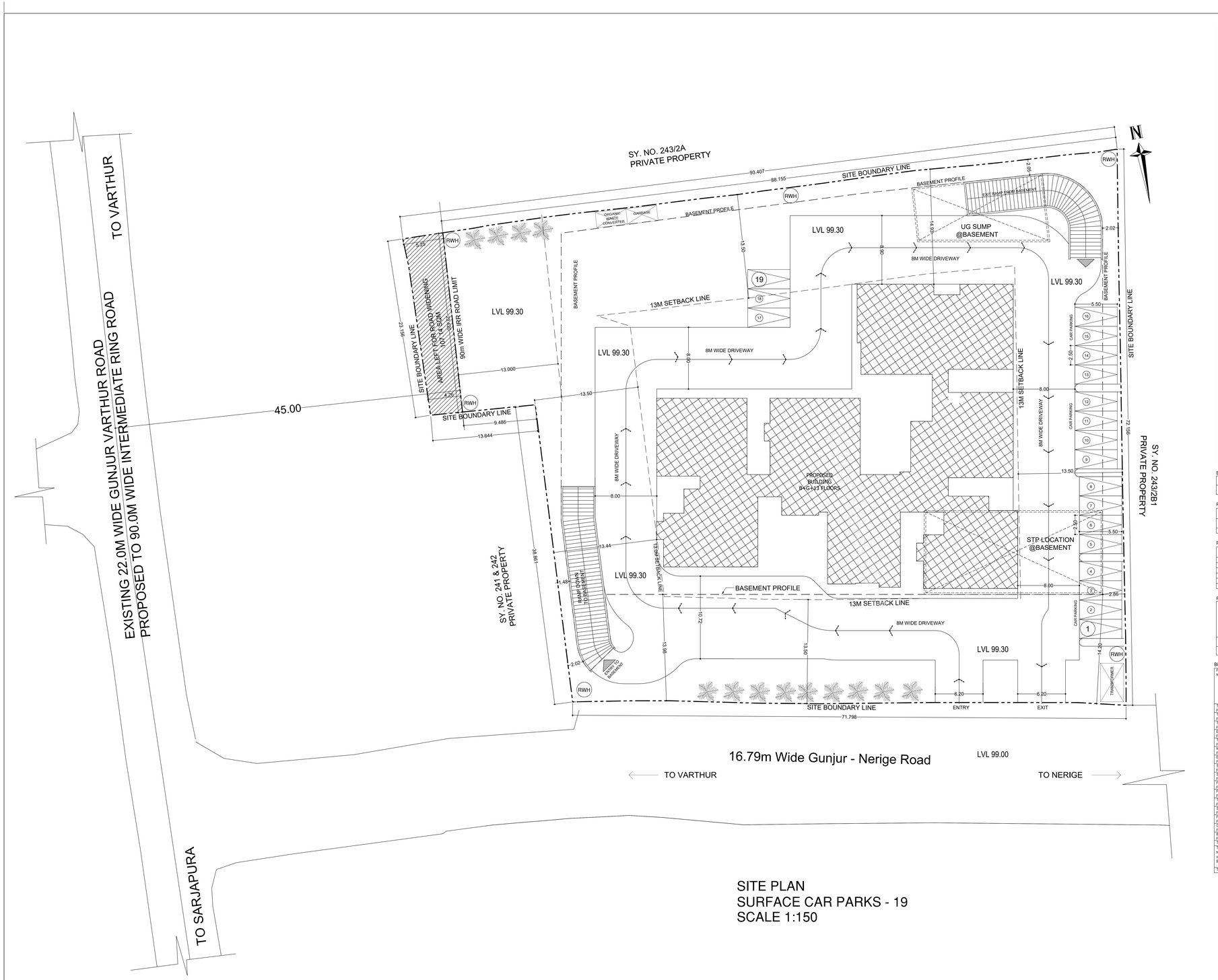

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Residential Building plan at 243/2B2
Gunjur Village, Ward No 149, Varthur Hobli, Bangalore East Taluk, Bangalore.. Bangalore.
a) Consist of 1Basement + 12floor(s) + 13 UF only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.4564.26 area reserved for car parking shall not be converted for any other purpose
4.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.
5.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 for
the site above 371 Sqm.
6. 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.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The owner/ builder/ Architect shall be the employer involved in the construction work against any accident or hazard incidents arising during the time of construction.
10.The applicant shall not block any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. 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.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(Easi.S) code leaving 3.00 mts. from the building within the premises.
13. 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
14.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.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the permission / Sanction will be informed by the Authority in the first instance, warned in the second instance. 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 Â" IV (Bye-law No. 3.6) under sub section N-V (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition 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.
21.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.
22.Buildings have to be designed by
a registered structural engineer. Based on SBC, water table and
other criteria foundation and building shall be designed to ensure structural stability. The
responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the buildings.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.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 .
26.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.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit 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).
28. 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 adjoining old as well as new building property, public roads and footpaths and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of
summer and another during the summer and assure complete safety in respect of
fire hazards.
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.

