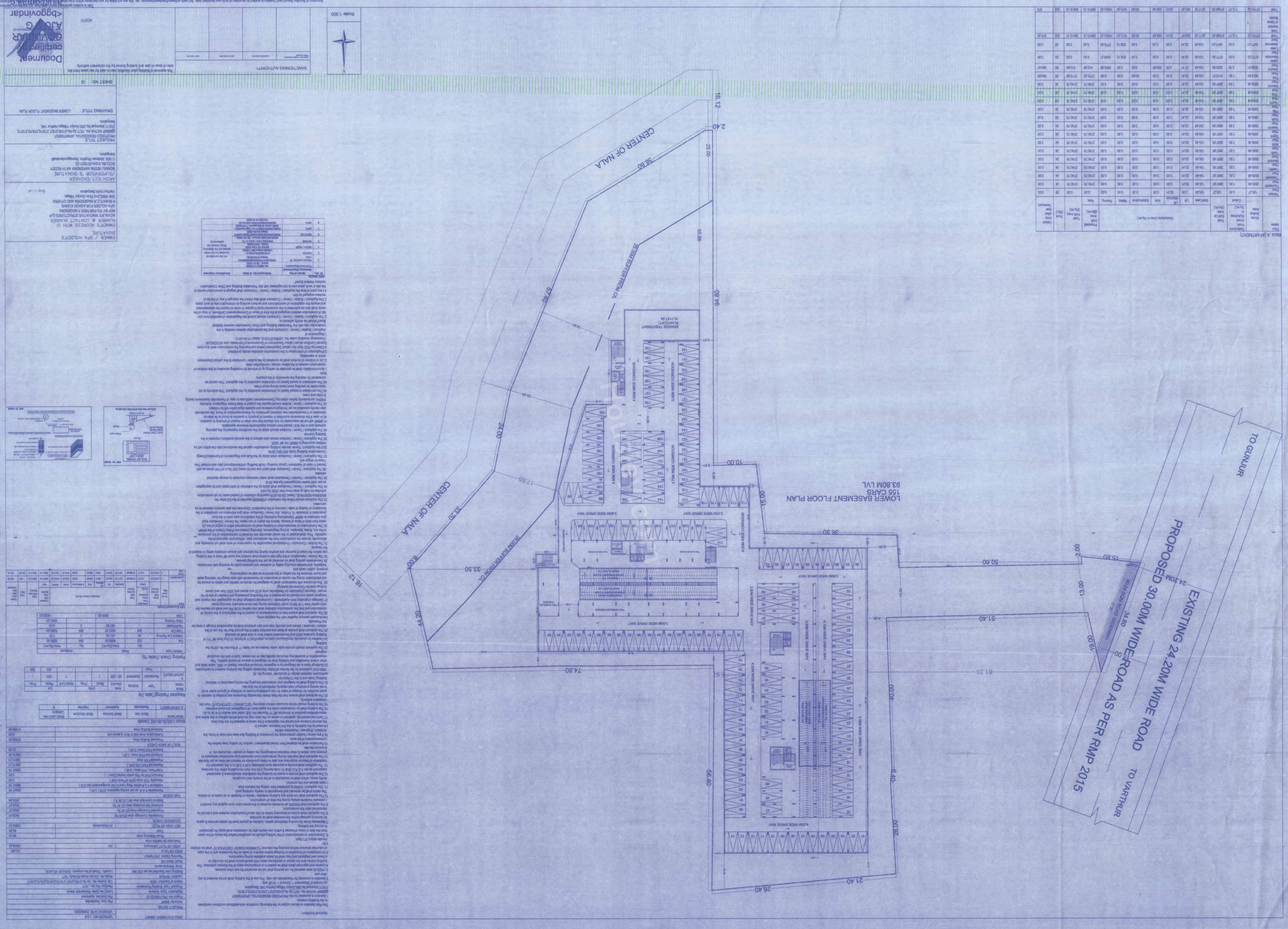


Approval Condition :

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

1.Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT @SRIPAT NAYAK, SITE NO 187 By M/S.RAJESH JYOTHI STRUCTURES.

