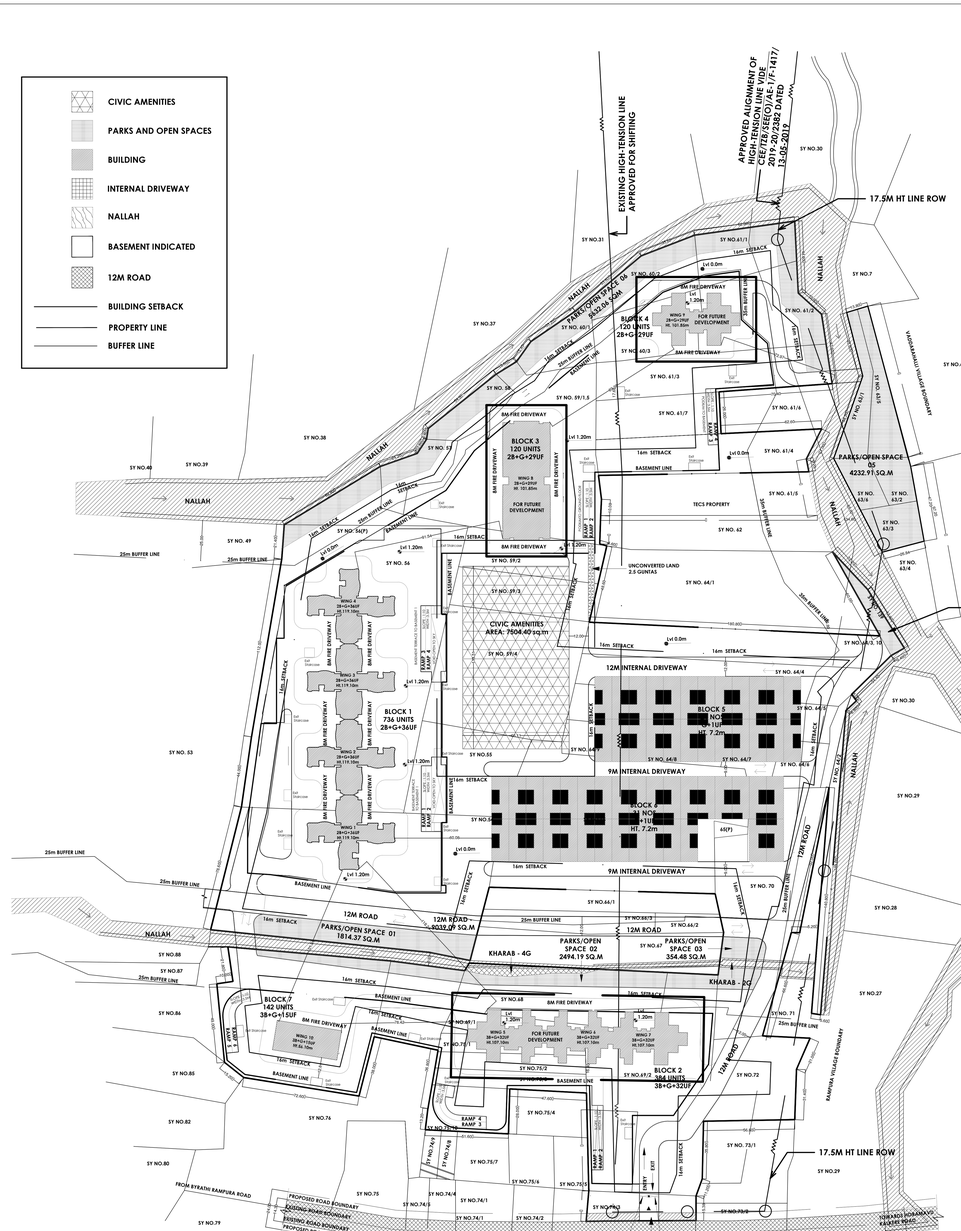


BBMP/Addl.Dir/JD North/LP/0010/2019-20
BBMP/Addl.Dir/JD North/LP/0105/2017-18

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Property Katha No.28 /Sy No. 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 55, 56(P), and Khata No. 46, Sy No. 68, 69/1, 69/2, 74/3, 78, 85/2, 75/1, 75/2, 75/3, 75/10, 70(P), 72, Khata No. 110, Sy No. 57, 58, 59/1, 59/2, 59/3, 60/1, 60/2, 60/3, 61/4, 64/2, 64(P), 64/4, 64/7, 64/8, 64/9,64/10, 65(P), 59/4(P), 56(P), 59/5, 61/1, 64/5(P), 61/2, 61/3, 61/7, 70(P), 64/6, 64/3 and 139 and Khata No. 111, Sy No. 63/1, 63/2, 63/3, 63/5, 63/6, Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone, Bengaluru
   a) Block - 1 Consisting of 2BF+GF+36UF. (Thirty Six Uppers Floors) only.
   b) Block - 7 Consisting of 3BF+GF+15UF. (Fifteen Uppers Floors) only.
   c) Block - 5 & 6 Consisting of GF+1UF (One Uppers Floors) only.
2. Modified Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use.
3. Three Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / unforward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-A (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant should provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide St. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 400 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
37. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
39. If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
40. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning) 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.
42. If the interim order stayed in W.P No. 8697/2020 (LB-BMP) gets vacated, the applicant shall abide to the out come of the final order of the Horirable High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
43. With reference to condition no. 15 of work order dated. 27.07.2019 issued by Bengaluru Development Authority in approval of Modified Development Plan, the existing High Tension Line is to be shifted by KPTCL vide their order dated. 20.02.2020, Therefore until shifting of High Tension Line no construction to be commenced under the alignment of said existing High Tension Line.
44. The Owner / Developer should submit Modified NOC from BESCOM, BWSSB and KSPCB in accordance with the modified plan sanction proposals before the issue of Commencement Certificate.
   The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
46. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
47. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
48. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
49. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.
50. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

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

III. NOC Details

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department.	GBC(1)/430/2015, Docket No KSFES/NOC/1132/2019 dated: 05-07-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	BANG/SOUTH/B/ 051619/ 390203 dated: 04-06-2019.	
3	HAL	ASCI/CMLA/OY131/HAL-BG-01-19/0350/2020, dated: 24-03-2020	
4	BESCOM	151/AEE(U)/BESCOM/KR-PURA/DA1/ Date:24-03-2020.	
5	BSNL	DGM(CM)/BOT/ORC/C High Rise/2019-20/21 dated : 01-07-2019	
6	BWSSB	BWSSB/EE/CAE(M)-II/DCE(M)-7/AM-ISM191/2018-17 dated: 15-07-2019	
7	SEIAA	SEIAA 151 / CON 2018, dated: 21-06-2019	
8	KSPCB	PCB/2/5/CNP/15th-160, dated: 27-05-2019	
9	Jakkuru Flying Training School	ATM/NOC-02/2015/512, Dated: 04-08-2015	

IV. The Applicant has paid the fees of Rs. 1,32,62,000/- vide Transaction No. RATNR52020091400955418 / 419 / 421 Date. 14-09-2020 for the following:-

