08	FLAT	151.62	141.62	7	
Total:	-	-	16148.27	15151.18	848	104

ARCHITECT'S

SIRAJ & RENU
ARCHITECTS & INT.DESIGNERS
3B, RANTREE HALL APTS,
#16, RHENIUS STREET,
RICHMOND TOWN, BANGALORE-25
TEL : 22220303, 22220309

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s AKHINTA ENTERPRISES LIMITED
Rep By Its Director,
Mr.AKSHAY K.REDDY
GPA HOLDER THE SOCIETY OF
THE SERVENTS OF THE HOLY SPIRIT

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R.VasanthMadhava
BCC/BL-3.6/E:3213:08-09

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING@
BBMP Katha No.12/13,1st Stage,1st Phase,20th Main Road,
BTM 1st stage,Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore

DRAWING TITLE : LOWER BASEMENT FLOOR PLAN

SHEET NO : 2

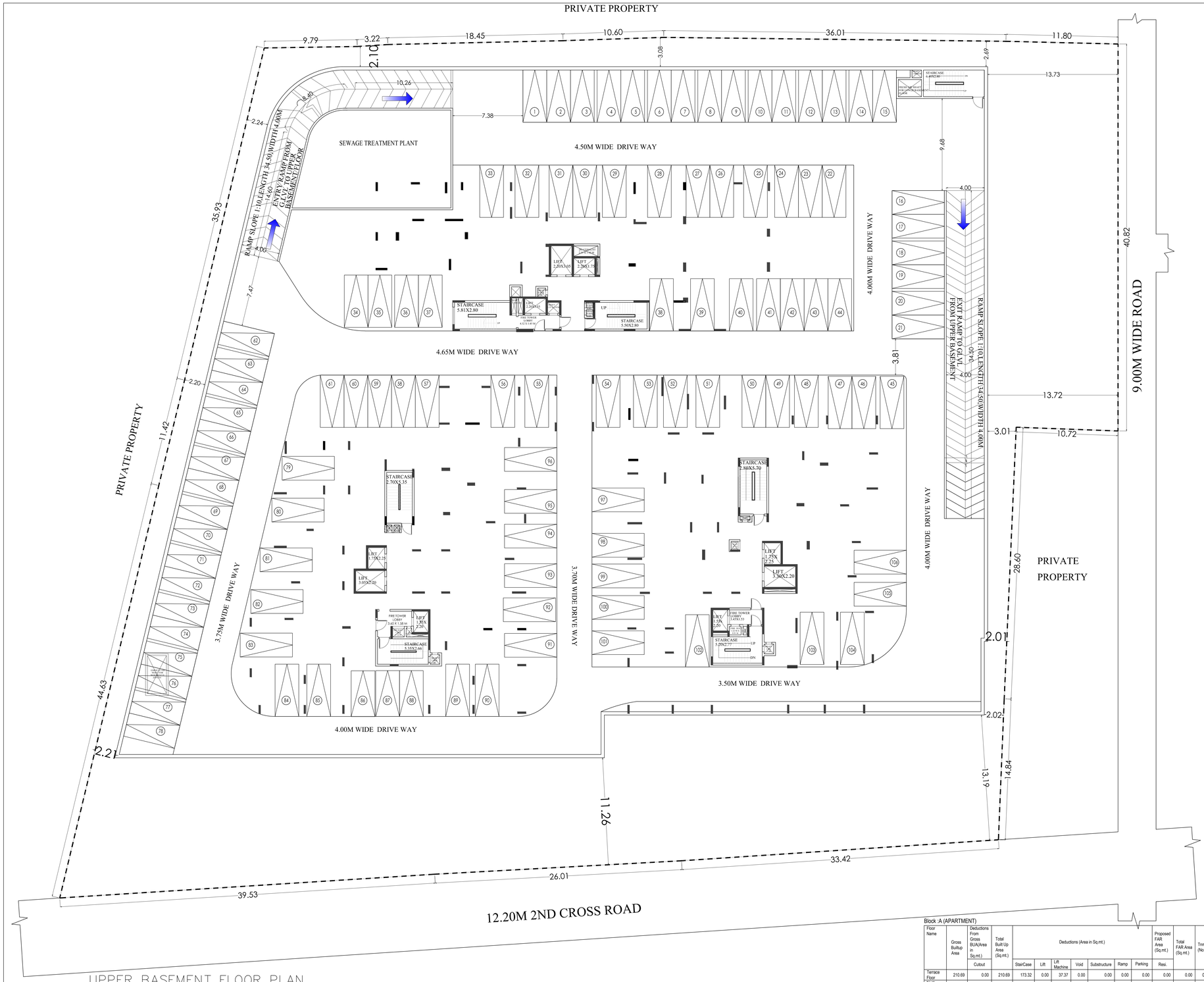
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / OVERSEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

SOUTH

Digitally signed by PRADAGHAVENDRA
Location: India
Date: 2022.01.12 15:11:27
Project Name: BBMP-BLR-LD-2-2021
Organisation: Bruhat Bangalore Mahanagara Palike
Designation : Joint Director Town Planning (JDTP)
Authority: Bruhat Bangalore Mahanagara Palike (Thursday)(01.12
Mahanagara Palike



Approval Condition :

This Modified Plan Sanction @ BBMP KATHA No.12/13,1st Stage,1St Phase,20th Main Road, MADIWALA WARD No.172,BANGALORE is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of 2BF+GF+9UPPER FLOOR.
(With Amenities @Part Of Ground Floor And Part Of Ninth Floor).
2.The sanction is accorded for Residential Apartment use only. The use of the building shall not deviate to any other use.
3.Basement Floors,Ground Floor reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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-5 (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 neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 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 neighboring 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 high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency 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 high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a 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.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm.b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.

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

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

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	**KSFES/GBC(1)/123/2017 Docket No. KSFES/NOC/2640/2021 , Dated: 20/12/2021.**	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	**BANG/SOUTH/B/1126/1637566 Dated:16/12/2021.**	
3	KSPCB	**No.PCB/9861/INF/KA/2017/8187, Dated : 04/01/2022.**	
4	SEIAA / MoEF	**SEIAA 125 CON 2017 Dated: 30/12/2021.**	
5	BWSSB	**BWSSB/UE/CE(N)/A/C.E.(N/DCE(M)-UE(M)-III/5979/2017-18,Dated : 09/11/2017**	
6	BBNL	**DGM(CM)BGD/TD/NOC For High Rise/ 2021-22/452,Dated At Bangalore 10-12-21.**	
7	BESCOM	**SEE/BCS/EE(O)/JE-2/NOC-18/21-22/ 8861-63, Dated 06/12/2021.**	

SCALE : 1:150

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward. No: PRJ8004/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 12/13	
Nature of Sanction: MODIFY	City Survey No.: 12/13	
Location: RING-II	Khata No. (As per Khata Extract): 12/13	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-32-12/13	
Zone: South	Locality / Street of the property: 1st STAGE,1st PHASE,20th MAIN ROAD,	
Ward: Ward-172		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8174.92
NET AREA OF PLOT	(A-Deductions)	8174.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4087.46
Proposed Coverage Area (31.1 %)		2542.17
Achieved Net coverage area (31.1 %)		2542.17
Balance coverage area left (18.9 %)		1545.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18393.57
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)		18393.57
Residential FAR (100.00%)		18388.24
Proposed FAR Area		18388.24
Achieved Net FAR Area (2.25)		18388.24
Balance FAR Area (0.00)		5.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		33968.85
Substructure Area Add in BUA (Layout Lvl)		285.65
Achieved BuiltUp Area		34254.50

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	104	1430.00	239	3286.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1581.25	239	3286.25
Two/Wheeler	-	151.25	0	0.00
Other Parking	-	-	-	9492.84
Total		1732.50		12779.09

