



		SCALE: 1:100
Color Notes		
COLOR IN	DEX	
PLOT BOUND/	RY	
ABUTTING RO		
	ORK (COVERAGE AREA)	
EXISTING (To	P.	
EXISTING (To	be demolished)	
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.3	
	VERSION DATE: 21/01/2021	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/2962/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Mixed)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 41	
Nature of Sanction: NEW	City Survey No.: 00	
Location: RING-II	Khata No. (As per Khata Extract): 41	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 94-43-41	
Zone: East	Locality / Street of the property: NO.41,NAGAV KADUGONDANAHALLI,BENGALURU,OLD V NO.94-43-41.	
Ward: Ward-030		
Planning District: 216-Kaval		
Byrasandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2871.04
Deduction for NetPlot Area		
Road Widening Area		1000
Road Widening Area Total		48.4
Road Widening Area Total NET AREA OF PLOT	(A-Deductions)	48.4
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK	5 8	48.4 2622.5
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area	60.00 %)	48.4 2622.5 1693.5
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area Proposed Coverage Area (5	60.00 %) 9.26 %)	48.4 2822.5 1693.5 1672.7
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (5 Achieved Net coverage area	60.00 %) 9.26 %) (59.26 %)	48.4 2622.5 1693.5 1672.7
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (5 Achieved Net coverage area Balance coverage area left (60.00 %) 9.26 %) (59.26 %)	48.4 2622.5 1693.5 1672.7 1672.7 1672.7
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (5 Achieved Net.coverage area Balance coverage area left (FAR CHECK	60.00 %) 9.26 %) (59.26 %) 0.74 %)	48.4 2622.5 1693.5 1672.7 1672.7 1672.7 20.7
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (5 Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per 20	60.00 %) 9.26 %) (59.26 %) 0.74 %) ning regulation 2015 (2.50)	48.4 2622.5 1693.5 1672.7 1672.7 1672.7 20.7 7177.6
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (5 Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R within Ring	60.00 %) 9.26 %) (59.26 %) 0.74 %) ning regulation 2015 (2.50) I and II (for amalgamated plot -)	48.4 2622.5 1693.5 1672.7 1672.7 1672.7 1672.7 20.7 20.7 7 177.6 0.00
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area Proposed Coverage Area (5 Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R within Ring Allowable TDR Area (60% o	60.00 %) 9.26 %) (59.26 %) 0.74 %) ning regulation 2015 (2.50) I and II (for amalgamated plot -) { Perm.FAR)	48.45 2822.55 1693.55 1672.75 1672.75 20.75 7177.86 0.00 0.00
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area Proposed Coverage Area (5 Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R within Ring Allowable TDR Area (60% o Premium FAR for Plot within	60.00 %) 9.26 %) ((59.26 %) 0.74 %) ning regulation 2015 (2.50) I and II (for amalgamated plot -) f Perm.FAR) Impact Zone (-)	48.49 2822.55 1693.53 1672.75 1672.75 20.75 7177.60 0.00 0.00 0.00
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (5 Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R within Ring Allowable TDR Area (60% o Premium FAR for Plot within Total Perm. FAR area (2.50	60.00 %) 9.26 %) ((59.26 %) 0.74 %) ning regulation 2015 (2.50) I and II (for amalgamated plot -) f Perm.FAR) Impact Zone (-)	48.45 48.45 2822.55 1693.53 1672.76 1672.76 20.75 7177.60 0.00 0.00 0.00 0.00 7177.60