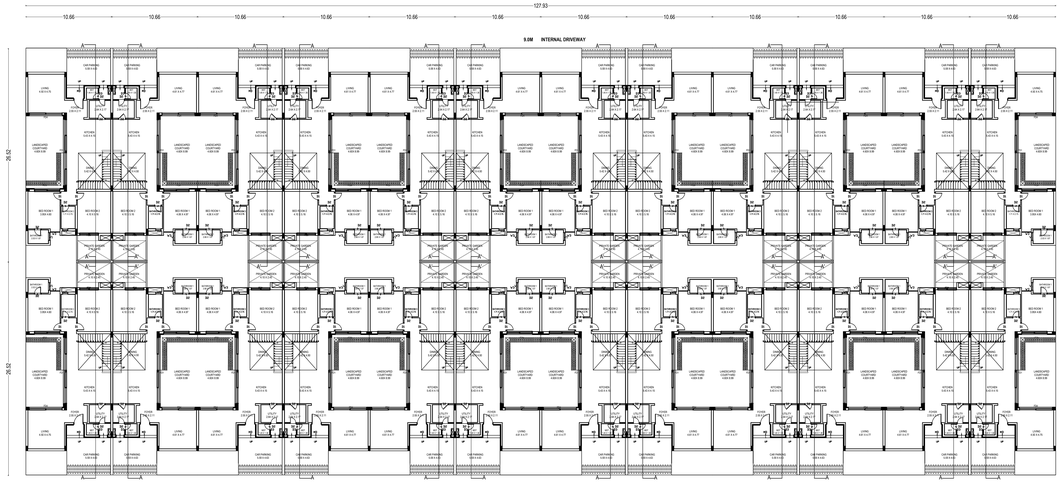
1.	Licence Fees	: 1,08,90,365-00
2.	Scrutiny fees	: 5,44,518-00
3.	Ground Rent	: Court Stay-00
4.	Betterment Charges a) For Building b) For Site	: 1,89,768-00 0-00
5.	Security Deposit	: 23,72,009-00
6.	Plan Copy Charges	: 1,72,000-00
7.	Lake Improvement Charges	: 0-00
8.	1% Service Charge on Labour Cess	: 1,61,042-00
9.	**Already paid vide Receipt No. BBMP/17145/CH/19-20, Dated. 06-09-2019.**	: 10,58,704-00
10.	**Total Rs** **Say Rs.**	: **1,32,61,600-00** **1,32,62,000-00**

V. The Applicant has paid the Labour Cess fees of Rs. 1,000/- vide Transaction No. RATNN20258955420, Date. 14-09-2020.

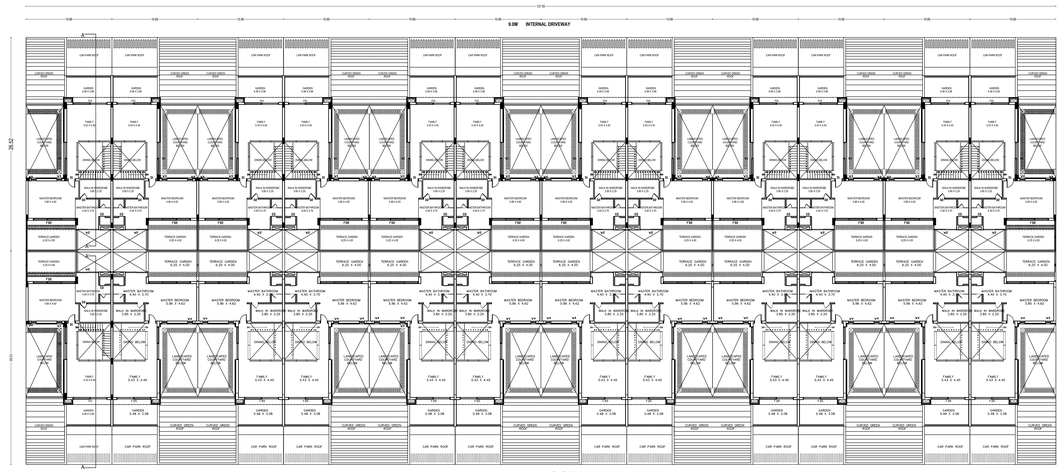
Block: BLOCK 1 (RESIDENTIAL APT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Add Area in Full FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet area other than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Res.	Stair				
Terrace Floor	599.10	489.21	81.00	28.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyseventh Floor	4194.37	0.00	109.89	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00	
Thirtysixth Floor	4123.54	0.00	109.89	0.00	528.57	0.96	0.00	0.00	3482.62	0.00	3482.62	16	0.00	
Thirtyfifth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00	
Thirtyfourth Floor	4230.77	0.00	109.89	0.00	562.22	0.96	0.00	0.00	3557.70	0.00	3557.70	22	0.00	
Thirtythird Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00	
Thirtysecond Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3483.05	0.00	3483.05	22	0.00	
Thirtyfirst Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00	
Thirtyfourth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3483.05	0.00	3483.05	22	0.00	
Thirtyfourth Floor	4194.37	0.00	109.89	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00	
Thirtyseventh Floor	4123.54	0.00	109.89	0.00	528.57	0.96	0.00	0.00	3482.62	0.00	3482.62	16	0.00	
Thirtysixth Floor	4139.77	0.00	109.89	0.00	332.44	0.96	0.00	0.00	3475.48	0.00	3475.48	16	0.00	
Thirtyfifth Floor	4209.00	0.00	109.89	0.00	563.21	0.96	0.00	0.00	3534.94	0.00	3534.94	16	0.00	
Thirtyfourth Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00	
Thirtythird Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3483.05	0.00	3483.05	22	0.00	
Thirtysecond Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00	
Thirtyfirst

BBMP/Addl.Dir/JD North/LP/0010/2019-20
BBMP/Addl.Dir/JD North/LP/0105/2017-18



(BLOCK 5)
GROUND FLOOR PLAN



BLOCK 5
FIRST FLOOR PLAN

This Modified Plan Sanction is issued subject to the following conditions

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a) Block - 1 Consisting of 2BF+GF+36UF (Thirty Six Uppers Floors) only.
b) Block - 7 Consisting of 3BF+GF+15UF (Fifteen Uppers Floors) only.
c) Block - 5 & 6 Consisting of GF+1UF (One Uppers Floors) only.
2. Modified Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use.
3. Three Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power mains 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 / unforward incidents arising during the time of construction.
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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.
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14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
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19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
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43. With reference to condition no. 15 of work order dated: 27.07.2019 issued by Bengaluru Development Authority in approval of Modified Development Plan, the existing High Tension Line is to be shifted by KPTCL vide their order dated. 20.02.2020, Therefore until shifting of High Tension Line no construction to be commenced under the alignment of said existing High Tension Line.
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II. 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 of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
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.

III. NOC Details

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department.	DBC(1)/435/2015, Docket No KSFES/NOC/1120/2019 dated: 05-07-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	BANG/SOUTH/RF/351619/ 395203 dated: 04-05-2020	
3	HAL	ASC/CNM(AO)/313/HAL/ASC-S/1193/360/2020, dated: 16-01-2020	
4	BESCOM	ಕಾರ್ಯಪಾಲಕ ಎಂಜಿನಿಯರ್(ಸಿ.ಮತ್ತು ಎ.ಕೆ.)/ಎಸ್.ಜೆ.ಪಿ.ಸಂಕೀರ್ಣ, ದಿನಾಂಕ: 24-11-2020	
5	BSNL	DGM(CM)/BGT/GNOC High Rise/2019-2021 dated: 01.07.2019	
6	BWSSB	BWSSB/EE/CACE(M)-HSDC(E)/JTA/Mr-III/418/2016-17 dated: 15-07-2016	
7	SEIAA	SEIAA 151 CON 2018, dated: 21-06-2019	
8	KSPCB	PCB/25/CNP/15H-160, dated: 27-05-2016	
9	Jakkuru Flying Training Centre	ATM/NOC-D2/2015/512, Dated: 04-08-2015	

IV. The Applicant has paid the fees of Rs. 1,32,62,000/- vide Transaction No. RATNR52020091400955418 / 419 / 421 Date. 14-09-2020 for the following:-

1.	Licence Fees	:	1,08,90,909-00
2.	Scrutiny fees	:	5,44,519-00
3.	Ground Rent	:	Court Stay-00
4.	Betterment Charges		
	a) For Building	:	1,69,708-00
	b) For Site	:	0-00
5.	Security Deposit	:	23,72,099-00
6.	Plan Copy Charges	:	1,72,000-00
7.	Lake Improvement Charges	:	0-00
8.	1% Service Charge on Labour Cess	:	1,51,542-00
9.	**Already paid vide Receipt No. BBMP/17145/CH/19-20, Dated. 06-09-2019.**	:	10,68,704-00
10.	**Total Rs Say Rs.**	:	**1,32,61,600-00 1,32,62,000-00**