2.Total Plot Area 7777.00 Sq.Mtrs, Residential Use only. The use of the building shall not be deviated to any other use.

3.Achieved FAR for Residential = 1.49 (1.5 is the permissible FAR)

4.Height of the building shall not exceed permissible height as per NOC issued by the Airport Authority.

5.A minimum and approved plants shall be planted in a compassionate space in the approved sanction plan.

6.Rain water harvesting structure should be constructed as per the standards laid down in the approved sanction plan.

7.Drinking water, Fire fighting and Electrical connections should be provided as per the standards laid down by the concerned authorities.

8.Provision for disabled persons should be made in the building as per the norms.

9.Solid waste management should be properly dealt as per the norms laid down by the concerned authority.

10.Rain water drains should be constructed in such a manner that the storm water should not enter into the premises of the adjacent plots.

11.The Applicant / Owner / Developer shall obtain NOC from the concerned authorities for the proposed development.

12.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Fire Prevention and Fire Fighting Services Act, 2011.

13.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Energy Conservation Building Code (KECBC) 2016.

14.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 and the Building and Other Construction Workers' Welfare Cess Act, 1996.

15.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Building and Other Construction Workers' Welfare Board.

16.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Tree Preservation Act, 2017.

17.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Building Licence Rules, 2020.

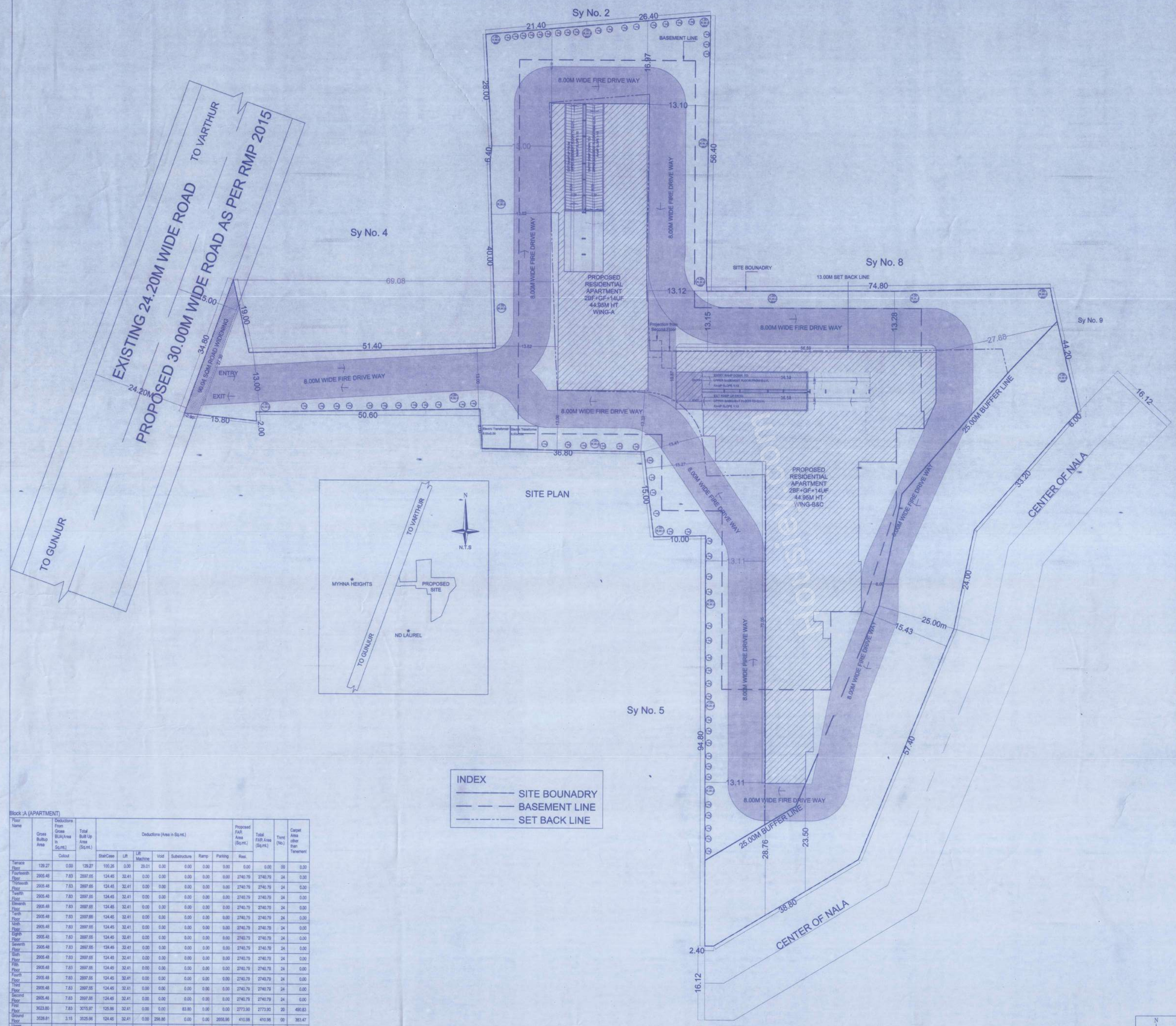
18.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Municipal Corporations Building Rules, 2020.