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

32.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 his 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 to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodlike) 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.I 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"

SCALE : 1:100

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 04/05/2023

PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No.: PRJ/1262/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 243/2B2	
Nature of Sanction: NEW	City Survey No.: 243/2B2	
Location: RING-III	PID No. (As per Khata Extract): 243/2B2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Gunjur Village, Ward No 149, Varthur Hobli, Bangalore East Taluk, Bangalore.	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 216-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	5397.34
Deduction for NetPlot Area		
Surrender Free of Cost		107.13
Total :		107.13
NET AREA OF PLOT	(A-Deductions)	5290.21
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2645.11
Proposed Coverage Area (23.30 %)		1235.35
Achieved Net coverage area (23.35 %)		1235.35
Balance coverage area left (26.65 %)		1409.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		12144.01
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)		12144.01
Residential FAR (100.00%)		12130.29
Proposed FAR Area		12130.29
Achieved Net FAR Area (2.25)		12130.29
Balance FAR Area (0.00)		13.72
BUILT UP AREA CHECK		
Proposed BuiltUp Area		17389.34
Substructure Area Add in BUA (Layout Lvl)		24.39
Achieved BuiltUp Area		17413.73

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
SAPTHAGIRI (NIRVANA)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
SAPTHAGIRI (NIRVANA)	Residential	Apartment	50 - 225	1	-	1	95	-
	Total		-	-	-	-	95	125

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	95	1306.25	125	1718.75
Visitor's Car Parking	10	137.50	0	0.00
Total Car	105	1443.75	125	1718.75
Two Wheeler	-	137.50	0	0.00
Other Parking	- -	-	-	2846.51
Total		1581.25		4564.26

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
SAPTHAGIRI (NIRVANA)	1	18002.75	663.41	17389.34	498.24	174.60	32.50	9.81	0.88	248.21	4294.80	12130.31	12130.31	95	298.38
Grand Total:	1	18002.75	663.41	17389.34	498.24	174.60	32.50	9.81	0.88	248.21	4294.80	12130.31	12130.31	95.00	298.38

Block :SAPTHAGIRI (NIRVANA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	59.54	0.00	59.54	27.04	0.00	32.50	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	718.26	29.34	688.92	29.84	11.64	0.00	0.00	0.00	0.00	0.00	647.44	647.44	05	0.00
Twelfth Floor	834.15	31.39	802.76	29.84	11.64	0.00	0.00	0.00	0.00	0.00	761.28	761.28	06	0.00
Eleventh Floor	834.15	31.39	802.76	29.84	11.64	0.00	0.00	0.00	0.00	0.00	761.28	761.28	06	0.00
Tenth Floor	1066.34	34.86	1031.48	29.84	11.64	0.00	0.00	0.00	0.00	0.00	990.00	990.00	08	0.00
Ninth Floor	1066.34	33.79	1032.55	29.84	11.64	0.00	0.00	0.00	0.00	0.00	991.07	991.07	08	0.00
Eighth Floor	1066.34	33.79	1032.55	29.84	11.64	0.00	0.00	0.00	0.00	0.00	991.07	991.07	08	0.00
Seventh Floor	1066.34	34.86	1031.48	29.84	11.64	0.00	0.00	0.00	0.00	0.00	990.00	990.00	08	0.00
Sixth Floor	1066.34	33.79	1032.55	29.84	11.64	0.00	0.00	0.00	0.00	0.00	991.07	991.07	08	0.00
Fifth Floor	1066.34	33.79	1032.55	29.84	11.64	0.00	0.00	0.00	0.00	0.00	991.07	991.07	08	0.00
Fourth Floor	1066.34	34.86	1031.48	29.84	11.64	0.00	0.00	0.00	0.00	0.00	990.00	990.00	08	0.00
Third Floor	1066.34	33.79	1032.55	29.84	11.64	0.00	0.00	0.00	0.00	0.00	991.07	991.07	08	0.00
Second Floor	1066.34	33.79	1032.55	29.84	11.64	0.00	0.00	0.00	0.00	0.00	991.07	991.07	08	0.00
First Floor	1092.62	253.04	839.58	49.34	11.64	0.00	0.00	0.88	0.00	0.00	777.72	777.72	06	0.00
Ground Floor	1246.28	10.93	1235.35	35.18	11.64	0.00	9.81	0.00	0.00	912.55	266.17	266.17	00	298.38
Basement Floor	3670.69	0.00	3670.69	28.60	11.64	0.00	0.00	0.00	248.21	3382.24	0.00	0.00	00	0.00
Total:	18002.75	663.41	17389.34	498.24	174.60	32.50	9.81	0.88	248.21	4294.80	12130.31	12130.31	95	298.38
Total Number of Same Blocks	1													
Total:	18002.75	663.41	17389.34	498.24	174.60	32.50	9.81	0.88	248.21	4294.80	12130.31	12130.31	95	298