V. The Applicant has paid the Labour Cess fees of Rs. 1,000/- vide Transaction No. RATNN20258955420, Date. 14-09-2020.

Block :BLOCK 1 (RESIDENTIAL APT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	596.10	489.21	81.00	28.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	4194.37	0.00	109.69	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00
Twelfth Floor	4123.04	0.00	109.69	0.00	529.57	0.96	0.00	0.00	3482.82	0.00	3482.82	16	0.00
Eleventh Floor	4158.49	0.00	109.69	0.00	554.93	0.96	0.00	0.00	3498.71	0.00	3498.71	22	0.00
Tenth Floor	4250.77	0.00	109.69	0.00	562.22	0.96	0.00	0.00	3597.70	0.00	3597.70	22	0.00
Thirteenth Floor	4221.17	0.00	109.69	0.00	554.35	0.96	0.00	0.00	3595.97	0.00	3595.97	22	0.00
Nineth Floor	4158.38	0.00	109.69	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Thirteenth Floor	4158.49	0.00	109.69	0.00	554.93	0.96	0.00	0.00	3498.71	0.00	3498.71	22	0.00
Twelfth Floor	4158.38	0.00	109.69	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Twentieth Floor	4194.37	0.00	109.69	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00
Twentieth Floor	4123.04	0.00	109.69	0.00	529.57	0.96	0.00	0.00	3482.82	0.00	3482.82	16	0.00
Twentieth Floor	4158.49	0.00	109.69	0.00	554.93	0.96	0.00	0.00	3498.71	0.00	3498.71	22	0.00
Twentieth Floor	4250.77	0.00	109.69	0.00	562.22	0.96	0.00	0.00	3597.70	0.00	3597.70	22	0.00
Twentieth Floor	4221.17	0.00	109.69	0.00	554.35	0.96	0.00	0.00	3595.97	0.00	3595.97	22	0.00
Twentieth Floor	4158.38	0.00	109.69	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Twentieth Floor	4158.49	0.00	109.69	0.00	554.93	0.96	0.00	0.00	3498.71	0.00	3498.71	22	0.00
Twelfth Floor	4158.38	0.00	109.69	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Twelfth Floor	4194.37	0.00	109.69	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00
Twelfth Floor	4123.04	0.00	109.69	0.00	529.57	0.96	0.00	0.00	3482.82	0.00	3482.82	16	0.00
Twelfth Floor	4158.49	0.00	109.69	0.00	554.93	0.96	0.00	0.00	3498.71	0.00	3498.71	22	0.00
Twelfth Floor	4250.77	0.00	109.69	0.00	562.22	0.96	0.00	0.00	3597.70	0.00	3597.70	22	0.00
Twelfth Floor	4221.17	0.00	109.69	0.00	554.35	0.96	0.00	0.00	3595.97	0.00	3595.97	22	0.00
Twelfth Floor	4158.38	0.00	109.69	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Twelfth Floor	4158.49	0.00	109.69	0.00	554.93	0.96	0.00	0.00	3498.71	0.00	3498.71	22	0.00
Twelfth Floor	4158.38	0.00	109.69	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Ground Floor	3763.09	0.00	109.69	0.00	238.86	0.96	0.00	0.00	3413.38	0.00	3413.38	00	3404.87
Basement First Floor	21423.04	0.00	109.69	0.00	0.00	0.00	198.00	20210.07	646.35	258.72	905.07	00	646.35
Basement Second Floor	22130.01	0.00	109.69	0.00	0.00	0.00	198.00	21069.37	494.03	258.72	752.75	00	494.03
Total:	196289.92	489.21	4366.71	28.89	20093.26	35.52	396.00	41279.44	13183.44	517.44	13700.88	736	4545.25
Total Number of Same Blocks	1												
Total:	196289.92	489.21	4366.71	28.89	20093.26	35.52	396.00	41279.44	13183.44	517.44	13700.88	736	4545

Block :BLOCK 5 (ROWHOUSE BUILDING)

Floor Name	Gross Builup Area	Deductions From Gross Built(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.)
		StairCase	Void		StairCase	Void	Parking	Resi.			
Terrace Floor	415.35	0.00	415.35	415.35	0.00	0.00	0.00	0.00	0.00	0.00	00
First Floor	3839.80	611.36	3228.44	6.00	490.32	0.00	2738.12	2738.12			02
Ground Floor	5400.92	844.03	4556.39	0.00	291.49	733.80	3614.08	3614.08			24
Total:	9655.77	1455.39	8200.18	415.35	781.81	733.80	6352.20	6352.20			26
Total Number of Same Blocks	1										
Total:	9655.77	1455.39	8200.18	415.35	781.81	733.80	6352.20	6352.20			26

Block :BLOCK 6 (ROWHOUSE BUILDING)

Floor Name	Gross Builup Area	Deductions From Gross Built(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.)
		StairCase	Void		StairCase	Void	Parking	Resi.			
Terrace Floor	536.49	0.00	536.49	536.49	0.00	0.00	0.00	0.00	0.00	0.00	00
First Floor	4787.01	476.25	4310.76	0.00	833.33	0.00	3042.92	3042.92			00
Ground Floor	7354.36	1123.90	6130.46	0.00	462.66	935.77	4732.43	4732.43			31
Total:	12678.46	1734.86	10843.62	536.49	1295.99	935.77	8275.35	8275.35			31
Total Number of Same Blocks	1										
Total:	12678.46	1734.86	10843.62	536.49	1295.99	935.77	8275.35	8275.35			31

Block :BLOCK 7 (EWI RESIDENTIAL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair			
Terrace Floor	65.57	45.77	14.85	4.95	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	00	0.00
Fourteenth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	00	0.00
Thirteenth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	00	0.00
Twelfth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	00	0.00
Eleventh Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	00	0.00
Tenth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	00	0.00
Nineth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	00	0.00
Eighth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	00	0.00
Seventh Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	00	0.00
Sixth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	00	0.00
Fifth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	00	0.00
Fourth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	00	0.00
Third Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	00	0.00
Second Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	00	0.00
First Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	00	0.00
Ground Floor	649.28	0.00	19.80	0.00	0.00	0.00	591.48	0.00	38.00	38.00	00	0.00
Basement First Floor	4869.13	0.00	0.00	0.00	0.00	198.00	4570.76	0.00	0.00	0.00	00	0.00
Basement Second Floor	4869.13	0.00	0.00	0.00	0.00	198.00	4570.76	0.00	0.00	0.00	00	0.00
Basement Third Floor	4869.13	0.00	0.00	0.00	0.00	198.00	4570.76	0.00	0.00	0.00	00	0.00
Total:	24516.42	45.77	331.50	4.95	486.45	594.00	14303.77	8410.89	38.00	8448.89	150	
Total Number of Same Blocks	1											
Total:	24516.42	45.77	331.50	4.95	486.45	594.00	14303.77	8410.89	38.00	8448.89	150	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (RESIDENTIAL APT)	D03	0.75	2.10	336
BLOCK 1 (RESIDENTIAL APT)	D02	0.90	2.10	1200
BLOCK 1 (RESIDENTIAL APT)	D01	1.20	2.10	142
BLOCK 1 (RESIDENTIAL APT)	MD	2.00	2.10	24

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 7 (EWI RESIDENTIAL BUILDING)	V	0.60	1.00	23
BLOCK 7 (EWI RESIDENTIAL BUILDING)	V	0.60	1.00	23
BLOCK 7 (EWI RESIDENTIAL BUILDING)	W	1.84	2.10	07
BLOCK 7 (EWI RESIDENTIAL BUILDING)	W	1.99	2.10	166