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R. within Ring Allowable TDR Area (60% o Premium FAR for Plot within Total Perm. FAR area (2.50 Residential FAR (100.00%)	60.00 %) 9.26 %) ((59.26 %) 0.74 %) ning regulation 2015 (2.50) I and II (for amalgamated plot -) f Perm.FAR) Impact Zone (-)	48.45 2822.55 1693.53 1672.75 1672.75 20.75 7177.60 0.00 0.00 0.00 7177.60 7177.60 7177.60 7177.60 7177.60
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R. within Ring Allowable TDR Area (60% o Premium FAR for Plot within Total Perm. FAR area (2.50 Residential FAR (100.00%) Proposed FAR Area	60.00 %) 9.26 %) (59.26 %) 0.74 %) ning regulation 2015 (2.50) 1 and II (for amalgamated plot -) I Perm.FAR) Impact Zone (-))	48.45 2822.53 1693.53 1672.70 1672.70 20.79 7177.60 0.00 0.00 0.00 7177.60 7177.60 7177.60 7177.60 7119.70 7119.70
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R within Ring Allowable TDR Area (60% o Premium FAR for Plot within Total Perm. FAR area (2.50 Residential FAR (100.00%) Proposed FAR Area Achieved Net FAR Area (2.50	60.00 %) 9.26 %) (59.26 %) 0.74 %) ning regulation 2015 (2.50) 1 and II (for amalgamated plot -) I Perm.FAR) Impact Zone (-))	48.4 2622.5 1693.5 1672.7 1672.7 20.7 20.7 7177.8 0.0 0.0 0.0 7177.6 7119.7 7119.7 7119.7 7119.7
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R within Ring Allowable TDR Area (60% o Premium FAR for Plot within Total Perm. FAR area (2.50 Residential FAR Area Achieved Net FAR Area (2.0 Balance FAR Area (0.02)	60.00 %) 9.26 %) (59.26 %) 0.74 %) ning regulation 2015 (2.50) 1 and II (for amalgamated plot -) I Perm.FAR) Impact Zone (-))	48.4 2622.5 1693.5 1672.7 1672.7 1672.7 20.7 20.7 7177.6 0.0 0.0 0.0 0.0 7177.6 7177.6 7177.6 7177.6 7177.6 7119.7
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R within Ring Allowable TDR Area (60% o Premium FAR for Plot within Total Perm. FAR area (2.50 Residential FAR Area Achieved Net FAR Area (2.0 Balance FAR Area (0.02) BUILT UP AREA CHECK	60.00 %) 9.26 %) (59.26 %) 0.74 %) ning regulation 2015 (2.50) 1 and II (for amalgamated plot -) I Perm.FAR) Impact Zone (-))	48.4 2622.5 1693.5 1672.7 1672.7 20.7 20.7 7177.6 0.0 0.0 0.0 7177.6 7119.7 7119.7 7119.7 7119.7 7119.7
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R within Ring Allowable TDR Area (60% o Premium FAR for Plot within Total Perm. FAR area (2.50 Residential FAR (100.00%) Proposed FAR Area Achieved Net FAR Area (2.0 Balance FAR Area (0.02) BUILT UP AREA CHECK Proposed BuiltUp Area	60.00 %) 9.26 %) (59.26 %) 0.74 %) ning regulation 2015 (2.50) 1 and II (for amalgamated plot -) (Perm_FAR) Impact Zone (-)) 18	48.4 2622.5 1693.5 1672.7 1672.7 20.7 7177.6 0.0 0.0 0.0 7177.6 719.7 719.7 719.7 719.7 719.7 719.7 719.7 719.7
Road Widening Area Total NET AREA OF PLOT COVERAGE CHECK Permissible Coverage area (Proposed Coverage Area (Achieved Net coverage area Balance coverage area left (FAR CHECK Permissible F.A.R. as per zo Additional F.A.R within Ring Allowable TDR Area (60% o Premium FAR for Plot within Total Perm. FAR area (2.50 Residential FAR Area Achieved Net FAR Area (2.0 Balance FAR Area (0.02) BUILT UP AREA CHECK	60.00 %) 9.26 %) (59.26 %) 0.74 %) ning regulation 2015 (2.50) 1 and II (for amalgamated plot -) (Perm_FAR) Impact Zone (-)) 18	48.4 2622.5 1693.5 1672.7 1672.7 20.7 20.7 7177.6 0.0 0.0 0.0 7177.6 7177.6 719.7 719.7 719.7 719.7 719.7