FAR &Tenement Details

Block	No. of Same Blds	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (APARTMENT)	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25	
Grand Total:	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25	

Block :A (APARTMENT)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout		Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	210.69	0.00		210.69	173.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	2025.28	73.02		1952.26	122.72	42.58	0.00	75.04	260.86	0.00	0.00	1451.06	1451.06	08	166.75
Eighth Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Seventh Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Sixth Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fifth Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fourth Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Third Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Second Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
First Floor	2582.35	88.21		2494.14	91.21	42.57	0.00	335.68	0.00	0.00	0.00	2024.68	2024.68	12	0.00
Ground Floor	2557.17	15.01		2542.16	91.22	42.57	0.00	0.00	0.00	0.00	1720.27	688.10	688.10	00	779.32
Upper Basement Floor	5846.26	16.32		5829.95	109.74	31.44	0.00	0.00	0.00	138.00	5522.18	28.59	28.59	00	28.59
Lower Basement Floor	5839.28	3.32		5835.96	109.74	42.63	0.00	0.00	0.00	138.00	5517.00	28.59	28.59	00	28.59
Total:	34782.20	813.35		33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25
Total Number of Same Blocks	1														
Total:	34782.20	813.35		33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF_1	FLAT	148.79	138.43	8	12
	FF_10	FLAT	142.32	142.32	7	
	FF_11	FLAT	152.40	143.06	7	
	FF_12	FLAT	151.62	141.62	7	
	FF_2	FLAT	180.83	167.41	10	
	FF_3	FLAT	184.31	180.63	10	
	FF_4	FLAT	146.39	136.92	8	
	FF_5	FLAT	141.80	133.03	8	
	FF_6	FLAT	170.95	159.78	10	
	FF_7	FLAT	147.91	136.67	7	
	FF_8	FLAT	145.99	136.55	8	
	FF_9	FLAT	144.54	136.13	8	
TYPICAL -2,3,4,5,6,7, 8 FLOOR PLAN	SF_1	FLAT	148.79	138.43	8	84
	SF_10	FLAT	142.32	142.32	7	
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NINTH FLOOR PLAN	9th_01	FLAT	141.80	133.03	8	8
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	9th_07	FLAT	152.40	143.06	7	
	9th_08	FLAT	151.62	141.62	7	
Total:	-	-	16148.27	15151.18	846	104

ARCHITECT'S

SIRAJ & RENU
ARCHITECTS & INT.DESIGNERS
3B, RAINTREE HALL APTS,
#16, RHENIUS STREET,
RICHMOND TOWN, BANGALORE--25
TEL : 22220303, 22220309

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s AKHINTA ENTERPRISES LIMITED
Rep By Its Director,
Mr.AKSHAY K.REDDY
GPA HOLDER THE SOCIETY OF
THE SERVENTS OF THE HOLY SPIRIT

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R.VasanthMadhava
BCD/BL-3.6/E:3213:08-09

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING@
BBMP Katha No.12/13,1st Stage,1st Phase,20th Main Road,
BTM 1st stage,Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore

DRAWING TITLE : UPPER BASEMENT FLOOR PLAN

SHEET NO : 3

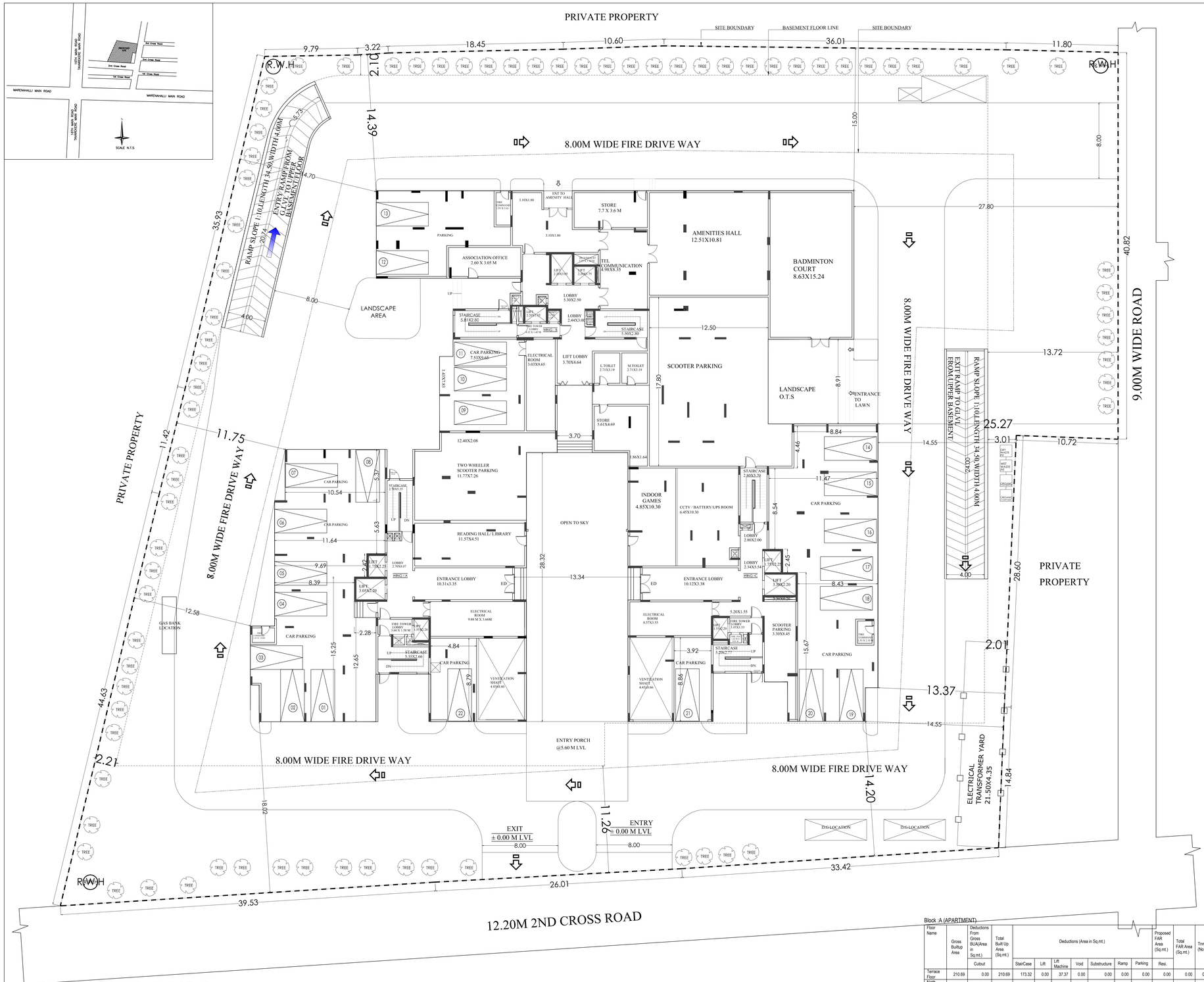
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / OVERSEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

SOUTH

Digitally signed by BYRAGHAVENDRA
Location: Bangalore
Date: 28.Jan.2022 12:48:27
Project No: PRJ8004/21-22
Organization: Bruhat Bangalore Mahanagara Palike
Designation: Joint Director Town Planning (JDTP)
Public Work Department (Township)(01-2)
Mahanagara Palike



GROUND FLOOR PLAN

022 CARS

Approval Condition :

This Modified Plan Sanction @ BBMP KATHA No.12/13,1st Stage,1St Phase,20th Main Road, MADIWALA WARD No.172,BANGALORE is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of 2BF+GF+9UPPER FLOOR.
(With Amenities @Part Of Ground Floor And Part Of Ninth Floor).

2.The sanction is accorded for Residential Apartment use only. The use of the building shall not deviate to any other use.

3.Basement Floors,Ground Floor reserved in the plan should not be converted for any other purpose.