19.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Municipal Corporations (Building Tax) Rules, 2020.

20.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Municipal Corporations (Building Licence) Rules, 2020.

21.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Municipal Corporations (Building Licence) Rules, 2020.

22.The Applicant / Owner / Developer shall ensure that the proposed development complies with the provisions of the Karnataka Municipal Corporations (Building Licence) Rules, 2020.



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 PROPOSED RESIDENTIAL APARTMENT @BBMP KATHA No. 7977,Sy No.215/6,215/7,215/13,215/10,215/17, Municipal No.286,Gunjur Village,Varthur 148, Bangalore.
a).Consist of 2Basement + 1Ground + 14 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.14523.20 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 applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10.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 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 (Esk D) 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 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 [#] 'V' (Bye-law No. 3.0) under sub section IV-6 (a) 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 portable 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 building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws [#]' 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 structure as well as neighbouring
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 [#]' trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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, Planning 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 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 to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/3020/19-20, Dated. 20-08-2019 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 PAR 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 deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act [#]' 2020.
39.The Applicant / Owner / Architect should also scheme 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

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaga) Hoodlay) 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 to enable 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 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"

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No. SB/CFI/118/2022 Dated:-25-08-2022	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	ACA/BLR/CT/1/B/0452/2022/66044 Dated:-31/08/2022.	
3	KSPCB	CTE-234473 PCB ID 135028 Dated:-29/11/2022.	
4	SEIAA / MoEF	SEIAA SI/ CON-2022 Dated:- 13/07/2022	
5	BWSSB	BWSSB/A/3020/19-20 Dated:- 20-08-2019	
6	SESCOM	BESCOM/RAJA/SD/JAO/DA/F/0056-39813 Dated:26-05-2022	
7	SWPL	CONSCOM/SWPL/TONOC for high/rise/0051-BWM dated:-01-07-2022	
8	BHEL	BHEL/HYD/TONOC/2022/0000-35 DATED:-07-9-2022	

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9
		VERSION DATE: 23/08/2022

PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/0756/022/23		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 7977
Nature of Sanction: NEW		City Survey No.: Sy No.215/6,215/7,215/13,215/10,215/13,215/17
Location: RING-II		Khata No. (As per Khata Extract): 7977
Building Line Specified as per Z.R: NA		Locality / Street of the property: GUNJUR VILLAGE,
Zone: Mahadevapura		
Ward: Ward-148		
Planning District: 315-Varthur		