31.Sufficient two wheeler parking shall be provided as per requirement.

Approval Date :

This Plan Sanction is issued subject to the following conditions :

a).Consisting of 'Block - RESI (APT) Wing - RESI-1 (APT) Consisting of BASEMENT, GF+4UF'. The sanction is accorded for Apartment RESI (APT) only. The use of the building shall not deviate 3.Car Parking 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 Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction. 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 vard. 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.

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 13.Permission shall be obtained from forest department for cutting trees before the commencement

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 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 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 SI. 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.

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. 3. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka ire and Emergency Department every Two years with due inspection by the department regarding working ondition 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 empaneled agencies of the Kamataka 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 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 e 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. 2. 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 44. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sgm b) minimum of two trees for sites measuring with more than 240 Sgm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/develooment olan. 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 :

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

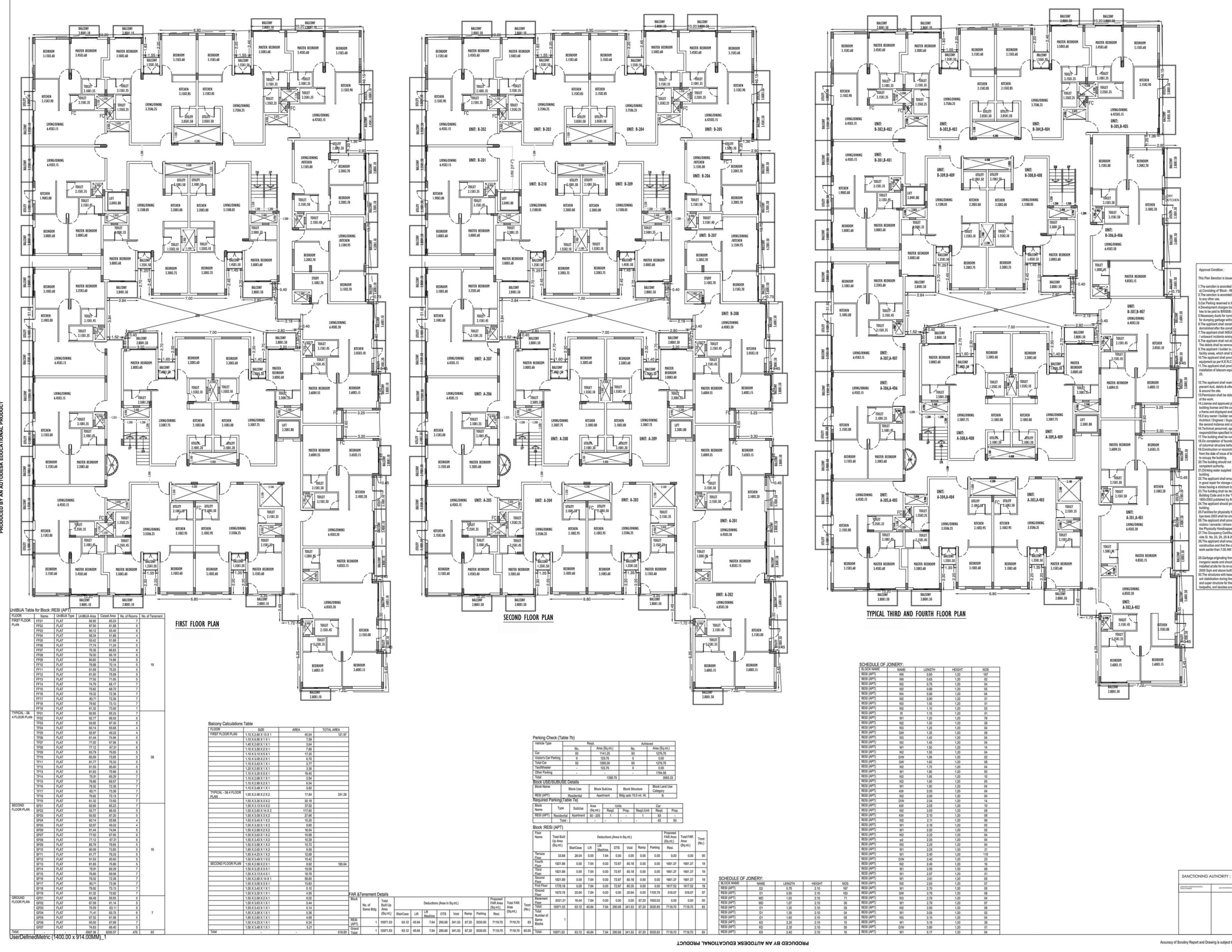
The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and ist of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment. and 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 "Kamataka Building and Other Construction workers Welfare Board".

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. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. Employment of child labour in the construction activities strictly prohibited. I.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.

> OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : Ms.BHARATH PRODUCTS FOR G P A HOLDER Ms SKAY HEIGHT DEVELOPERS Rep by its Managing Partner Mr.SYED FSIOOQ ISMAIL #10,3 RD CROSS, SHANTHINAGAR BANGALORE ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE SHARATH H R #15,1 ST MAIN, SANJEEVININAGAR, MOODALAPLAVA RANGALORE BCCL/BL-3.6/E-0192/20-21 PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING @BBMP KHATHA NO.41, NAGAWARA MAIN ROAD, KADUGONDANAHALLI, BENGALURU, OLD WARD NO.94, NEW WARD NO.30, PID NO.94-43-41. DRAWING TITLE : 1983692906-29-07-202102-27-17\$_\$

PRJ2962-21-22

SCALE 1:125 SHEET NO: 1 This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority. RESERVED BALENARD & ACCEPTENT BALENCE A LOBITORIC TOR atelian Joint Di Potor Taw Ing (JOTP) . SAUDINIONORTHOO21/2 NORTH This is system generated report and does not require any signature.