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
SAPTHAGIRI (NIRVANA)	D2	0.80	2.10	154
SAPTHAGIRI (NIRVANA)	D2	0.80	2.30	95
SAPTHAGIRI (NIRVANA)	D1	0.90	2.10	154
SAPTHAGIRI (NIRVANA)	D1	0.90	2.30	108
SAPTHAGIRI (NIRVANA)	W3	1.10	1.80	20
SAPTHAGIRI (NIRVANA)	ED	1.10	2.10	60
SAPTHAGIRI (NIRVANA)	ED	1.10	2.30	36
SAPTHAGIRI (NIRVANA)	O	1.20	2.10	69
SAPTHAGIRI (NIRVANA)	W2	1.50	1.80	193
SAPTHAGIRI (NIRVANA)	W1	1.80	1.80	36
SAPTHAGIRI (NIRVANA)	SD2	2.10	2.10	46
SAPTHAGIRI (NIRVANA)	SD2	2.10	2.30	61
SAPTHAGIRI (NIRVANA)	SD1	2.40	2.10	52
SAPTHAGIRI (NIRVANA)	SD1	2.40	2.30	49

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
SAPTHAGIRI (NIRVANA)	V1	0.75	0.95	249

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -4, 7& 10 FLOOR PLAN	1.20 X 2.85 X 1 X 3	10.26	10.26
SECOND FLOOR PLAN	1.20 X 2.85 X 1 X 1	3.42	3.42
TYPICAL -3, 5, 6, 8& 9 FLOOR PLAN	1.20 X 2.85 X 1 X 5	17.10	17.10
ELEVENTH FLOOR PLAN	1.20 X 2.85 X 1 X 1	3.42	3.42
THEUTH FLOOR PLAN	1.20 X 2.85 X 1 X 1	3.42	3.42
THIRTEENTH FLOOR PLAN	1.20 X 2.85 X 1 X 1	3.42	3.42
Total :	-	-	41.04

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
K. S. VANAJAKSHI, REPRESENTED BY GPA HOLDERS MIS SAPTHAGIRI VENTURES REPRESENTED BY ITS PARTNERS, S.K. PAPA REDDY, S.K. NARAYANA REDDY, D. PRATHAP, KAUSHIK N. REDDY Sri.Papa Reddy, No.238 Ground Floor 1st Cross, 2nd Block, 3rd Phase Banashankari III as Bangalore South, Bengaluru

ARCHITECT./ENGINEER /SUPERVISOR'S SIGNATURE
JAMUNA VERNEKAR ASSOCIATES PVT LTD, #8, 1ST A MAIN, STAG EXTENSION, S.T.BED. KORMANGALA IV BLOCK, BANGALORE - 560095 BCC/BL-3.6/A-2882/2018-19

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT ON SY NO. 243/2B2 , KATHA NO. 317,OF GUNJUR VILLAGE, WARD NO. 149, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE 560087

DRAWING TITLE : SITE PLAN

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.

NORTH

Digitally signed by V HARISH KUMAR
Date: 2023.05.04 15:29:17 IST
Project No. PRJ/1262/22-23
Application No. SH/Full Bmp/0001/Mahadevapura
Parlikar
Designation : Joint Director Town Planning
LOCATION :
Firefox: BBMP/AAIS-DK/DRCHT/1450564/22-23

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.

User Defined Size (90.00 x 130.00MM)