4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

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

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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 (Ess& 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 shall 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 neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- a g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 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 neighboring 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 high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency 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 high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Life etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.

36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner a 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 a 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.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.

40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to

41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.

43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.

45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

46.Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaag Hoodike) Letter No. LD/95LET/2013, dated: 21-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to .

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

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

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	**KSFRS/GIS(C1)/133/2017 Docket No. KSFRS/CFO/SO/SE/SO/2021. Dated : 28/12/2021.**	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	**BANG/SOUTH/B/1282/I/637966 Dated:16/12/2021.**	
3	KSPCB	**No.PCB/0861/INR/A/2017/0187. Dated : 04/01/2022.**	
4	SEIAA / MoEF	**SIAA 120 CON 2017 Dated: 30/12/2021.**	
5	BWSSB	**BWSSB/CE/CE(M)/ACE-IV/DCE(M)-EE/AE(M-III)/D179/2017-18,Dated : 08/11/2017.**	
6	BBAL	**DGM(OM&IOT)/NOC For High Rise/ 2021-22/93,Dated At Bangalore 10-12-21.**	
7	BESCOM	**SEE/RC5/EEO/JE-2/NOC-1021-22 8861-63, Dated 06/12/2021.**	

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward. No: PRJ/8004/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 12/13	
Nature of Sanction: MODIFY	City Survey No.: 12/13	
Location: RING-II	Khata No. (As per Khata Extract): 12/13	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-32-12/13	
Zone: South	Locality / Street of the property: 1st STAGE,1st PHASE,20th MAIN ROAD,	
Ward: Ward-172		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8174.92
NET AREA OF PLOT	(A-Deductions)	8174.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4087.46
Proposed Coverage Area (31.11 %)		2542.17
Achieved Net coverage area (31.1 %)		2542.17
Balance coverage area left (18.9 %)		1545.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18393.57
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)		18393.57
Residential FAR (100.00%)		18388.24
Proposed FAR Area		18388.24
Achieved Net FAR Area (2.25)		18388.24
Balance FAR Area (0.00)		5.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		33968.85
Substructure Area Add in BUA (Layout Lvl)		285.65
Achieved BuiltUp Area		34254.50

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	104	1430.00	239	3286.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1581.25	239	3286.25
Two/Wheeler	-	151.25	0	0.00
Other Parking	-	-	-	9492.84
Total		1732.50		12779.09

FAR &Tenement Details

Block	No. of Same Blds	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area more than Tenement
			Cutout		Deductions (Area in Sq.mt.)											
A (APARTMENT)	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25	
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Block :A (APARTMENT)

Floor Name	Gross Builup 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 more than Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	210.69	0.00		210.69	173.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	2025.28	73.02		1952.26	122.72	42.58	0.00	75.04	260.86	0.00	0.00	1451.06	1451.06	08	166.75
Eighth Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Seventh Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Sixth Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fifth Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fourth Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Third Floor	2245.88	88.21		2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
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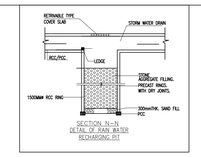
Total:	-	-	18146.07	15151.16	846	104

INDEX

SITE BOUNDARY

BASEMENT FLOOR LINE

SETBACK LINE



SECTION N-N
DETAIL OF RAIN WATER RECHARGING PIT

ARCHITECT'S

SIRAJ & RENU
ARCHITECTS & INT.DESIGNERS
3B, RAINTREE HALL APTS,
#16, RHENIUS STREET,
RICHMOND TOWN, BANGALORE-25
TEL : 22220303, 22220309

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s AKHINTA ENTERPRISES LIMITED
Rep By its Director,
Mr AKSHAY K REDDY
GPA HOLDER THE SOCIETY OF THE SERVENTS OF THE HOLY SPIRIT

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R.VasanthMadhava
BCC/BL-3.6/E:3213:08-09

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING@
BBMP Katha No.12/13,1st Stage,1st Phase,20th Main Road,
BTM 1st stage,Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

SOUTH

Digitally signed by M LOKESHAVENDRA PRASAD
Date: 2022.01.27 17:11:27 IST
Reason: SelfDocumentation
Location: Bruhat Bangalore Mahanagara Palike
Designation: Joint Director Town Planning (JDTP)
Bruhat Bangalore Mahanagara Palike

Bruhat Bangalore Mahanagara Palike

FIRST FLOOR PLAN

12 UNITS

Approval Condition :

This Modified Plan Sanction @ BBMP KATHA No.12/13,1st Stage,1St Phase,20th Main Road, MADIWALA,WARD No.172,BANGALORE is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of 2BF+GF+9UPPER FLOOR.
(With Amenities @Part Of Ground Floor And Part Of Ninth Floor).

2.The sanction is accorded for Residential Apartment use only. The use of the building shall not deviate to any other use.

3.Basement Floors,Ground Floor reserved in the plan should not be converted for any other purpose.

4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

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

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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 (Ess& 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.

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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 neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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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 neighboring 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 high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency 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 high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.

35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.

36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

38.The construction or reconstruction of a 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.In case of development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.

40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.

41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.

43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

44.The Applicant / Owner / Developer shall plant one tree for a/ sites measuring 180 Sqm up to 240 Sqm.b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.

45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

46.Also see, building licence for special conditions, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housedaag Hoodike) Letter No. LD/55LET/2013, dated: 01-04-2013 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

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

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	**KSFES/GBC(1)/120/2017 Docket No. KSFES/NOC/264/2021 , Dated: 28/12/2021.**	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	**BANG/ROU/7H/B/11/2021/837966 Dated:16/12/2021.**	
3	KSPCB	**No.PCB/9611/IND1/KA/2017/9187. Dated : 04/01/2022.**	
4	SEIAA / MoEF	**SEIAA 125 CON 2017 Dated: 30/12/2021.**	
5	BWSSB	**BWSSB/EIC-1/ECA/ACC-1/N/DCB/(M)-1/TA(M)-111/97/2017-18.Dated : 08/11/2017.**	
6	BBNL	**DGM/CM&BTD/NOC For High Rise 2021-22/423 Dated At Bangalore 10-12-21.**	
7	BESCOM	**SEE/BC-5/EE(O)/AE-2/NOC-1821-22/ 8981-85, Dated 06/12/2021.**	

SCALE : 1:125

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ8004/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 12/13	
Nature of Sanction: MODIFY	City Survey No.: 12/13	
Location: RING-II	Khata No. (As per Khata Extract): 12/13	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-32-12/13	
Zone: South	Locality / Street of the property: 1st STAGE,1st PHASE,20th MAIN ROAD,	
Ward: Ward-172		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8174.92
NET AREA OF PLOT	(A-Deductions)	8174.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4087.46
Proposed Coverage Area (31.11 %)		2542.17
Achieved Net coverage area (31.1 %)		2542.17
Balance coverage area left (18.9 %)		1545.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18393.57
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)		18393.57
Residential FAR (100.00%)		18388.24
Proposed FAR Area		18388.24
Achieved Net FAR Area (2.25)		18388.24
Balance FAR Area (0.00)		5.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		33968.85
Substructure Area Add in BUA (Layout Lvl)		285.65
Achieved BuiltUp Area		34254.50

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	104	1430.00	239	3286.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1581.25	239	3286.25
Two/Wheeler	-	151.25	0	0.00
Other Parking	-	-	-	9492.84
Total		1732.50		12779.09

FAR &Tenement Details

Block	No. of Same Blog.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area more than Tenement
A (APARTMENT)	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25	
Grand Total:	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104.00	1003.25	