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 6 (ROWHOUSE BUILDING)	V	0.60	1.00	11
BLOCK 6 (ROWHOUSE BUILDING)	W	1.20	2.10	06
BLOCK 6 (ROWHOUSE BUILDING)	W	1.22	2.10	03
BLOCK 6 (ROWHOUSE BUILDING)	W	2.20	2.10	01
BLOCK 6 (ROWHOUSE BUILDING)	W	2.53	2.10	08
BLOCK 6 (ROWHOUSE BUILDING)	W	2.86	2.10	23
BLOCK 6 (ROWHOUSE BUILDING)	W	3.19	2.10	22
BLOCK 6 (ROWHOUSE BUILDING)	W	3.28	2.10	09
BLOCK 6 (ROWHOUSE BUILDING)	W	3.74	2.10	31
BLOCK 6 (ROWHOUSE BUILDING)	W	3.95	2.10	01

Approval Date: 03-07-2020

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/17140/CH/19-20	BBMP/17140/CH/19-20	1079622.61	Online	9013305161	09/06/2019 7:20:02 PM	-
	No.	Head	Amount (INR)	Remark			
	1	Scrutiny Fee	1079622.61	-			

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD CENTRAL/0010/19-20		Plot Sub Use: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 46,28
Nature of Sanction: Modify		Khata No. (As per Khata Extract): 46,28
Location: Ring-III		Locality / Street of the property: Bileshivale Village, Bidarahalli Hobli, Bangalore
Building Line Specified as per Z.R: NA		
Zone: Mahadevpura (T)		
Ward: Ward - 054 (E)		
Planning District: 305-Tarahanda		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	150007.02
Deduction for NetPlot Area		
Road Widening Area		7308.32
Total:		7308.32
NET AREA OF PLOT	(A-Deductions)	142779.69
Deduction for Balance Plot Area		
Road Widening Area		7308.32
Amenity Area		7524.40
Total:		14832.72
BALANCE AREA OF PLOT	(A-Deductions)	135274.28
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		74400.86
Proposed Coverage Area (11.27 %)		15242.62
Achieved Net coverage area (11.27 %)		15242.62
Balance coverage area left (43.73 %)		59158.24
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.25)		320610.84
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)		320610.84
Residential FAR (55.64%)		154151.83
Proposed FAR Area		154737.33
Achieved Net FAR Area (1.09)		154737.36
Balance FAR Area (1.11)		166073.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		241993.12
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		242008.12

SCALE : 1:200

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 1 (RESIDENTIAL APT)	Residential	Apartment	Highrise	R
BLOCK 5 (ROWHOUSE BUILDING)	Residential	Apartment	Highrise	R
BLOCK 6 (ROWHOUSE BUILDING)	Residential	Apartment	Highrise	R
BLOCK 7 (EWI RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 1 (RESIDENTIAL APT)	Residential	Apartment	50 - 225	1	-	1	736	-
BLOCK 5 (ROWHOUSE BUILDING)	Residential	Apartment	225.001 - 375	1	-	2	48	-
BLOCK 6 (ROWHOUSE BUILDING)	Residential	Apartment	225.001 - 375	1	-	2	62	-
BLOCK 7 (EWI RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	75	-
		Total :	-	-	-	-	921	1371

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	921	13823.75	1371	20573.25
Visitor's Car Parking	94	1292.50	0	0.00
Total Car	1015	15066.25	1371	18851.25
Two/Wheeler		1292.50	0	0.00
Other Parking	-	-	-	39235.55
Total		16248.75		58086.80

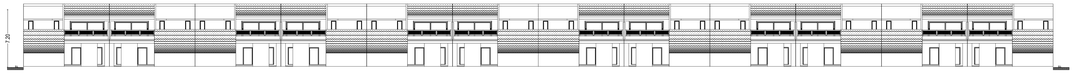
FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
BLOCK 1 (RESIDENTIAL APT)	1	196289.92	0.00	196289.92	489.21	4366.71	28.89	20093.26	35.52	396.00	41279.44	13183.44	517.44	13700.88	736	4545.25
BLOCK 5 (ROWHOUSE BUILDING)	1	9818.77	1475.59	8343.18	415.35	0.00	0.00	781.81	0.00	0.00	733.82	6412.20	0.00	6412.20	24	0.00
BLOCK 6 (ROWHOUSE BUILDING)	1	12578.46	1734.86	10843.60	536.49	0.00	0.00	1295.99	0.00	0.00	935.77

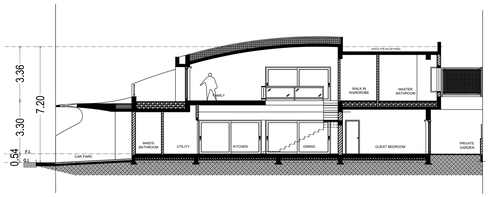
BBMP/Addl.Dir/JD North/LP/0010/2019-20
BBMP/Addl.Dir/JD North/LP/0105/2017-18

BLOCK 5

TERRACE FLOOR PLAN



ELEVATION



SECTION AA'

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Property Katha No.29 Sy No. 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 55, 56(P), and Khata No. 46, Sy No. 68, 69/1, 69/2, 74/3, 76, 86/2, 75/1, 75/2, 75/3, 75/10, 70(P), 72, Khata No. 110, Sy No. 57, 58, 59/1, 59/2, 59/3, 60/1, 60/2, 60/3, 61/4, 64/2, 64/3(P), 64/4, 64/7, 64/8, 64/9,64/10, 65(P), 594(P), 56(P), 59/5, 61/1, 64/5(P), 61/2, 61/3, 61/7, 70(P), 64/6, 64/3 and 139 and Khata No. 111, Sy No. 63/1, 63/2, 63/3, 63/5, 63/6, Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone, Bengaluru
   a) Block - 1 Consisting of 2BF+GF+36UF (Thirty Six Uppers Floors) only.
   b) Block - 7 Consisting of 3BF+GF+15UF (Fifteen Uppers Floors) only.
   c) Block - 5 & 6 Consisting of GF+1UF (One Uppers Floors) only.
2. Modified Sanction is accorded for **Residential use** only. The use of the building shall not be deviated to any other use.
3. Three Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-B (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 400 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per regulations.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
37. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
39. If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
40. The Builder / Contractor / Professional responsible for supervision of work shall not shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. If the interim order stayed in W.P No. 8697/2020 (LB-BMP) gets vacated, the applicant shall abide to the out come of the final order of the Hon'ble High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
43. With reference to condition no. 15 of work order dated. 27.07.2019 issued by Bengaluru Development Authority in approval of Modified Development Plan, the existing High Tension Line is to be shifted by KPTCL, vide their order dated. 20.02.2020, Therefore until shifting of High Tension Line no construction to be commenced under the alignment of said existing High Tension Line.
44. The Owner / Developer should submit Modified NOC from BESCOM, BWSSB and KSPCB in accordance with the modified plan sanction proposals before the issue of Commencement Certificate.
45. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
46. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
47. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
48. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
49. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A:56/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.,
50. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

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

III. NOC Details

Sl No	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GBC/114/930/016, Docket No. KSFES/NOC/1132/2019, dated. 05-07-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	BANG/SOUTH/B/ 051619/ 395203 dated: 04-06-2019	
3	HAL	ASC/CMI(AO)/131/HAL-BG-01-19/036/2020, dated. 24-03-2020	
4	BESCOM	BESCOM// SEE-1/ AEE-2/ / F-[illegible], Dated: 24-06-2019	
5	BAML	DOM/CMI(BOT)/NOC/ High Rise/2019-20/21 dated . 05-07-2019	
6	BWSSB	BWSSB/BE/ECA/CE/ME-SI/CGI/MI-I/TA/M1-J/d/191/2019-17 dated: 15-07-2019	
7	SEIAA	SEIAA 151 CON 2018, dated. 21-09-2019	
8	KSPCB	PCB/25/CNP/1154-180, dated. 27-05-2019	
9	Jakkuru Flying Training School	ATM/NOC-02/2019/512, Dated. 04-08-2015	

IV. The Applicant has paid the fees of Rs. 1,32,62,000- vide Transaction No. RATNR52020091400055418 / 419 / 421 Date. 14-09-2020 for the following:-