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12549.35
Deduction for Net/Pot Area		
Road Widening Area		90.04
Total		90.04
NET AREA OF PLOT	(A-Deductions)	12459.22
COVERAGE CHECK		
Permissible Coverage area [55.00 %]		6429.61
Proposed Coverage Area [27.42 %]		3525.67
Achieved Net coverage area [27.42 %]		3525.67
Balance coverage area left [22.58 %]		2903.94
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 [3.50]		38947.78
Additional F.A.R within Ring I and II (for amalgamated plot 3.00)		38947.78
Allowable TDR Area [50% of Perm.FAR]		0.00
Premium FAR for Plot within Impact Zone [-]		0.00
Total Perm. FAR area [3.50]		38947.78
Residential FAR [100.00%]		38915.21
Proposed FAR Area		38915.21
Achieved Net FAR Area [3.00]		38915.20
Balance FAR Area [0.00]		32.58
BUILT UP AREA CHECK		
Proposed BuiltUp Area		57584.55
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		57584.55

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

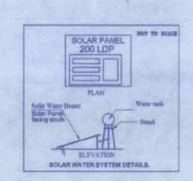
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	332	-
	Total :		-	-	-	-	332	384

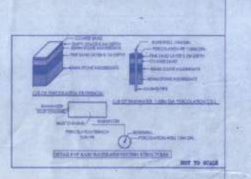
Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	332	4585.00	384	5280.00
Visitor's Car Parking	34	467.50	0	0.00
Total Car	366	5032.50	384	5280.00
Two Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	9243.20
Total		5500.00		14523.20

FAR & Tenement Details

Block	No. of Same Blks	Dwelling Units (Type)	Dwelling Units (Tenement)	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
					StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
A (APARTMENT)	1	67/1/1.33	112/1/1	57585.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	38815.15	332	874.32
Grand Total	1	67/1/1.33	112/1/1	57585.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	38815.15	332	874.32





Block :A (APARTMENT)

Floor Name	Gross Builup Area	Deductions From Gross BUA(Area In Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	129.27	0.00	129.27	100.26	0.00	29.01	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Thirteenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Twelfth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eleventh Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Tenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Ninth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eighth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Seventh Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Sixth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fifth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fourth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Third Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Second Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
First Floor	3023.80	7.83	3015.97	125.86	32.41	0.00	0.00	83.80	0.00	0.00	2773.90	2773.90	20	490.83
Ground Floor	3528.81	3.15	3525.66	124.45	32.41	0.00	298.86	0.00	0.00	2658.86	410.98	410.98	00	353.47
Upper Basement Floor	6777.20	0.00	6777.20	124.45	32.41	0.00	0.00	0.00	535.12	6085.21	0.00	0.00	00	0.00
Lower Basement Floor	6471.01	0.00	6471.01	124.45	32.41	0.00	0.00	0.00	535.12	5779.02	0.00	0.00	00	0.00
Total:	57701.52	112.77	57588.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874.32
Total Number of Same Blocks	1													
Total:	57701.52	112.77	57588.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874

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Scale 1:300

SANCTIONING AUTHORITY :