Block :A (APARTMENT)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area more than Tenement
Terrace Floor	210.69	0.00	210.69	173.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	2025.28	73.02	1952.26	122.72	42.58	0.00	75.04	260.86	0.00	0.00	1451.06	1451.06	08	166.75
Eighth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Seventh Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Sixth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fifth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fourth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Third Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Second Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
First Floor	2582.35	88.21	2494.14	91.21	42.57	0.00	335.68	0.00	0.00	0.00	2024.68	2024.68	12	0.00
Ground Floor	2557.17	15.01	2542.16	91.22	42.57	0.00	0.00	0.00	0.00	0.00	1720.27	688.10	00	779.32
Upper Basement Floor	5846.26	16.32	5829.95	109.74	31.44	0.00	0.00	0.00	138.00	5522.18	28.59	28.59	00	28.59
Lower Basement Floor	5839.28	3.32	5835.96	109.74	42.63	0.00	0.00	0.00	138.00	5517.00	28.59	28.59	00	28.59
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25
Total Number of Same Blocks	1													
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF_1	FLAT	148.79	138.43	8	12
	FF_10	FLAT	142.32	142.32	7	
	FF_11	FLAT	152.45	143.06	7	
	FF_12	FLAT	151.82	141.62	7	
	FF_2	FLAT	180.63	167.41	10	
	FF_3	FLAT	184.31	180.63	10	
	FF_4	FLAT	148.38	136.92	8	
	FF_5	FLAT	141.80	133.03	8	
	FF_6	FLAT	170.80	159.78	10	
	FF_7	FLAT	147.61	136.87	7	
	FF_8	FLAT	148.98	136.56	8	
	FF_9	FLAT	144.64	136.13	8	
TYPICAL (2,3,4,5,6,7, 8 FLOOR PLAN	SF_1	FLAT	148.79	138.43	8	84
	SF_10	FLAT	142.32	142.32	7	
	SF_11	FLAT	152.45	143.06	7	
	SF_12	FLAT	151.82	141.62	7	
	SF_2	FLAT	180.63	167.41	10	
	SF_3	FLAT	184.31	180.63	10	
	SF_4	FLAT	148.38	136.92	8	
	SF_5	FLAT	141.80	133.03	8	
	SF_6	FLAT	171.62	159.78	10	
	SF_7	FLAT	147.61	136.87	7	
	SF_8	FLAT	145.59	136.55	8	
	SF_9	FLAT	144.64	136.13	8	
NINTH FLOOR PLAN	9th_01	FLAT	141.80	133.03	8	8
	9th_02	FLAT	171.62	159.78	10	
	9th_03	FLAT	147.61	136.87	7	
	9th_04	FLAT	148.77	138.37	9	
	9th_05	FLAT	146.22	138.21	7	
	9th_06	FLAT	142.32	142.32	7	
	9th_07	FLAT	152.45	143.06	7	
	9th_08	FLAT	151.82	141.62	7	
Total:			16148.27	15151.16	846	104

ARCHITECT'S

SIRAJ & RENU
ARCHITECTS & INT.DESIGNERS
3B, RAINTREE HALL APTS,
#16, RHENIUS STREET,
RICHMOND TOWN, BANGALORE-25
TEL : 22220303, 22220309

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s AKHINTA ENTERPRISES LIMITED
Rep By Its Director,
Mr.AKSHAY K.REDDY
GPA HOLDER THE SOCIETY OF
THE SERVENTS OF THE HOLY SPIRIT

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R.VasanthMadhava
BCC/BL-3.6/E:3213/08-09

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Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

SOUTH

Digitally signed by MAHAGHAVENDRA Bangalore
Date: 29-08-2022 12:12:27
Project No:PRJ8004/21-22/R3
Organization: Bangalore Mahanagara Palike
Designation : Joint Director Town Planning (JDTP)
Location: Karnataka, India
Mahanagara Palike

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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 high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency 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 high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a 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.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a/ sites measuring 180 Sqm up to 240 Sqm.b) minimum of two trees for sites measuring more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.

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

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

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	**KSFES/GBC(1)/123/2017 Docket No. KSFES/NOC/364/2021 , Dated: 28/12/2021.**	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	**BANG/SOUTH/B/11262/1837566 Dated:16/12/2021.**	
3	KSPCB	**No.PCB/9611/IndRA/2017/91587, Dated : 04/01/2022.**	
4	SEIAA (MoEF	**SEIAA 125 CON 2017 Dated: 30/12/2021.**	
5	BWSSB	**BWSSB/EIC/CE(N)/ACE-1/EIC(M)-1/FA(M)-III/597/2017-18,Dated : 08/11/2017.**	
6	BBNL	**DGM/CM&DTD/NOC For High Rise/ 2021-22/452,Dated At Bangalore 10-12-21.**	
7	BESCOM	**SEE/BCS/EE(O)/JE-2/NOC-18/21-22/ 8981-45, Dated 06/12/2021.**	

SCALE : 1:125

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward. No: PRJ8004/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 12/13	
Nature of Sanction: MODIFY	City Survey No.: 12/13	
Location: RING-II	Khata No. (As per Khata Extract): 12/13	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-32-12/13	
Zone: South	Locality / Street of the property: 1st STAGE,1st PHASE,20th MAIN ROAD,	
Ward: Ward-172		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8174.92
NET AREA OF PLOT	(A-Deductions)	8174.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4087.46
Proposed Coverage Area (31.1 %)		2542.17
Achieved Net coverage area (31.1 %)		2542.17
Balance coverage area left (18.9 %)		1545.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18393.57
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)		18393.57
Residential FAR (100.00%)		18388.24
Proposed FAR Area		18388.24
Achieved Net FAR Area (2.25)		18388.24
Balance FAR Area (0.00)		5.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		33968.85
Substructure Area Add in BUA (Layout Lvl)		285.65
Achieved BuiltUp Area		34254.50

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	104	1430.00	239	3286.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1581.25	239	3286.25
Two/Wheeler	-	151.25	0	0.00
Other Parking	-	-	-	9492.84
Total		1732.50		12779.09

FAR &Tenement Details

Block	No. of Same Blog.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (APARTMENT)	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25	
Grand Total:	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104.00	1003.25	

Block :A (APARTMENT)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout		Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	210.69	0.00	210.69		173.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Ninth Floor	2025.28	73.02	1952.26		122.72	42.58	0.00	75.04	260.86	0.00	0.00	1451.06	1451.06	08	166.75	
Eighth Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00	
Seventh Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00	
Sixth Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00	
Fifth Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00	
Fourth Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00	
Third Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00	
Second Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00	
First Floor	2582.35	88.21	2494.14		91.21	42.57	0.00	335.68	0.00	0.00	0.00	2024.68	2024.68	12	0.00	
Ground Floor	2557.17	15.01	2542.16		91.22	42.57	0.00	0.00	0.00	0.00	1720.27	688.10	688.10	00	779.32	
Upper Basement Floor	5846.26	16.32	5829.95		109.74	31.44	0.00	0.00	0.00	138.00	5522.18	28.59	28.59	00	28.59	
Lower Basement Floor	5839.28	3.32	5835.96		109.74	42.63	0.00	0.00	0.00	138.00	5517.00	28.59	28.59	00	28.59	
Total:	34782.20	813.35	33968.85		1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25	
Total Number of Same Blocks	1															
Total:	34782.20	813.35	33968.85		1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003	