1.	Licence Fees	: 1,08,90,395-00
2.	Scrutiny fees	: 5,44,518-00
3.	Ground Rent	: Court Stay-00
4.	Betterment Charges	
	a) For Building	: 1,89,768-00
	b) for Site	: 0-00
5.	Security Deposit	: 23,72,099-00
6.	Plan Copy Charges	: 1,72,000-00
7.	Lake Improvement Charges	: 0-00
8.	1% Service Charge on Labour Cess	: 1,61,642-00
9.	**Already paid vide Receipt No. BBMP/17145/CH/19-20, Dated. 06-09-2018.**	: 10,58,794-00
10.	**Total Rs**	: **1,32,61,600-00**
	Say Rs.	: **1,32,62,000-00**

V. The Applicant has paid the Labour Cess fees of Rs. 1,000/- vide Transaction No. RATNR20259955420. Date: 14-09-2020.

Block :BLOCK 1 (RESIDENTIAL APT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area more than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair			
Terrace Floor	388.10	489.21	81.00	28.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyeeth Floor	4194.37	0.00	109.89	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00
Thirtyninth Floor	4123.04	0.00	109.89	0.00	529.57	0.96	0.00	0.00	3482.62	0.00	3482.62	16	0.00
Thirtyeighth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00
Thirtyseventh Floor	4220.77	0.00	109.89	0.00	562.22	0.96	0.00	0.00	3557.70	0.00	3557.70	22	0.00
Thirtysixth Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00
Thirtyfifth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Thirtyfourth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00
Thirtythirdth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Thirtysecond Floor	4194.37	0.00	109.89	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00
Thirtyfirst Floor	4123.04	0.00	109.89	0.00	529.57	0.96	0.00	0.00	3482.62	0.00	3482.62	16	0.00
Thirtieth Floor	4138.77	0.00	109.89	0.00	553.44	0.96	0.00	0.00	3475.48	0.00	3475.48	18	0.00
Twentyninth Floor	4209.00	0.00	109.89	0.00	563.21	0.96	0.00	0.00	3534.94	0.00	3534.94	18	0.00
Twentyeighth Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00
Twentyseventh Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Twentysixth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00
Twentyfifth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Twentyfourth Floor	4194.37	0.00	109.89	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00
Twentythirdth Floor	4123.04	0.00	109.89	0.00	529.57	0.96	0.00	0.00	3482.62	0.00	3482.62	16	0.00
Twentysecond Floor	4138.77	0.00	109.89	0.00	553.44	0.96	0.00	0.00	3475.48	0.00	3475.48	18	0.00
Twentyfirst Floor	4209.00	0.00	109.89	0.00	563.21	0.96	0.00	0.00	3534.94	0.00	3534.94	18	0.00
Twentieth Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00
Nineteenth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Eighteenth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00
Seventeenth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Sixteenth Floor	4194.37	0.00	109.89	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00
Fifteenth Floor	4123.04	0.00	109.89	0.00	529.57	0.96	0.00	0.00	3482.62	0.00	3482.62	16	0.00
Fourteenth Floor	4138.77	0.00	109.89	0.00	553.44	0.96	0.00	0.00	3475.48	0.00	3475.48	18	0.00
Thirteenth Floor	4209.00	0.00	109.89	0.00	563.21	0.96	0.00	0.00	3534.94	0.00	3534.94	18	0.00
Twelfth Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00
Eleventh Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Tenth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00
Ninth Floor	4220.77	0.00	109.89	0.00	562.22	0.96	0.00	0.00	3557.70	0.00	3557.70	22	0.00
Eighth Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00
Seventh Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Sixth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00
Fifth Floor	4220.77	0.00	109.89	0.00	562.22	0.96	0.00	0.00	3557.70	0.00	3557.70	22	0.00
Fourth Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00
Third Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Second Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00
First Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3493.05	0.00	3493.05	22	0.00
Ground Floor	3763.09	0.00	109.89	0.00	238.86	0.96	0.00	0.00	3413.38	0.00	3413.38	00	3404.87
Basement First Floor	21423.04	0.00	109.89	0.00	0.00	0.00	0.00	198.00	20210.07	646.35	20856.42	00	646.35
Basement Second Floor	22130.01	0.00	109.89	0.00	0.00	0.00	0.00	198.00	21069.37	494.03	21563.40	00	494.03
Total:	196289.92	489.21	4366.71	28.89	20093.26	35.52	396.00	41279.44	131083.44	517.44	131600.88	736	4545.25
Total Number of Same Blocks	1												
Total:	196289.92	489.21	4366.71	28.89	20093.26	35.52	396.00	41279.44	131083.44	517.44	131600.88	736	4545

Block :BLOCK 5 (ROWHOUSE BUILDING)

Floor Name	Gross Builup Area	Deductions From Gross Builup Area (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.)
		Cutout		StairCase	Void	Parking	Resi.		
Terrace Floor	415.35	0.00	415.35	415.35	0.00	0.00	0.00	0.00	00
First Floor	3839.82	611.36	3228.44	0.00	490.32	0.00	2738.12	2738.12	00
Ground Floor	5563.65	864.23	4699.39	0.00	291.45	133.65	3614.08	3614.08	24
Total:	9818.77	1475.59	8343.18	415.35	781.81	133.62	6412.20	6412.20	24
Total Number of Same Blocks	1								
Total:	9818.77	1475.59	8343.18	415.35	781.81	133.62	6412.20	6412.20	24

Block :BLOCK 6 (ROWHOUSE BUILDING)

Floor Name	Gross Builup Area	Deductions From Gross Builup Area (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.)
		Cutout		StairCase	Void	Parking	Resi.		
Terrace Floor	536.49	0.00	536.49	536.49	0.00	0.00	0.00	0.00	00
First Floor	4797.61	611.36	4186.25	0.00	533.33	0.00	3542.92	3542.92	30
Ground Floor	7430.36	1123.32	6306.86	0.00	462.66	555.77	4732.43	4732.43	31
Total:	12764.46	1734.86	10843.60	536.49	1095.99	555.77	8275.35	8275.35	31
Total Number of Same Blocks	1								
Total:	12764.46	1734.86	10843.60	536.49	1095.99	555.77	8275.35	8275.35	31

Block :BLOCK 7 (EWS RESIDENTIAL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Stair		
Terrace Floor	69.57	45.77	14.85	4.95	0.00	0.00	0.00	0.00	0.00	0.00	00
Fifteenth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10
Fourteenth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10
Thirteenth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10
Twelfth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10
Eleventh Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10
Tenth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10
Ninth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10
Eighth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10
Seventh Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10
Sixth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10
Fifth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10
Fourth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10
Third Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10
Second Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10
First Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10
Ground Floor	646.28	0.00	19.80	0.00	0.00	0.00	591.48	0.00	38.00	38.00	00
Basement First Floor	4869.13	0.00	0.00	0.00	0.00	198.00	4570.76	0.00	0.00	0.00	00
Basement Second Floor	4869.13	0.00	0.00	0.00	0.00	198.00	4570.76	0.00	0.00	0.00	00
Basement Third Floor	4869.13	0.00	0.00	0.00	0.00	198.00	4570.76	0.00	0.00	0.00	00
Total:	24016.42	45.77	331.50	4.95	486.45	594.00	14303.77	8410.89	38.00	8448.89	150
Total Number of Same Blocks	1										
Total:	24016.42	45.77	331.50	4.95	486.45	594.00	14303.77	8410.89	38.00	8448.89	150

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (RESIDENTIAL APT)	D03	0.75	2.10	336
BLOCK 1 (RESIDENTIAL APT)	D02	0.90	2.10	1200
BLOCK 1 (RESIDENTIAL APT)	D01	1.20	2.10	742
BLOCK 1 (RESIDENTIAL APT)	MD	2.00	2.10	24

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 1 (EWS RESIDENTIAL BUILDING)	V	0.60	1.00	23
BLOCK 1 (EWS RESIDENTIAL BUILDING)	v	0.60	1.00	23
BLOCK 1 (EWS RESIDENTIAL BUILDING)	W	1.84	2.10	07
BLOCK 1 (EWS RESIDENTIAL BUILDING)	W	1.89	2.10	166