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

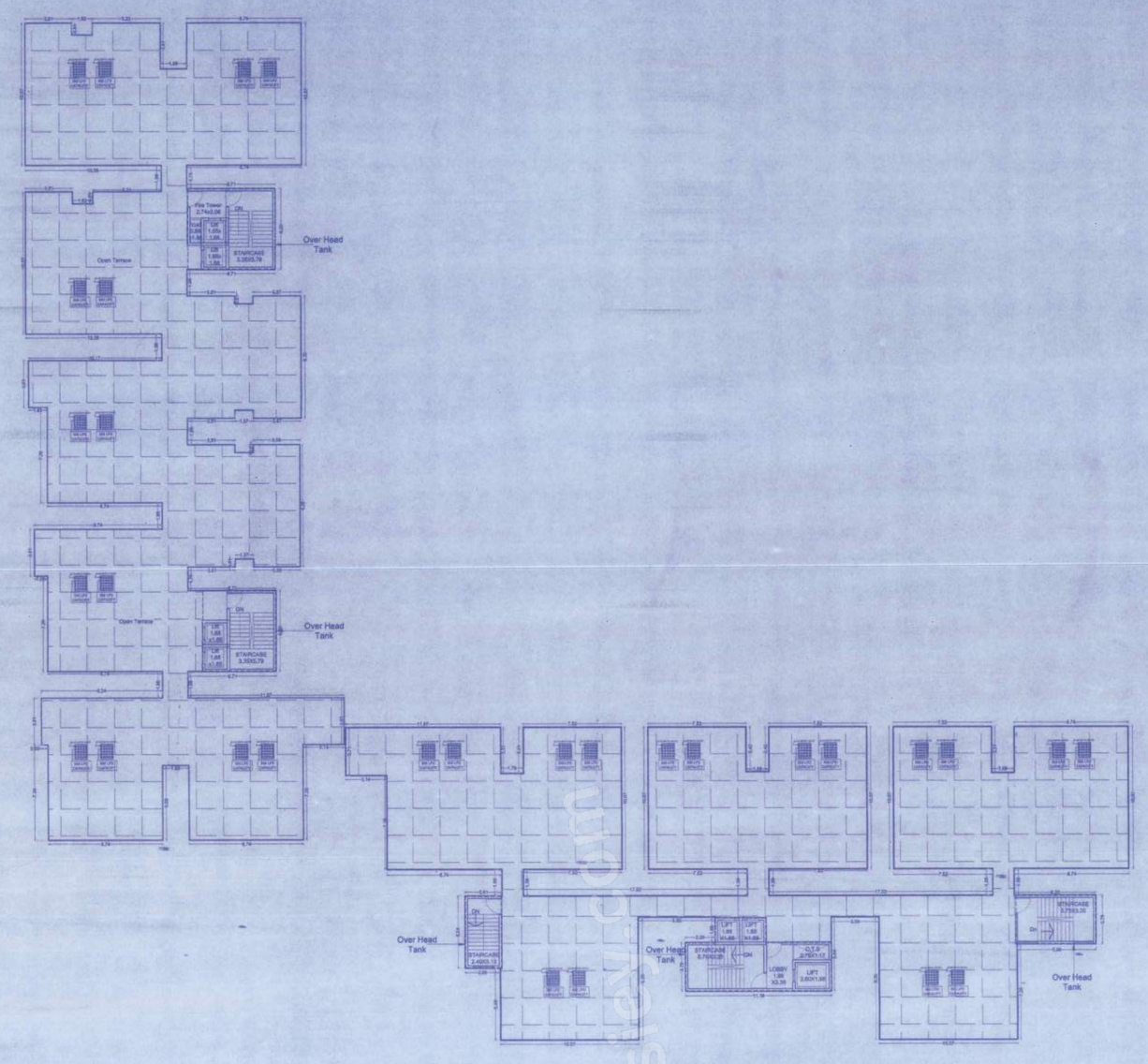
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Document certified by GOVINDAR AJU <bggovindaraju@gmail.com>