			N SCALE: 1:100
	Color Notes		B 000000
	COLOR IND	EX	
	PLOT BOUNDAR	SV SI	
	ABUTTING ROAD		
		RK (COVERAGE AREA)	
	EXISTING (To be	5	
	EXISTING (To be	P.	
AREA STATEMENT {	BBMP)	VERSION NO.: 1.0.3	
-	-	VERSION DATE: 21/01/2021	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Inward_No: PRJ/2962/	21-22	Plot SubUse: Apartment	
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Proposal Type: Buildin		Plot/Sub Plot No.: 41	
Nature of Sanction: NE	EW	City Survey No.: 00	
Location: RING-II		Khata No. (As per Khata Extract): 41	
Building Line Specified	l as per Z.R: NA	PID No. (As per Khata Extract): 94-43-41	
Zone: East		Locality / Street of the property: NO.41,NAGAV KADUGONDANAHALLI,BENGALURU,OLD V NO.94-43-41.	
Ward: Ward-030		062/34-40-4 0.	
Planning District: 216- Byrasandra	Kaval		
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Mi	nimum)	(A)	2871.04
Deduction for NetPlo			
Road W	Videning Area		48.49
Total			48.49
NET AREA OF PLOT	ſ	(A-Deductions)	2822.55
COVERAGE CHECK			
	sible Coverage area (6		1693.53
	ed Coverage Area (59.		1672.76
	ed Net coverage area (1672.78
	e coverage area left (O	174 %)	20.75
FAR CHECK			
		ing regulation 2015 (2.50)	7177.60
Additional F.A.R within Ring I an			0.00
Allowable TDR Area (60% of Per			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (2.50)			7177.60
	ntial FAR (100.00%)		7119.70
8	ed FAR Area		7119.70
	ed Net FAR Area (2.48	3)	7119.70
	e FAR Area (0.02)		57.90
BUILT UP AREA CH			
Proposi	ed BuiltUp Area		10971.53
Approval Date	icture Area Add in BUA	k (Layout Lxl)	15.00
Achieve	ed BuiltUp Area		10986.53

I.Sufficient two wheeler parking shall be provided as per requirement.

This Plan Sanction is issued subject to the following conditions :

The sanction is accorded for. a).Consisting of 'Block - RESI (APT) Wing - RESI-1 (APT) Consisting of BASEMENT, GF+4UF. 2. The sanction is accorded for Apartment RESI (APT) only. The use of the building shall not deviate 3.Car Parking 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. The applicant shall INSURE all workmen involved in the construction work against any accident funtoward 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.

Approval Date :

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. 1. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for istallation of telecom equipment and also to make provisions for telecom services as per Bve-law No.

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21.Drinking water supplied by BWSSB should not be used for the construction activity of the 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 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 SI. 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.

2. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise uctures which shall be got approved from the Competent Authority if necessary. 3. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka re and Emergency Department every Two years with due inspection by the department regarding work condition of Fire Safety Measures installed. The certificate should be produced to the Corporation nd shall get the renewal of the permission issued once in Two years. 4.The Owner / Association of high-rise building shall get the building inspected by empaneled. agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are 1 good and workable condition, and an affidavit to that effect shall be submitted to the pration and Fire Force Department every year. 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 I the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of 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 timation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in ichedule 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. 0.All other conditions and conditions mentioned in the work order issued by the Bangalore levelopment 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. 2. 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 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. pecial Condition as per Labour Department of Government of Kamataka vide ADDENDUM Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 : Applicant / Builder / Owner / Contractor and the construction workers working in the

construction site with the "Karnataka Building and Other Construction workers Welfare oard"should be strictly adhered to he Applicant / Builder / Owner / Contractor should submit the Registration of establishment and t 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 d ensure the registration of establishment and workers working at construction site or work place. I. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him. 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".

construction workers in the labour camps / construction sites. ist of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. noloyment of child labour in the construction activities strictly prohibited. aining NOC from the Labour Department before commencing the construction work is a must. 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.