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF_1	FLAT	148.79	138.43	8	12
	FF_10	FLAT	142.32	142.32	7	
	FF_11	FLAT	152.40	143.06	7	
	FF_12	FLAT	151.62	141.62	7	
	FF_2	FLAT	180.83	167.41	10	
	FF_3	FLAT	184.31	180.63	10	
	FF_4	FLAT	146.39	136.92	8	
	FF_5	FLAT	141.80	133.03	8	
	FF_6	FLAT	170.95	159.78	10	
	FF_7	FLAT	147.91	136.67	7	
	FF_8	FLAT	145.99	136.55	8	
	FF_9	FLAT	144.54	136.13	8	
TYPICAL -2,3,4,5,6,7, 8 FLOOR PLAN	SF_1	FLAT	148.79	138.43	8	84
	SF_10	FLAT	142.32	142.32	7	
	SF_11	FLAT	152.40	143.06	7	
	SF_12	FLAT	151.62	141.62	7	
	SF_2	FLAT	180.83	167.41	10	
	SF_3	FLAT	184.31	180.63	10	
	SF_4	FLAT	146.39	136.92	8	
	SF_5	FLAT	141.80	133.03	8	
	SF_6	FLAT	171.62	159.78	10	
	SF_7	FLAT	147.91	136.67	7	
	SF_8	FLAT	145.99	136.55	8	
	SF_9	FLAT	144.54	136.13	8	
NINTH FLOOR PLAN	9th_01	FLAT	141.80	133.03	8	8
	9th_02	FLAT	171.62	159.78	10	
	9th_03	FLAT	147.91	136.67	7	
	9th_04	FLAT	148.77	138.27	8	
	9th_05	FLAT	146.22	136.21	8	
	9th_06	FLAT	142.32	142.32	7	
	9th_07	FLAT	152.40	143.06	7	
	9th_08	FLAT	151.62	141.62	7	
Total:	-	-	16148.27	15151.18	848	104

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

SOUTH

ARCHITECT'S

SIRAJ & RENU
ARCHITECTS & INT.DESIGNERS
38, RANTREE HALL APTS,
#16, RHENIUS STREET,
RICHMOND TOWN, BANGALORE--25
TEL : 22220303, 22220309

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s AKHINTA ENTERPRISES LIMITED
Rep By Its Director,
Mr.AKSHAY.K.REDDY
GPA HOLDER THE SOCIETY OF
THE SERVENTS OF THE HOLY SPIRIT

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R.VasantiMadhava
BCC/BL-3.6/E:3213:08-09

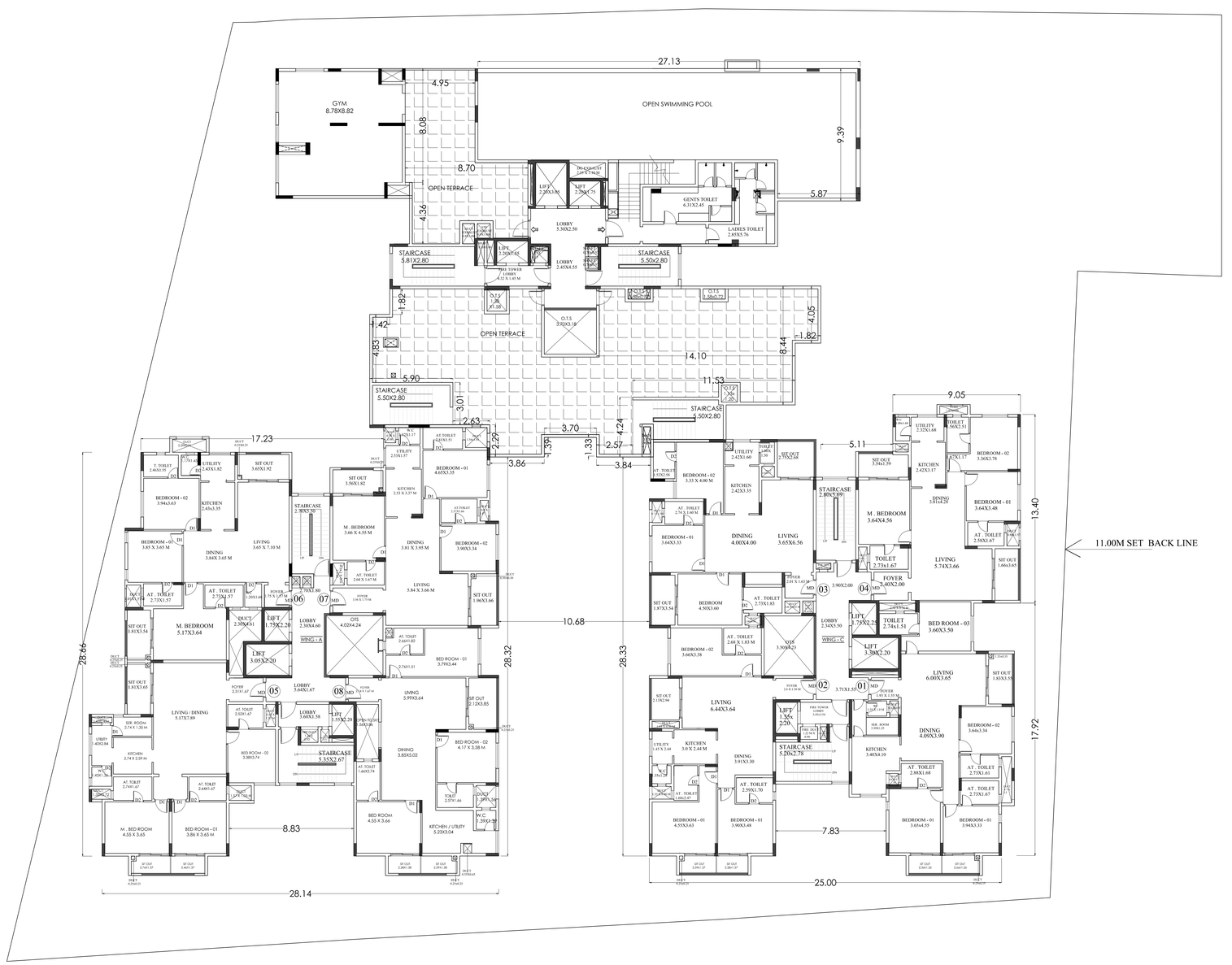
PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING@
BBMP Katha No.12/13,1st Stage,1st Phase,20th Main Road,
BTM 1st stage,Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore

DRAWING TITLE : TYPICAL FLOOR PLAN (2ND TO 8TH FLOOR PLAN)

SHEET NO : 6

Digitally signed by BHAGAVAN DEVA RAJU MANDAVA
Date: 25.08.2022 12:11:27
Project No: PRJ8004/21-22
Organization: Bruhat Bangalore Mahanagara Palike
Designation: Joint Director Town Planning (JDTP)
Location: Bruhat Bangalore Mahanagara Palike
Bruhat Bangalore Mahanagara Palike



NINTH FLOOR PLAN

8 Units

+31.60m lvl

Approval Condition :

This Modified Plan Sanction @ BBMP KATHA No.12/13,1st Stage,1St Phase,20th Main Road, MADIWALA WARD No.172,BANGALORE is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of 2BF+GF+9UPPER FLOOR.
(With Amenities @Part Of Ground Floor And Part Of Ninth Floor).
2.The sanction is accorded for Residential Apartment use only. The use of the building shall not deviate to any other use.
3.Basement Floors,Ground Floor reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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-5 (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 neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- i.e capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 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 neighboring 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 high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency 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 high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
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36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
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39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
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42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make neccessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm.b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.