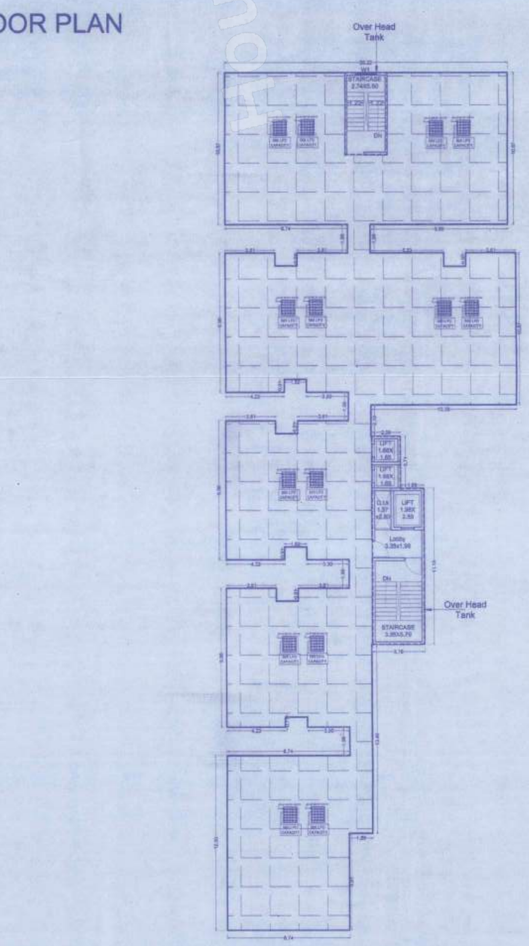
This is system generated report. Signature not required for any purpose.

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 inaccurate data or incorrect decision.



TERRACE FLOOR PLAN

146.05 M LVL.



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 PROPOSED RESIDENTIAL APPARTMENT @BBMP KATHA No. 7677,By No.215/5,215/7,215/15,215/10,215/13, 215/17,Municipal No.285,Gunjur Village,Varthur 148, Bangalore.

a).Consist of 3Basement + 1Ground + 14 UF.only

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.14523.20 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 licenses & within one month after to completion shall apply for permission to occupy the building.

7.Necessary ducts for running telephone cables, cutrider 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 applicant shall INSURE all workmen involved in the construction work against any accident / unpleasant incidents arising during the time of construction.

10.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 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 (Eab D) 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 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. 3.8) under sub section IV-B (a) 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.Build-up 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 building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 34" 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 buildings).

28. The structures with basements shall be designed for structural stability and safety to ensure for wall 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 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 8€" drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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, Blending 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 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 to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/360/019-20, Dated, 25-08-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

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 8€" 2020.

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

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

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.

Special Condition as per Labour Department of Government of Karnataka vide ADD/BWD/M (Housedaap/ Hoodlled) Letter No. LD/95/LETE2013, 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 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"

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No.280/2019/8922 Dated : 18-07-2022	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	NOC/BLR/BBMP/1088644 Dated:21-06-2022	
3	KSPCB	CTO-WAIVER-PCB-ID : 1263596 Dated:28/11/2022	
4	BESCOM	SC/KA/ 51 /LOW 2022 Dated : 13/07/2022	
5	BWSSB	BWSSB/A/360/019-20 Dated:25-08-2019	
6	BESCOM	KCS/NOC/HT/2022-23/ 2 Dated:20-06-2022	
7	BWL	LOA/NOC/BDT/NOC for high/rise/2021-22/09 dated at Bangalore 11/07/2022	
8	BWD	BBWD/Cellular/PMC/ 3/2022-23 EN1182-27-4-2022	

AREA STATEMENT (BBMP)