OWNER / GPA HOLDER'S SIGNATURE OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : Ms.BHARATH PRODUCTS FOR G P A HOLDER Ms SKAY HEIGHT DEVELOPERS Rep by its Managing Partner Mr.SYED FSIOOQ ISMAIL #10,3 RD CROSS, SHANTHINAGAR RANGALORE 2000 ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE SHARATH H R #15,1 ST MAIN, SANJEEVININAGAR, MOODALAPLAYA, RANGALORE BCCL/BL-3.6/E-0192/20-21

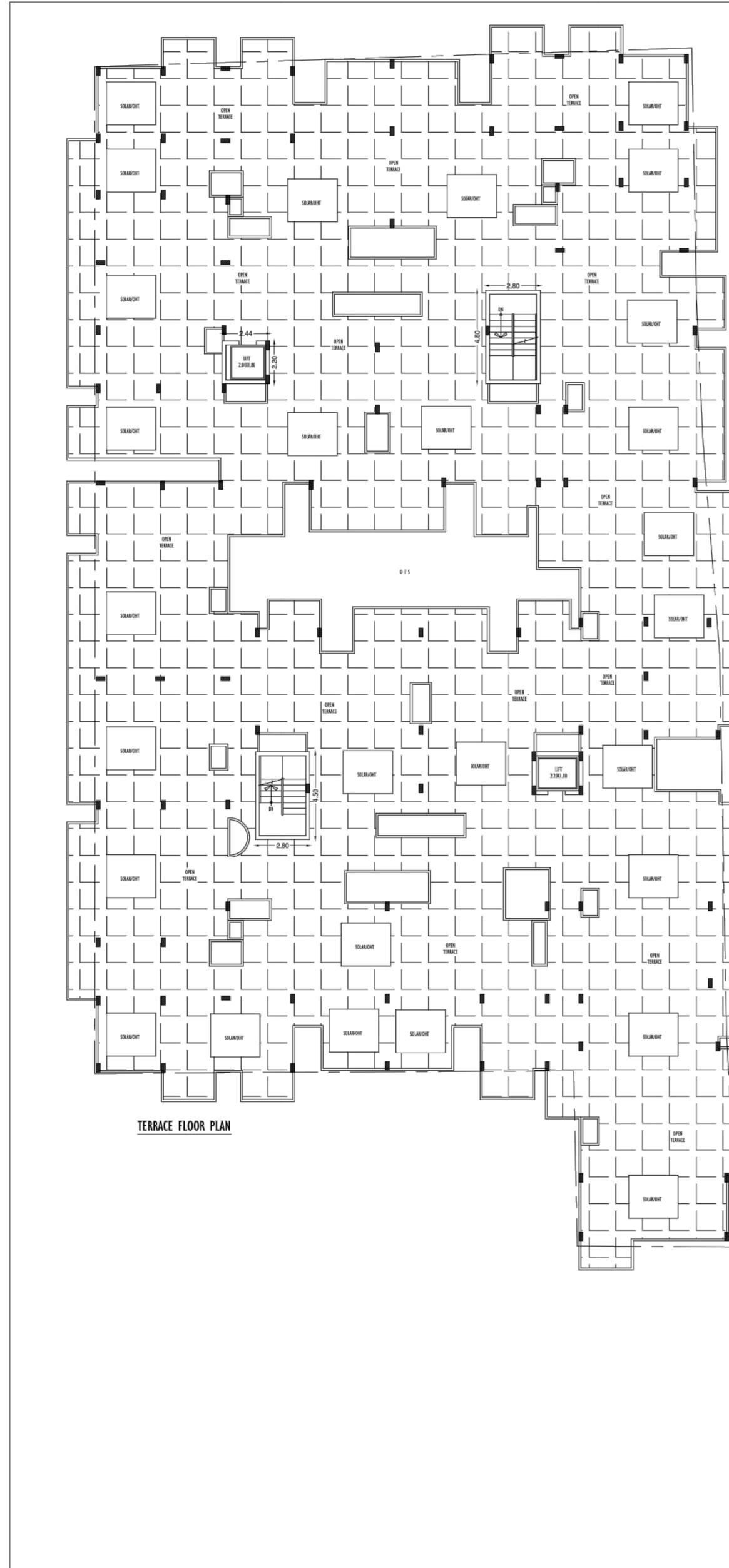
PROJECT TITLE : PROPOSED RESIDENTIAL APARTMENT BUILDING @BBMP KHATHA NO.41, NAGAWARA MAIN ROAD, KADUGONDANAHALLI, BENGALURU, OLD WARD NO.94, NEW WARD NO.30, PID NO.94-43-41.