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 6 (ROWHOUSE BUILDING)	V	0.60	1.00	11
BLOCK 6 (ROWHOUSE BUILDING)	W	1.20	2.10	06
BLOCK 6 (ROWHOUSE BUILDING)	W	1.22	2.10	03
BLOCK 6 (ROWHOUSE BUILDING)	W	2.20	2.10	01
BLOCK 6 (ROWHOUSE BUILDING)	W	2.83	2.10	08
BLOCK 6 (ROWHOUSE BUILDING)	W	2.86	2.10	23
BLOCK 6 (ROWHOUSE BUILDING)	W	3.19	2.10	22
BLOCK 6 (ROWHOUSE BUILDING)	W	3.28	2.10	09
BLOCK 6 (ROWHOUSE BUILDING)	W	3.74	2.10	31
BLOCK 6 (ROWHOUSE BUILDING)	W	3.95	2.10	01

Approval Date: 03-07-2020

Payment Details

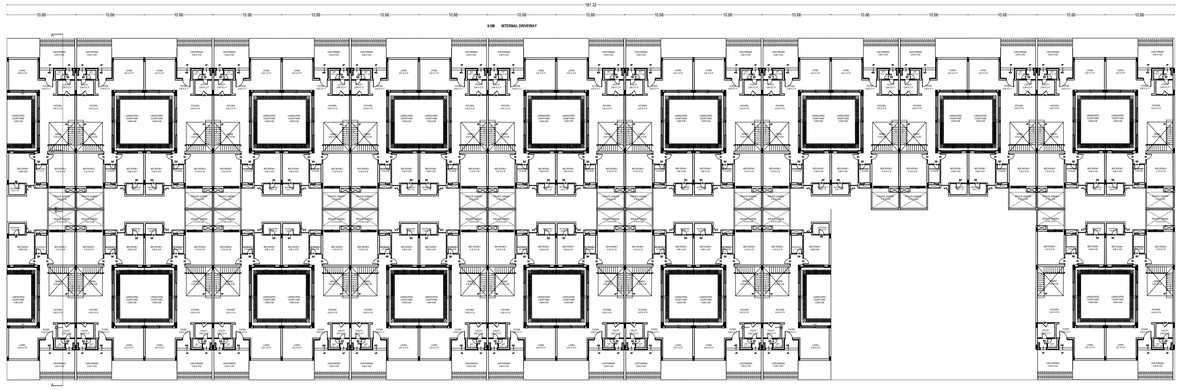
Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/11144/CH/19-20	BBMP/11144/CH/19-20	1079622.61	Online	9013330101	09/06/2018 7:20:02 PM	
No.		Head				Amount (INR)	Remark
1		Scrutiny Fee				1079622.61	

FAR &Tenement Details

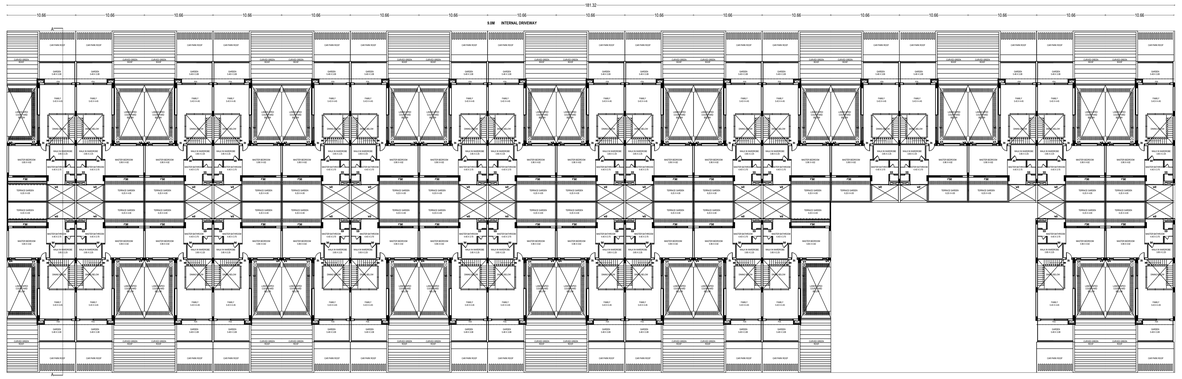
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Builup Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area more than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
BLOCK : 1 (RESIDENTIAL APT)	1	196289.92	0.00	196289.92	489.21	4366.71	28.89	20093.26	35.52	396.00	41279.44	131083.44	517.44	131600.88	736	4545.25
BLOCK : 5 (ROWHOUSE BUILDING)	1	9818.77	1475.59	8343.18	415.35	0.00	0.00	781.81	0.00	0.00	733.82	6412.20	0.00	6412.20	24	0.00
BLOCK : 6 (ROWHOUSE BUILDING)	1	12764.46	1734.86	10843.60	536.49	0.00	0.00	1095.99	0.00	0.00	935.77	8275.35	0.00	8275.35	31	0.00
BLOCK : 7 (EWS RESIDENTIAL BUILDING)	1	24016.42	0.00	24016.43	45.77	331.50	4.95	486.45	0.00	594.00	14303.77	8410.89	38.00	8448.89	150	0.00
Grand Total:	4	243023.58	3210.45	241993.13	1486.82	4698.21	33.84	22457.51	35.52	990.00	57252.80	154181.88	555.44	154737.32	941.00	4545.25

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.11 VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD CENTRAL/0010/19-20		Plot Sub Use: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 46,28
Nature of Sanction: Modify		Khata No. (As per Khata Extract): 46,28
Location: Ring-III		Locality / Street of the property: Bileshivale Village, Bidarahalli Hobli, Bangalore.
Building Line Specified as per Z.R. NA		
Zone: Mahadevpura (C)		
Ward: Ward - 054 (C)		
Planning District: 309-Tarvarekere		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	195087.00
Deduction for NetPlot Area		
Road Widening Area		7308.32
Total		7308.32
NET AREA OF PLOT	(A-

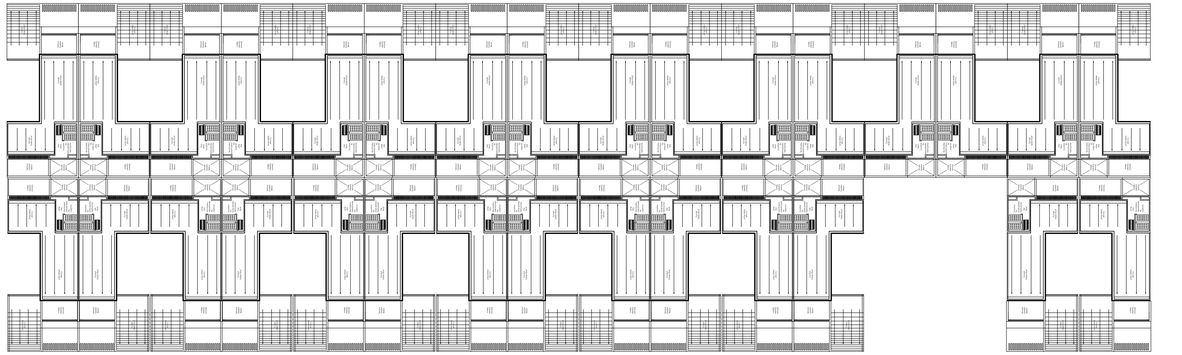
BBMP/Addl.Dir/JD North/LP/0010/2019-20
BBMP/Addl.Dir/JD North/LP/0105/2017-18