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

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

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	**KSFES/GBC(1)/125/2017 Docket No. KSFES/NOC/564/2021 , Dated: 20/12/2021.**	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	**BANG/SOUTH/B/1282/0/87566 Dated:16/12/2021.**	
3	KSPCB	**No.PCB/9610/INR/Ka/2017/8187, Dated : 04/01/2022.**	
4	SEIAA / MoEF	**SEIAA 125 CON 2017 Dated: 30/12/2021.**	
5	BWSSB	**BWSSB/UE/CE I(N)/A/C E. IV/DCE(M)-UT/A(M)-III/59/79/2017-18,Dated : 08/11/2017**	
6	BBNL	**DG/M/CM/BGT/NOC For High Rise/ 2021-22/952,Dated:At Bangalore 10-12-21.**	
7	BESCOM	**SEE/BCS/EE(O)/JE-3/NOC-18/21-22/ 8981-83, Dated 06/12/2021.**	

SCALE : 1:125

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward. No: PRJ/8004/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 12/13	
Nature of Sanction: MODIFY	City Survey No.: 12/13	
Location: RING-I	Khata No. (As per Khata Extract): 12/13	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-32-12/13	
Zone: South	Locality / Street of the property: 1st STAGE,1st PHASE,20th MAIN ROAD,	
Ward: Ward-172		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8174.92
NET AREA OF PLOT	(A-Deductions)	8174.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4087.46
Proposed Coverage Area (31.1 %)		2542.17
Achieved Net coverage area (31.1 %)		2542.17
Balance coverage area left (18.9 %)		1545.29
FAR CHECK:		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18393.57
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)		18393.57
Residential FAR (100.00%)		18388.24
Proposed FAR Area		18388.24
Achieved Net FAR Area (2.25)		18388.24
Balance FAR Area (0.00)		5.33
BUILT UP AREA CHECK:		
Proposed BuiltUp Area		33968.85
Substructure Area Add in BUA (Layout Lvl)		285.65
Achieved BuiltUp Area		34254.50

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	104	1430.00	239	3286.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1581.25	239	3286.25
Two/Wheeler	-	151.25	0	0.00
Other Parking	-	-	-	9492.84
Total		1732.50		12779.09

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (APARTMENT)	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25	
Grand Total:	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104.00	1003.25	

Block :A (APARTMENT)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	210.69	0.00	210.69	173.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	2025.28	73.02	1952.26	122.72	42.58	0.00	75.04	260.86	0.00	0.00	1451.06	1451.06	08	166.75
Eighth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Seventh Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Sixth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fifth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fourth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Third Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Second Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
First Floor	2582.35	88.21	2494.14	91.21	42.57	0.00	335.68	0.00	0.00	0.00	2024.68	2024.68	12	0.00
Ground Floor	2557.17	15.01	2542.16	91.22	42.57	0.00	0.00	0.00	0.00	1720.27	688.10	688.10	00	779.32
Upper Basement Floor	5846.26	16.32	5829.95	109.74	31.44	0.00	0.00	0.00	138.00	5522.18	28.59	28.59	00	28.59
Lower Basement Floor	5839.28	3.32	5835.96	109.74	42.63	0.00	0.00	0.00	138.00	5517.00	28.59	28.59	00	28.59
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25
Total Number of Same Blocks	1													
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF_1	FLAT	148.79	138.43	6	12
	FF_10	FLAT	142.32	142.32	7	
	FF_11	FLAT	152.45	143.06	7	
	FF_12	FLAT	151.62	141.62	7	
	FF_2	FLAT	180.63	167.41	10	
	FF_3	FLAT	164.31	160.63	10	
	FF_4	FLAT	146.39	136.92	8	
	FF_5	FLAT	141.80	133.03	8	
	FF_6	FLAT	170.95	159.76	10	
	FF_7	FLAT	147.91	136.67	7	
	FF_8	FLAT	145.99	136.55	8	
	FF_9	FLAT	144.54	136.13	8	
TYPICAL -2,3,4,5,6,7, 8 FLOOR PLAN	SF_1	FLAT	148.79	138.43	6	84
	SF_10	FLAT	142.32	142.32	7	
	SF_11	FLAT	152.45	143.06	7	
	SF_12	FLAT	151.62	141.62	7	
	SF_2	FLAT	180.63	167.41	10	
	SF_3	FLAT	164.31	160.63	10	
	SF_4	FLAT	146.39	136.92	8	
	SF_5	FLAT	141.80	133.03	8	
	SF_6	FLAT	171.62	159.76	10	
	SF_7	FLAT	147.91	136.67	7	
	SF_8	FLAT	145.99	136.55	8	
	SF_9	FLAT	144.54	136.13	8	
NINTH FLOOR PLAN	9th_01	FLAT	141.80	133.03	8	8
	9th_02	FLAT	171.62	159.76	10	
	9th_03	FLAT	147.91	136.67	7	
	9th_04	FLAT	146.77	136.37	9	
	9th_05	FLAT	146.22	136.21	7	
	9th_06	FLAT	142.32	142.32	7	
	9th_07	FLAT	152.45	143.06	7	
	9th_08	FLAT	151.62	141.62	7	
Total:	-	-	16146.07	15151.18	846	104

ARCHITECT'S

SIRAJ & RENU
ARCHITECTS & INT.DESIGNERS
38, RANTREE HALL APTS,
#16, RHENUS STREET,
RICHMOND TOWN, BANGALORE-25
TEL : 22220303, 22220309

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s AKHINTA ENTERPRISES LIMITED
Rep By Its Director,
Mr.AKSHAY.K.REDDY
GPA HOLDER THE SOCIETY OF
THE SERVENTS OF THE HOLY SPIRIT

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R.VasanthMadhava
BCC/BL-3.6/E:3213:08-09

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING@ BBMP Katha No.12/13,1st Stage,1st Phase,20th Main Road, BTM 1st stage,Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore

DRAWING TITLE : NINTH FLOOR PLAN

SHEET NO : 7

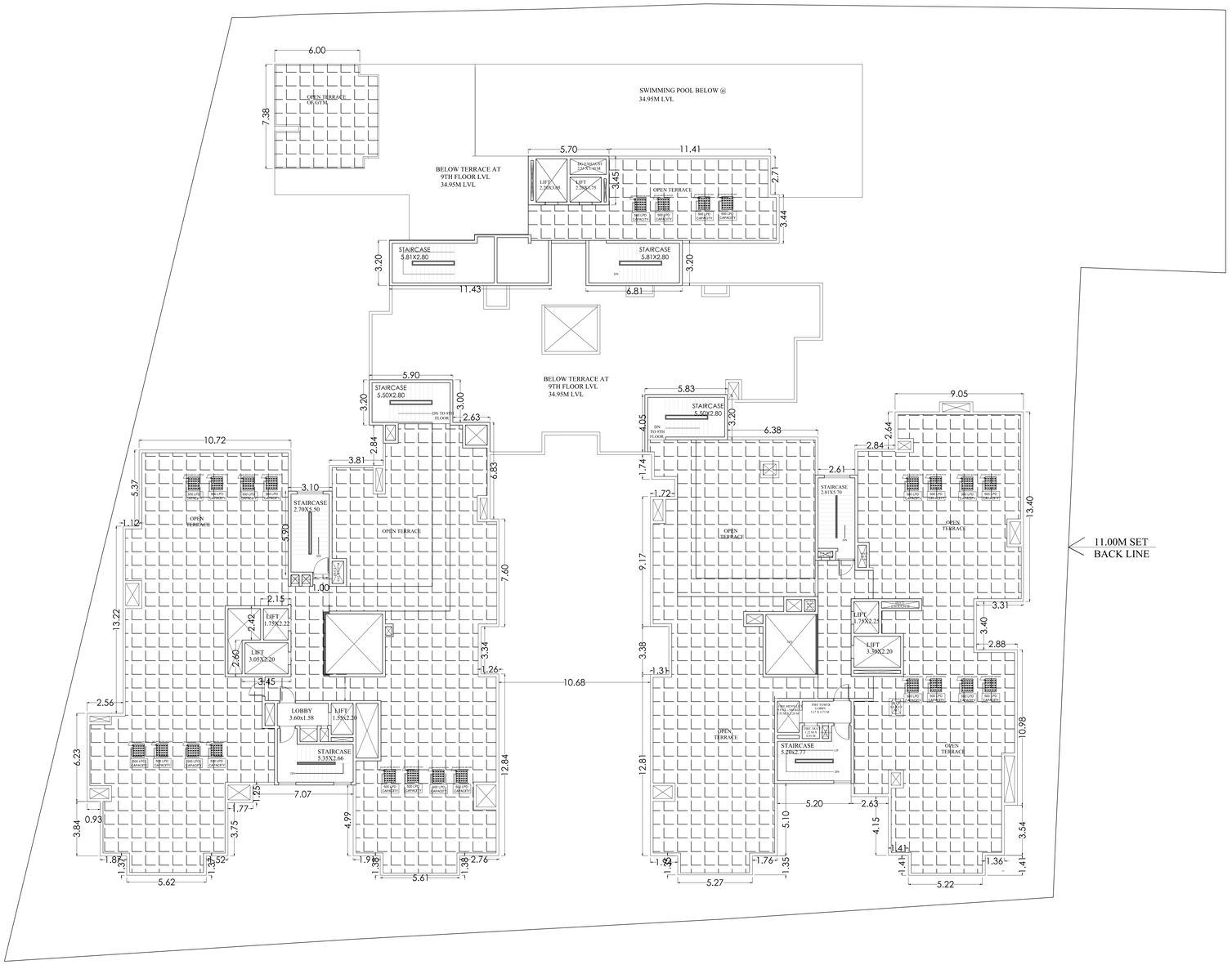
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / WORKS INSPECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