DRAWING TITLE : 1983692906-29-07-202102-27-17\$_\$ PRJ2962-21-22

This approval of Building plan/ Modified plan is valid for two years from the

SHEET NO: 2

date of issue of plan and building licence by the competent authority. NUT AND REPAIRS A ACCORD **DENTORIZIOR** ation Joint Di Pater Free na (JIDTP) NORTH This is system generated report and does not require any signature. Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.







FRONT ELEVATION

E T	AREA	TOTAL AREA
13 X 1	40.04	121.97
1X1	7.59	
1X1	3.64	
2X1	7.86	
5X1	17.20	
2X1	6.76	
1X1	3.77	
1X1	3.36	
5X1	18.45	
1X1	2.94	
2X1	6.54	
1X1	3.82	
2X2	17.84	331.28
3X2	30.18	
4X2	37.52	
14 X 2	117.60	
3X2	27.66	
1X2	10.20	
1X2	9.90	
2X2	16.04	
1X2	10.88	
1X2	10.28	
1X2	10.72	
1X2	9.36	
1X2	12.68	
1X2	10.42	
2X1	8.92	165.64
3X1	15.09	
4X1	18.76	
14X1	58.80	
3X1	13.83	
1X1	5.10	
1X1	4.95	
2X1	8.02	
1X1	5.44	
1X1	5.14	
1X1	5.36	
1X1	4.68	
1X1	6.34	
1X1	5.21	

Approval Condition :

to any other use.

& around the site.

to occupy the building.

competent authority.

bye-laws 2003 shall be ensured.

building.

of the work.

1. The sanction is accorded for.

demolished after the construction.

This Plan Sanction is issued subject to the following conditions :

has to be paid to BWSSB and BESCOM if any.

for dumping garbage within the premises shall be provided.

/ untoward incidents arising during the time of construction.

The debris shall be removed and transported to near by dumping yard.

facility areas, which shall be accessible to all the tenants and occupants.

a).Consisting of 'Block - RESI (APT) Wing - RESI-1 (APT) Consisting of BASEMENT, GF+4UF.

3.Car Parking reserved in the plan should not be converted for any other purpose.

2. The sanction is accorded for Apartment RESI (APT) only. The use of the building shall not deviate

4. Development charges towards increasing the capacity of water supply, sanitary and power main

5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space

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

7. The applicant shall INSURE all workmen involved in the construction work against any accident

8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

9. The applicant / builder is prohibited from selling the setback area / open spaces and the common

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.

12. The applicant shall maintain during construction such barricading as considered necessary to

13.Permission shall be obtained from forest department for cutting trees before the commencement

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

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

the second instance and cancel the registration if the same is repeated for the third time.

Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warred in

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.

16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

18.On completion of foundation or footings before erection of walls on the foundation and in the case

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

20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the

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

Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS

24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the

26. The applicant shall provide at least one common toilet in the ground floor for the use of the

28. The applicant shall ensure that no inconvenience is caused to the neichbors in the vicinity of

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

work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building

27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions

construction and that the construction activities shall stop before 10.00 PM and shall not resume the

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and

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.

visitors / servants / drivers and security men and also entrance shall be approached through a ramp for

21. Drinking water supplied by BWSSB should not be used for the construction activity of the

23. The building shall be designed and constructed adopting the norms prescribed in National

times having a minimum total capacity mentioned in the Bye-law 32(a).

the Physically Handicapped persons together with the stepped entry.

vide SI. No. 23, 24, 25 & 26 are provided in the building.

2000 Sqm and above built up area for Commercial building).

of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.

a frame and displayed and they shall be made available during inspections.