(BLOCK 6)
GROUND FLOOR PLAN



(BLOCK 6)
FIRST FLOOR PLAN



(BLOCK 6)
TERRACE FLOOR PLAN

This Modified Plan Sanction is issued subject to the following conditions

1. Modified Sanction is accorded for the Property Katha No.28 By No. 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 55, 56(P), and Khata No. 46, Sy No. 68, 69/1, 69/2, 74/3, 76, 86/2, 75/1, 75/2, 75/3, 75/10, 70(P), 72, Khata No. 110, Sy No. 57, 58, 59/1, 59/2, 59/3, 60/1, 60/2, 60/3, 61/4, 64/2, 64/3(P), 64/4, 64/7, 64/8, 64/9,64/10, 65(P), 59/4(P), 56(P), 59/5, 61/1, 64/5(P), 61/2, 61/3, 61/7, 70(P), 64/6, 64/3 and 139 and Khata No. 111, Sy No. 63/1, 63/2, 63/3, 63/5, 63/6, Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone, Bengaluru
a) Block - 1 Consisting of 2BF+GF+36UF (Thirty Six Uppers Floors) only.
b) Block - 7 Consisting of 3BF+GF+15UF (Fifteen Uppers Floors) only.
c) Block - 5 & 6 Consisting of GF+1UF (One Uppers Floors) only.
2. Modified Sanction is accorded for **Residential** use only. The use of the building shall not be deviated to any other use.
3. Three Basement Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to 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. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-B (e) to (k) .
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing unit** 400 k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary. .
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
38. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye law no. 3.8 note (i) of Building Bye - Law - 2003.
39. If the owner / builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineers / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
40. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
41. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
42. If the interim order stayed in W.P.No. 8697/2020 (LB-BMP) gets vacated, the applicant shall abide to the out come of the final order of the Honorable High Court & also if the requisite fee is not paid in full, the plan sanctioned will be cancelled which is sworn in the affidavit submitted to this office.
43. With reference to condition no. 15 of work order dated: 27.07.2019 issued by Bengaluru Development Authority in approval of Modified Development Plan, the existing High Tension Line is to be shifted by KPTCL vide their order dated: 20.02.2020. Therefore until shifting of High Tension Line no construction to be commenced under the alignment of said existing High Tension Line.
44. The Owner / Developer should submit Modified NOC from BESCOM, BWSSB and KSPCB in accordance with the modified plan sanction proposals before the issue of Commencement Certificate.
45. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
46. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
47. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
48. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
49. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A:36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts..
50. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

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

III. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	GBC(1)/43/2015, Docket No KSFES/NOC/1102/2019 dated: 05-07-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to
2	Airport Authority of India	BANGI/SOU/THB/ 051859/ 362003 dated: 04-05-2020	
3	HAL	ASC/CMA/CV/1/FINAL/BLDG/1/0/0360/2020, dated: 16-01-2020.	
3	BESCOM	ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು ಸಿಟಿ ಮಾರ್ಕೆಟ್ ಉಪವಿಭಾಗ ಬೆಂಗಳೂರು ದಿನಾಂಕ: 24-11-2020	
4	BWAI.	DGM(CM)/BOT/DNOC High Rise/2019-20/21 dated : 01-07-2019	
5	BWSSB	BWSSB/EC/ACE(M)-II/EE(E)M)/TA(M)-III/418/1/2016-17 dated: 15-07-2016	
6	SEIAA	SEIAA 151 CON 2018 , dated: 21-09-2018	
7	KSPCB	PCB/CEN/CNP/115/H-160, dated: 27-05-2018	
8	Jakkuru Flying Training Centre	ATM/NOC-02/2015/512, Dated: 04-08-2015	

IV. The Applicant has paid the fees of Rs. 1,32,62,000/- vide Transaction No. RATNR52020091400955418 / 419 / 421 Date. 14-09-2020 for the following:-

1.	Licence Fees	: 1,08,90,906-00
2.	Scrutiny fees	: 5,44,518-00
3.	Ground Rent	: Court Stay-00
4.	Betterment Charges	
	a) For Building	: 1,89,768-00
	b) for Site	: 0-00
5.	Security Deposit	: 23,72,096-00
6.	Plan Copy Charges	: 1,72,000-00
7.	Lake Improvement Charges	: 0-00
8.	1% Service Charge on Labour Cess	: 1,61,042-00
9.	**Already paid vide Receipt No. BBMP/17145/CH/19-20, Dated: 06-09-2018.**	: 10,68,794-00
10.	**Total Rs**	**: 1,32,61,600-00**
	Say Rs.	**: 1,32,62,000-00**

V. The Applicant has paid the Labour Cess fees of Rs. 1,000/- vide Transaction No. RATNN20258955420, Date. 14-09-2020.

Block :BLOCK 1 (RESIDENTIAL APT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)											Proposed FAR Area (Sq.mt.)	Add Area In FAR. (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Stair							
Terrace Floor	599.10	489.21	81.00	28.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00				
Thirteenth Floor	4194.37	0.00	109.89	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00				
Twelfth Floor	4123.04	0.00	109.89	0.00	529.57	0.96	0.00	0.00	3482.62	0.00	3482.62	16	0.00				
Thirteenth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00				
Twelfth Floor	4230.77	0.00	109.89	0.00	562.22	0.96	0.00	0.00	3557.70	0.00	3557.70	22	0.00				
Thirteenth Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00				
Twelfth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3483.05	0.00	3483.05	22	0.00				
Thirteenth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00				
Twelfth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3483.05	0.00	3483.05	22	0.00				
Twelfth Floor	4194.37	0.00	109.89	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00				
Eleventh Floor	4123.04	0.00	109.89	0.00	529.57	0.96	0.00	0.00	3482.62	0.00	3482.62	16	0.00				
Eighteenth Floor	4139.77	0.00	109.89	0.00	553.44	0.96	0.00	0.00	3475.48	0.00	3475.48	18	0.00				
Seventeenth Floor	4209.00	0.00	109.89	0.00	563.21	0.96	0.00	0.00	3534.94	0.00	3534.94	18	0.00				
Eleventh Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00				
Ninth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3483.05	0.00	3483.05	22	0.00				
Fourteenth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00				
Thirteenth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3483.05	0.00	3483.05	22	0.00				
Twelfth Floor	4194.37	0.00	109.89	0.00	519.77	0.96	0.00	0.00	3563.75	0.00	3563.75	16	0.00				
Eleventh Floor	4123.04	0.00	109.89	0.00	529.57	0.96	0.00	0.00	3482.62	0.00	3482.62	16	0.00				
Ninth Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00				
Eighth Floor	4230.77	0.00	109.89	0.00	562.22	0.96	0.00	0.00	3557.70	0.00	3557.70	22	0.00				
Seventh Floor	4231.17	0.00	109.89	0.00	554.35	0.96	0.00	0.00	3565.97	0.00	3565.97	22	0.00				
Fourth Floor	4158.38	0.00	109.89	0.00	564.48	0.96	0.00	0.00	3483.05	0.00	3483.05	22	0.00				
Second Floor	4156.49	0.00	109.89	0.00	554.93	0.96	0.00	0.00	3490.71	0.00	3490.71	22	0.00				
Ground Floor	3763.09	0.00	109.89	0.00	238.86	0.96	0.00	0.00	3413.38	0.00	3413.38	00	3404.87				
Basement First Floor	2143.04	0.00	109.89	0.00	0.00	0.00	198.00	202.01	646.35	258.72	905.07	00	646.35				
Basement Second Floor	2130.01	0.00	109.89	0.00	0.00	0.00	198.00	2169.37	494.03	258.72	752.75	00	494.03				
Total	196289.92	489.21	4366.71	28.89	20093.26	35.52	396.00	41279.44	131083.44	517.44	131600.88	736	4545.25				
Number of Same Blocks	1																
Total	196289.92	489.21	4366.71	28.89	20093.26	35.52	396.00	41279.44	131083.44	517.44	131600.88	736	4545				

Block :BLOCK 5 (ROWHOUSE BUILDING)

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.)
		Cutout			StairCase	Void	Parking	Resi.			
Terrace Floor	415.35	0.00	415.35	415.35	0.00	0.00	0.00	0.00	0.00	00	00
First Floor	3839.80	611.36	3228.44	0.00	490.02	0.00	2738.12	2738.12		00	
Ground Floor	5883.62	864.23	4999.39	0.00	291.49	733.82	3974.08	3974.08		24	
Total	9918.77	1475.59	8643.18	415.35	781.51	733.82	6712.20	6712.20		24	
Number of Same Blocks	1										
Total	9918.77	1475.59	8643.18	415.35	781.51	733.82	6712.20	6712.20		24	