SOUTH

Digitally signed by N RAGHAVENDRA PRASAD
Date: 29.08.2022 14:45:27
Designation : Joint Director Town Planning (JDTP)
Organisation : Bruhat Bangalore Mahanagara Palike
Location : Town Planning Section (TNS)SOUTH ZONE
Bruhat Bangalore Mahanagara Palike



TERRACE FLOOR PLAN

+34.95 m lvl

Approval Condition :

This Modified Plan Sanction @ BBMP KATHA No.12/13,1st Stage,1St Phase,20th Main Road, MADIWALA,WARD No.172,BANGALORE is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of 2BF+GF+9UPPER FLOOR.
(With Amenities @Part Of Ground Floor And Part Of Ninth Floor).
2.The sanction is accorded for Residential Apartment use only. The use of the building shall not deviate to any other use.
3.Basement Floors,Ground Floor reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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 (Ess& 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-5 (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 neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k g capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 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 neighboring 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 high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency 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 high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a 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.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.

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

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

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	**KSFES/GBC(1)/125/2017 Docket No. KSFRS/NOC/264/2021 , Dated: 20/12/2021.**	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	**BANG/SOUTH/B/11262/1637566 Dated:16/12/2021.**	
3	KSPCB	**No.PCB/8661/INR/KA/2017/5187, Dated : 04/01/2022.**	
4	SEIAA / MoEF	**SEIAA 125 CON 2017 Dated: 30/12/2021.**	
5	BWSSB	**BWSSB/CE/CWT(N)/ACE.IV/DCE(M)-I/EE(M)-III(S97)/2017-18,Dated : 08/11/2017**	
6	BBNL	**DGM(CM)BGTD/NOC For High Rise/ 2021-22/R2,Dated At Bangalore 10-12-21.**	
7	BESCOM	**SEE/BCS/EE(O)/JE-2/NOC-18/21-22/ 8981-83, Dated 06/12/2021.**	

SCALE : 1:125

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4	
	VERSION DATE: 31/08/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward. No: PRJ8004/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 12/13	
Nature of Sanction: MODIFY	City Survey No.: 12/13	
Location: RING-II	Khata No. (As per Khata Extract): 12/13	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-32-12/13	
Zone: South	Locality / Street of the property: 1st STAGE,1st PHASE,20th MAIN ROAD,	
Ward: Ward-172		
Planning District: 210-Jayanagar		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8174.92
NET AREA OF PLOT	(A-Deductions)	8174.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4087.46
Proposed Coverage Area (31.11 %)		2542.17
Achieved Net coverage area (31.1 %)		2542.17
Balance coverage area left (18.9 %)		1545.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18393.57
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)		18393.57
Residential FAR (100.00%)		18388.24
Proposed FAR Area		18388.24
Achieved Net FAR Area (2.25)		18388.24
Balance FAR Area (0.00)		5.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		33968.85
Substructure Area Add in BUA (Layout Lvl)		285.65
Achieved BuiltUp Area		34254.50

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	104	1430.00	239	3286.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1581.25	239	3286.25
Two/Wheeler	-	151.25	0	0.00
Other Parking	-	-	-	9492.84
Total		1732.50		12779.09

FAR &Tenement Details

Block	No. of Same Blks	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	Void	SubStructure	Ramp	Parking	Resi.				
A (APARTMENT)	1	34782.19	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25
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Block :A (APARTMENT)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	210.69	0.00	210.69		173.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	2025.28	73.02	1952.26		122.72	42.58	0.00	75.04	260.86	0.00	0.00	1451.06	1451.06	08	166.75
Eighth Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Seventh Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Sixth Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fifth Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fourth Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Third Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Second Floor	2245.88	88.21	2157.67		91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
First Floor	2582.35	88.21	2494.14		91.21	42.57	0.00	335.68	0.00	0.00	0.00	2024.68	2024.68	12	0.00
Ground Floor	2557.17	15.01	2542.16		91.22	42.57	0.00	0.00	0.00	0.00	1720.27	688.10	688.10	00	779.32
Upper Basement Floor	5846.26	16.32	5829.95		109.74	31.44	0.00	0.00	0.00	138.00	5522.18	28.59	28.59	00	28.59
Lower Basement Floor	5839.28	3.32	5835.96		109.74	42.63	0.00	0.00	0.00	138.00	5517.00	28.59	28.59	00	28.59
Total:	34782.20	813.35	33968.85		1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25
Total Number of Same Blocks	1														
Total:	34782.20	813.35	33968.85		1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF_1	FLAT	148.79	138.43	8	12
	FF_10	FLAT	142.32	142.32	7	
	FF_11	FLAT	152.45	143.06	7	
	FF_12	FLAT	151.62	141.62	7	
	FF_2	FLAT	180.83	167.41	10	
	FF_3	FLAT	184.31	180.63	10	
	FF_4	FLAT	146.39	136.92	8	
	FF_5	FLAT	141.80	133.03	8	
	FF_6	FLAT	170.95	159.78	10	
	FF_7	FLAT	147.91	136.87	7	
	FF_8	FLAT	145.99	136.55	8	
	FF_9	FLAT	144.54	136.13	8	
TYPICAL -2,3,4,5,6,7, 8 FLOOR PLAN	SF_1	FLAT	148.79	138.43	8	84
	SF_10	FLAT	142.32	142.32	7	
	SF_11	FLAT	152.45	143.06	7	
	SF_12	FLAT	151.62	141.62	7	
	SF_2	FLAT	180.83	167.41	10	
	SF_3	FLAT	184.31	180.63	10	
	SF_4	FLAT	146.39	136.92	8	
	SF_5	FLAT	141.80	133.03	8	
	SF_6	FLAT	171.62	159.78	10	
	SF_7	FLAT	147.91	136.87	7	
	SF_8	FLAT	145.99	136.55	8	
	SF_9	FLAT	144.54	136.13	8	
NINTH FLOOR PLAN	9th_01	FLAT	141.80	133.03	8	8
	9th_02	FLAT	171.62	159.78	10	
	9th_03	FLAT	147.91	136.87	7	
	9th_04	FLAT	146.77	136.37	9	
	9th_05	FLAT	148.22	138.21	7	
	9th_06	FLAT	142.32	142.32	7	
	9th_07	FLAT	152.45	143.06	7	
	9th_08	FLAT	151.62	141.62	7	
Total:	-	-	16146.07	15151.16	846	104

ARCHITECT'S

SIRAJ & RENU
ARCHITECTS & INT.DESIGNERS
3B, RANTREE HALL APTS,
#16, RHENIUS STREET,
RICHMOND TOWN, BANGALORE- 25
TEL : 22220303, 22220309

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s AKHINTA ENTERPRISES LIMITED
Rep By Its Director,
Mr.AKSHAY.K.REDDY
GPA HOLDER THE SOCIETY OF
THE SERVENTS OF THE HOLY SPIRIT

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
R.VasanthMadhava
BCC/BL-3.6/E:3213:08-09

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING@
BBMP Katha No.12/13,1st Stage,1st Phase,20th Main Road,
BTM 1st stage,Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore

DRAWING TITLE : TERRACE FLOOR PLAN

SHEET NO : 8

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / Karisha Kumar	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

SOUTH

Digitally signed by M RAGHAVENDRA PRASAD
Date: 29-12-2021 12:46:27
Designation : Joint Director
Organisation : Bruhat Bangalore Mahanagara Palike
Location : Joint Director Town Planning (JDTP)
Public Work Department,Vikasa Soudha,Bangalore-01
Mahanagara Palike

SECTION

Approval Condition :

This Modified Plan Sanction @ BBMP KATHA No.12/13,1st Stage,1St Phase,20th Main Road, MADIWALA WARD No.172,BANGALORE is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of 2BF+GF+9UPPER FLOOR.
(With Amenities @Part Of Ground Floor And Part Of Ninth Floor).
2.The sanction is accorded for Residential Apartment use only. The use of the building shall not deviate to any other use.
3.Basement Floors,Ground Floor reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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-5 (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 neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- kg capacity installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 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 neighboring 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 high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency 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 high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner o 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 a 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.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.