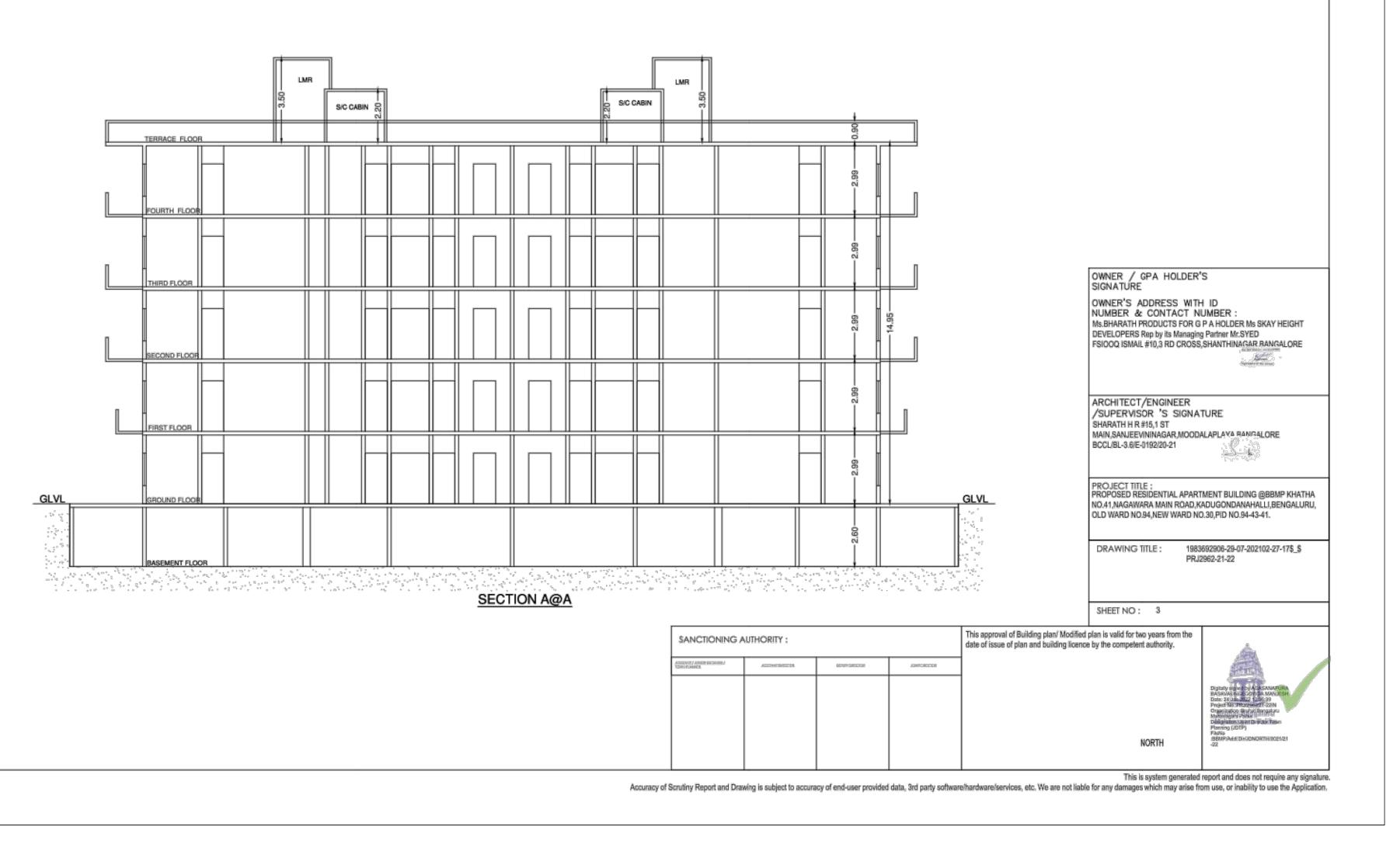
prevent dust, debris & other materials endangering the safety of people / structures etc. in

installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.

11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for

_								
Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area	Tnmt (No.)	
	Lift Machine	OTS Void		Ramp Parking		Resi.	(Sq.mt.)	(140.)
7.64		290.68	341.53	67.20	3035.83	7119.70	7119.70	83
	7.64	290.68	341.53	67.20	3035.83	7119.70	7119.70	83.00
Achieved				7				
Sq.mt.)		No. A			Area (Sq.mt.)			
1.25		93 1278.75						
.75		0		0.00				
5.00		93	3	1278.75				
.75		0		0.00				
		-		1784.58				
1388.75				3063.33	3			

0							
0			0.00				
-							
			306	53.33			
Block St	ructure		Block Land Use Category				
Bldg upto 1	5.0 mt. Ht.		R				
Units			Car				
Prop.	Reqd./Un	ît	Reqd.	Prop.			
-	1		83				
-	-		83	93			
	Block Sti Bldg upto 1 its Prop. -	Block Structure Bldg upto 15.0 mt. Ht. its Prop. Reqd./Un - 1	Block Structure Bldg upto 15.0 mt. Ht. its Prop. Reqd./Unit - 1	Block Structure Block Land Category Bldg upto 15.0 mt. Ht. R its Car Prop. Reqd./Unit Reqd. - 1 83			