Block :BLOCK 6 (ROWHOUSE BUILDING)

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.)
		Cutout			StairCase	Void	Parking	Resi.			
Terrace Floor	536.49	0.00	536.49	536.49	0.00	0.00	0.00	0.00	0.00	00	
First Floor	4797.61	611.36	4186.25	0.00	553.33	0.00	3542.92	3542.92		00	
Ground Floor	7254.36	1123.90	6130.46	0.00	462.66	935.77	4732.43	4732.43		31	
Total	12588.46	1734.86	10853.60	536.49	1016.99	935.77	8275.35	8275.35		31	
Number of Same Blocks	1										
Total	12588.46	1734.86	10853.60	536.49	1016.99	935.77	8275.35	8275.35		31	

Block :BLOCK 7 (EWI RESIDENTIAL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.		Stair		
Terrace Floor	65.57	45.77	14.85	4.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Fifteenth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10	
Fourteenth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10	
Thirteenth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10	
Twelfth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10	
Eleventh Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10	
Tenth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10	
Ninth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10	
Eighth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10	
Seventh Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10	
Sixth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10	
Fifth Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10	
Fourth Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10	
Third Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10	
Second Floor	615.25	0.00	19.79	0.00	32.43	0.00	0.00	563.03	0.00	563.03	10	
First Floor	610.93	0.00	19.79	0.00	32.43	0.00	0.00	558.71	0.00	558.71	10	
Ground Floor	649.26	0.00	19.80	0.00	0.00	0.00	591.48	0.00	38.00	38.00	00	
Basement First Floor	4869.13	0.00	0.00	0.00	0.00	198.00	4570.76	0.00	0.00	0.00	00	
Basement Second Floor	4869.13	0.00	0.00	0.00	0.00	198.00	4570.76	0.00	0.00	0.00	00	
Basement Third Floor	4869.13	0.00	0.00	0.00	0.00	198.00	4570.76	0.00	0.00	0.00	00	
Total	24516.42	45.77	331.50	4.95	486.45	594.00	14303.77	8410.89	38.00	8448.89	150	
Total Number of Same Blocks	1											
Total	24516.42	45.77	331.50	4.95	486.45	594.00	14303.77	8410.89	38.00	8448.89	150	

Approval Date: 03-07-2020

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/11145/CH/19-20	BBMP/11145/CH/19-20	107962.61	Online	951330910101	30/06/2019 2:20:02 PM	-
			Amount (INR)		Remark		
1		Scrutiny Fee	107962.61		-		

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Stair			
BLOCK 1 (RESIDENTIAL APT)	1	196289.92	0.00		196289.92	489.21	4366.71	28.89	20093.26	35.52	396.00	41279.44	131083.44	517.44	131600.88	736	4545.25
BLOCK 5 (ROWHOUSE BUILDING)	1	9918.77	1475.59		8443.18	415.35	0.00	0.00	0.00	0.00	0.00	6712.20	6712.20		6712.20	24	0.00
BLOCK 6 (ROWHOUSE BUILDING)	1	12588.46	1734.86		10853.60	536.49	1016.99	935.77	8275.35	8275.35		31	0.00		0.00	00	0.00
BLOCK 7 (EWI RESIDENTIAL BUILDING)	1	24516.42	45.77	331.50	4.95	486.45	594.00	14303.77	8410.89	38.00	8448.89	150	0.00		0.00	00	0.00
Grand Total	4	243523.58	3310.45	331.50	219193.13	1486.62	4938.21	33.84	23457.51	35.52	990.00	57252.80	154181.88	555.44	154737.32	941.00	4545.25

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 1 (RESIDENTIAL APT)	Residential	Apartment	Highrise	R
BLOCK 5 (ROWHOUSE BUILDING)	Residential	Apartment	Highrise	R
BLOCK 6 (ROWHOUSE BUILDING)	Residential	Apartment	Highrise	R
BLOCK 7 (EWI RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
BLOCK 1 (RESIDENTIAL APT)	Residential	Apartment	50 - 225	1	-	1	736	-
BLOCK 5 (ROWHOUSE BUILDING)	Residential	Apartment	225.001 - 375	1	-	2	48	-
BLOCK 6 (ROWHOUSE BUILDING)	Residential	Apartment	225.001 - 375	1	-	2	62	-
BLOCK 7 (EWI RESIDENTIAL BUILDING)	Residential	Apartment	0 - 50	2	-	1	75	-
Total			-	-	-	-	921	13371

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	921	13803.75	1371	18801.25
Visitor's Car Parking	94	1292.50	0	0.00
Total Car	1015	13963.25	1371	18801.25
Two Wheeler		1292.50	0	0.00
Other Parking			39200.55	
Total		15255.75		58001.80

AREA STATEMENT (BBMP)		
PROJECT DETAIL		
Authority: BBMP		Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD CENTRAL/0010/19-20		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 46,28
Nature of Sanction: Modify		Khata No. (As per Khata Extract): 46,28
Location: Ring-III		Locality / Street of the property: Bileshivale Village, Bidarahalli Hobli, Bangalore.
Building Line Specified as per Z.R: NA		
Zone: Mahadevapura (S)		
Ward: Ward - 054 (2)		
Planning District: 35b Kamandha		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	150097.00
Deduction for hatPlot Area		
Road Widening Area		7308.32
Total		7308.32
NET AREA OF PLOT	(A-Deductions)	142778.68
Deduction for Balance Plot Area		
Road Widening Area		7308.32
Amenity Area		7524.40
Total		14812.72
BALANCE AREA OF PLOT	(A-Deductions)	128274.28
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		74400.86
Proposed Coverage Area (11.27 %)		15242.62
Achieved Net coverage area (11.27 %)		15242.62
Balance coverage area left (43.73 %)		59158.24
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		320610.84
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)		320610.84
Residential FAR (99.64%)		154181.88
Proposed FAR Area		154737.32
Achieved Net FAR Area (1.09)		154737.36
Balance FAR Area (1.11)		166073.48
BUILT UP AREA CHECK		
Proposed BuiltUp Area		241993.12
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		243008.13

SCALE : 1:250

Note : Earlier Plan Sanction Vide L.P.No.BBMP/Addl.Dir / JD/NORTH/0105/2017-18 dated : 15-11-2017 is deemed cancelled. The modified plans are Approved in accordance with the acceptance for approval by the Commissioner on date: 03/07/2020 vide lp number : ; ;Addl.Dir/JD NORTH/LP/0105/2017-18 ; subject to terms and conditions laid down along with this modified building plan approval.

Validity of this approval is two years from the date of issue.

NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Total Environment Cond Pvt Ltd & Nirajanpuri projects Pvt Ltd rep by Suresh Chandra Bhandari Imagine #78, ITPL main road, EPIP Zone, Whitefield

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Varun Square Bibtsa Total Environment Building System Pvt. Ltd. IMAGINE, No.78, ITPL Main Road, EPIP Zone, Whitefield BCC/BL-3-BA-2026/2018-19

PROJECT TITLE :
Proposed modification and expansion of Residential Development survey no. 54/1,2,3,4,5,6,7,8,9,10 &11, 55, 56,68, 69/1, 69/2(P), 74/3(P), 76(P), 86/2(P), 56(P), 57, 58, 59/1, 2,3,4 &5, 60/1,2 & 3 ,61/1,2,3,4,6F, 63/1,2,3,5 & 6, 64/2,3,4,5,6,7,8,9 &10 ,65/1F ,2,3 &4, 66(P) 70, 72, 75/1, 2,3 &10, 139 of Bilishivale village, Bidarahalli hobli, Bangalore East Taluk, Bangalore.

DRAWING TITLE : (BLOCK 6) GROUND, FIRST & TERRACE FLOOR PLAN

SHEET NO : 4

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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