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

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

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE : 1:125

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.4
	VERSION DATE: 31/08/2021
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: PRJ8004/21-22	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 12/13
Nature of Sanction: MODIFY	City Survey No.: 12/13
Location: RING-II	Khata No. (As per Khata Extract): 12/13
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 65-32-12/13
Zone: South	Locality / Street of the property: 1st STAGE,1st PHASE,20th MAIN ROAD,
Ward: Ward-172	
Planning District: 210-Jayanagar	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	8174.92
NET AREA OF PLOT	(A-Deductions)	8174.92
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4087.46
Proposed Coverage Area (31.11 %)		2542.17
Achieved Net coverage area (31.1 %)		2542.17
Balance coverage area left (18.9 %)		1545.29
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		18393.57
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)		18393.57
Residential FAR (100.00%)		18388.24
Proposed FAR Area		18388.24
Achieved Net FAR Area (2.25)		18388.24
Balance FAR Area (0.00)		5.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		33968.85
Substructure Area Add in BUA (Layout Lvl)		285.65
Achieved BuiltUp Area		34254.50

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-
	Total :		-	-	-	-	104	239

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	104	1430.00	239	3286.25
Visitor's Car Parking	11	151.25	0	0.00
Total Car	115	1581.25	239	3286.25
Two/Wheeler	-	151.25	0	0.00
Other Parking	-	-	-	9492.84
Total		1732.50		12779.09

FAR &Tenement Details

Block	No. of Same Blds	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	Void	Substructure	Ramp	Parking	Resi.			
A (APARTMENT)	1	34782.19	813.35	33968.85	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25
Grand Total:	1	34782.19	813.35	33968.85	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104.00	1003.25

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	**KSFRS/NOC/0/2021/617 Docket No. KSFRS/NOC/284/2021. Dated: 28/12/2021**	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	**BANG/SOUTH/B/112621/637566 Dated: 16/12/2021.**	
3	KSPCB	**No.PCB/9611/INFRA/2017/5107. Dated : 04/01/2022.**	
4	SEIAA / MoEF	**SEIAA 125 CON 2017 Dated: 30/12/2021.**	
5	BWSSB	**BWSSB/EE2/CE/TE(M)/ACE-IV/DCE(M)-IT/EAM1-111/5179/2017-18,Dated : 08/11/2017.**	
6	BSNL	**DGM/GM/BD/TD/NOC For High Rise/ 2021-22/63.Dated At Bangalore 10-12-21.**	
7	BESCOM	**SEE/BCS/EE0/JE-2/NOC-1021-22 8861-63. Dated 06/12/2021.**	

UnitBUA Table for Block :A (APARTMENT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF_1	FLAT	148.79	138.43	8	12
	FF_10	FLAT	142.32	142.32	7	
	FF_11	FLAT	152.45	143.06	7	
	FF_12	FLAT	151.82	141.62	7	
	FF_2	FLAT	180.63	167.41	10	
	FF_3	FLAT	194.31	180.63	10	
	FF_4	FLAT	146.39	136.92	8	
	FF_5	FLAT	141.80	133.03	8	
	FF_6	FLAT	170.06	159.78	10	
	FF_7	FLAT	147.91	136.87	7	
	FF_8	FLAT	145.59	136.55	8	
	FF_9	FLAT	144.54	136.13	8	
TYPICAL -2,3,4,5,6,7, 8 FLOOR PLAN	SF_1	FLAT	148.79	138.43	8	84
	SF_10	FLAT	142.32	142.32	7	
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	SF_8	FLAT	145.59	136.55	8	
	SF_9	FLAT	144.54	136.13	8	
NINTH FLOOR PLAN	9th_01	FLAT	141.80	133.03	8	8
	9th_02	FLAT	171.62	159.78	10	
	9th_03	FLAT	147.91	136.87	7	
	9th_04	FLAT	145.77	136.37	8	
	9th_05	FLAT	146.22	136.21	7	
	9th_06	FLAT	142.32	142.32	7	
	9th_07	FLAT	152.45	143.06	7	
	9th_08	FLAT	151.82	141.62	7	
Total:	-	-	16146.07	15151.16	846	104

Block :A (APARTMENT)

Floor Name	Gross Builup 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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	210.69	0.00	210.69	173.32	0.00	37.37	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	2025.28	73.02	1952.26	122.72	42.58	0.00	75.04	260.86	0.00	0.00	1451.06	1451.06	08	166.75
Eighth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Seventh Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Sixth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fifth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Fourth Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Third Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
Second Floor	2245.88	88.21	2157.67	91.21	42.57	0.00	0.00	0.00	0.00	0.00	2023.89	2023.89	12	0.00
First Floor	2582.35	88.21	2494.14	91.21	42.57	0.00	335.68	0.00	0.00	0.00	2024.68	2024.68	12	0.00
Ground Floor	2557.17	15.01	2542.16	91.22	42.57	0.00	0.00	0.00	0.00	1720.27	688.10	688.10	00	779.32
Upper Basement Floor	5846.26	16.32	5829.95	109.74	31.44	0.00	0.00	0.00	138.00	5522.18	28.59	28.59	00	28.59
Lower Basement Floor	5839.28	3.32	5835.96	109.74	42.63	0.00	0.00	0.00	138.00	5517.00	28.59	28.59	00	28.59
Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003.25
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Total:	34782.20	813.35	33968.85	1336.42	499.78	37.37	410.72	260.86	276.00	12759.46	18388.25	18388.25	104	1003

SANCTIONING AUTHORITY :

ASSISTANT + DIVISION ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

SOUTH

Digitally signed by M LAKSHMAVENDRA PRASAD
Date: 31 Dec 2021 17:11:27
Project Name: BBMP Building Plan Modification Application
Position: Principal Town Planner
Designation: Joint Director Town Planning (JDTP)
Location: Bruhat Bengaluru Mahanagara Palike
Bruhat Bengaluru Mahanagara Palike

ARCHITECT'S

SIRAJ & RENU
ARCHITECTS & INT.DESIGNERS
3B, RANTREE HALL APTS,
#16, RHENIUS STREET,
RICHMOND TOWN, BANGALORE-25
TEL : 22220303, 22220309

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s AKHINTA ENTERPRISES LIMITED
Rep By Its Director,
Mr.AKSHAY.K.REDDY
GPA HOLDER THE SOCIETY OF
THE SERVENTS OF THE HOLY SPIRIT

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
R.VasanthMadhava
BCC/BL-3.6/E:3213:08-09

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING@
BBMP Katha No.12/13,1st Stage,1st Phase,20th Main Road,
BTM 1st stage,Madiwala,Pid No. 65-32-12/13, Ward No.172 Bangalore

DRAWING TITLE : SECTION

SHEET NO : 9