					N SCALE: 1:100
			Color Notes		L.
			COLOR IND	EX	
			PLOT BOUNDAR		
			ABUTTING ROA	-	
			EXISTING (To be	RK (COVERAGE AREA)	
			EXISTING (To be	P.	
T		AREA STATEMENT (6	VERSION NO.: 1.0.3	
	31.Sufficient two wheeler parking shall be provided as per requirement.	-	-	VERSION DATE: 21/01/2021	
	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.	PROJECT DETAIL:			
	 The Owner / Association of high-rise building shall obtain clearance certificate from Kamataka 	Authority: BBMP	-000.4 096.000	Plot Use: Residential	
	Fire and Emergency Department every Two years with due inspection by the department regarding working	Inward_No: PRJ/2962		Plot SubUse: Apartment	
	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.	Application Type: Gen Proposal Type: Buildin		Land Use Zone: Residential (Mixed) Plot/Sub Plot No.; 41	
	34. The Owner / Association of high-rise building shall get the building inspected by empaneled	Nature of Sanction: NE		City Survey No.: 00	
	agencies of the Kamataka Fire and Emergency Department to ensure that the equipment's installed are	Location: RING-II		Khata No. (As per Khata Extract): 41	
	in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.	Building Line Specifier	l as per Z.R: NA	PID No. (As per Kinata Extract): 94-43-41	
	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	Zone: East		Locality / Street of the property: NO.41,NAGA KADUGONDANAHALLI,BENGALURU,OLD NO.94-43-41.	
	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.	Ward: Ward-030		1920 10 10	
	36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building	Planning District: 216-	Kaval		
	, one before the onset of summer and another during the summer and assure complete safety in respect of	Byrasandra AREA DETAILS:			80.107
	fire hazards. 37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not	AREA DETAILS: AREA OF PLOT (Mi	nimumi	(A)	SQ.MT. 2871.04
	materially and structurally deviate the construction from the sanctioned plan, without previous	Deduction for NetPlo	0		20/134
	approval of the authority. They shall explain to the owner s about the risk involved in contravention	0 0000000000000000000000000000000000000	Videning Area		48.49
	of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.	Total			48.49
	38. The construction or reconstruction of a building shall be commenced within a period of two (2)	NET AREA OF PLO	-	(A-Deductions)	2622.55
	years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give	COVERAGE CHECK			
	Intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Reharded M. Evalues the Secret (Decelerated and all also lationation as completion of the fourth of an and the sec		sible Coverage area (6		1693.53
	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.	9	ed Coverage Area (59. ed Net coverage area (*	1672.78
	39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be		e coverage area left (0		1672.78
	earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.	FAR CHECK	a an an aige an an an air a	ංග ස අභි දී	£9.10
	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	Permis	sible F.A.R. as per zon	ing regulation 2015 (2.50)	7177.60
	adhered to	Addition	nal F.A.R within Ring I	and II (for amalgamated plot -)	0.00
	41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation		ile TDR Area (60% of I		0.00
	as per solid waste management bye-law 2016. 42. The applicant/owner/developer shall abide by sustainable construction and demolition waste		m FAR for Plot within li		0.00
	management as per solid waste management bye-law 2016.		erm. FAR area (2.50)		7177.60
	43.The Applicant / Owners / Developers shall make necessary provision to charge electrical		ntial FAR (100.00%) ed FAR Area		7119.70
	vehicles. 44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sgm up to 240	3	ed Net FAR Area (2.48		7119.70
	Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240		e FAR Area (0.02)	× ₽	57.90
	Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling	BUILT UP AREA CH	0 8		। অসম চালস্বা
	unit/development plan. 45. In case of any false information, misrepresentation of facts, or pending court cases, the plan		ed BuiltUp Area		10971.53
	 sanction is deemed cancelled. 		icture Area Add in BU/	(Layout Lvl)	15.00
	46.Also see, building licence for special conditions, if any.	Achieva	ed BuiltUp Area		10986.53
1	Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM				

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare

gistration of

workers engaged by him.

workers Welfare Board

which is mandatory.

Board"should be strictly adhered to

(Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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 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

Approval Date

Accommodation shall be provided for setting up of schools for imparting education to the children o construction workers in the labour camps / construction sites. List of children of workers shall be furnished by the builder / contractor to the Labour Department 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 guestion is found to be faise or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.