		VERSION NO : 1.0.9
		VERSION DATE: 20/06/2022
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/0000/22-23		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 7677
Nature of Sanction: NEW		City Survey No.: By No.215/5,215/7,215/15,215/10,215/13,215/17
Location: RMA-08		Khata No. (As per Khata Extract): 7677
Building Line Specified as per Z.R: NA		Locality / Street of the property: GUNJUR VILLAGE,
Zone: Mahadevapura		
Ward: Ward-148		
Planning District: 215-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12945.26
Deduction for NetPlot Area		
Road Widening Area		90.04
Total		90.04
NET AREA OF PLOT	(A-Deductions)	12855.22
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		7426.61
Proposed Coverage Area (27.42 %)		3525.87
Achieved Net coverage area (27.42 %)		3525.87
Balance coverage area left (32.58 %)		4188.74
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		38847.76
Additional F.A.R within Ring I and II (for amalgamated plot-3.00)		38847.76
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		38847.76
Residential FAR (100.00%)		38915.21
Proposed FAR Area		38915.21
Achieved Net FAR Area (3.00)		38915.21
Balance FAR Area (0.00)		33.58
BUILT UP AREA CHECK		
Proposed BuiltUp Area		57588.55
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		57588.55

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	332	-
	Total :		-	-	-	-	332	384

Parking Check (Table 7b)

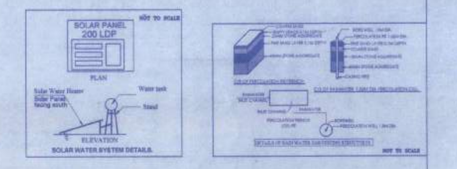
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	332	4985.00	384	5280.00
Visitor's Car Parking	34	467.50	0	0.00
Total Car	366	5032.50	384	5280.00
Two/Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	8343.20
Total		5500.00		13623.20

FAR &Tenement Details

Block	No. of Stairs	Stairs Area Exclude (Sq.mt.)	Deductions Area Comm. Area Exclude (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area Non Tenement
			Cellar		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
A (APARTMENT)	1	0710.20	112.77	57588.55	2217.32	550.57	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	38815.15	332	874.30
Grand Total:	1	0710.20	112.77	57588.55	2217.32	550.57	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	38815.15	332	874.30

Block :A (APARTMENT)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area Non Tenement
					StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
Terrace Floor	126.27	0.00		126.27	100.26	0.00	29.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Thirteenth Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Twelth Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Eleventh Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Tenth Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Ninth Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Eighth Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Seaventh Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Sixth Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Fifth Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Fourth Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Third Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
Second Floor	2905.48	7.63		2897.85	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	00	0.00
First Floor	3023.80	7.63		3016.97	125.86	32.41	0.00	0.00	83.80	0.00	0.00	2773.90	2773.90	25	00	490.83
Ground Floor	3528.81	3.15		3525.66	124.45	32.41	0.00	298.86	0.00	0.00	2868.86	410.98	410.98	00	00	383.47
Upper Basement Floor	6777.20	0.00		6777.20	124.45	32.41	0.00	0.00	0.00	535.12	6085.21	0.00	0.00	00	00	0.00
Lower Basement Floor	6471.01	0.00		6471.01	124.45	32.41	0.00	0.00	0.00	535.12	5779.02	0.00	0.00	00	00	0.00
Total:	57701.32	112.77		57588.55	2217.32	550.57	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332		874.30
Total Number of Same Blocks	1															
Total:	57701.32	112.77		57588.55	2217.32	550.57	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332		874



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
NOVALIFE INNOVATIVE STRUCTURES LLP
REP BY ITS PARTNER P.NAGENDRA
GPA HOLDER FOR ASHOK KUMAR,
P.SHANTILDA NAGENDRA AND OTHERS
508-168/2,2nd Floor,Gunjur Village,
Varthur Hobli,Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
BOMMU VEERA NARENDRA NATH REDDY
BCC/BL-3.8A-0315/21-22
C-309, Midtown Rhythm, Ramagondanahalli
Bangalore.

PROJECT TITLE :
PROPOSED RESIDENTIAL APPARTMENT
@BBMP KATHA No. 7677,By No.215/5,215/7,215/15,215/10,215/13, 215/17,Municipal No.285,Gunjur Village,Varthur 148, Bangalore.

DRAWING TITLE : TERRACE FLOOR PLAN

SHEET NO : 07

N

Scale 1:200

SANCTIONING AUTHORITY :

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

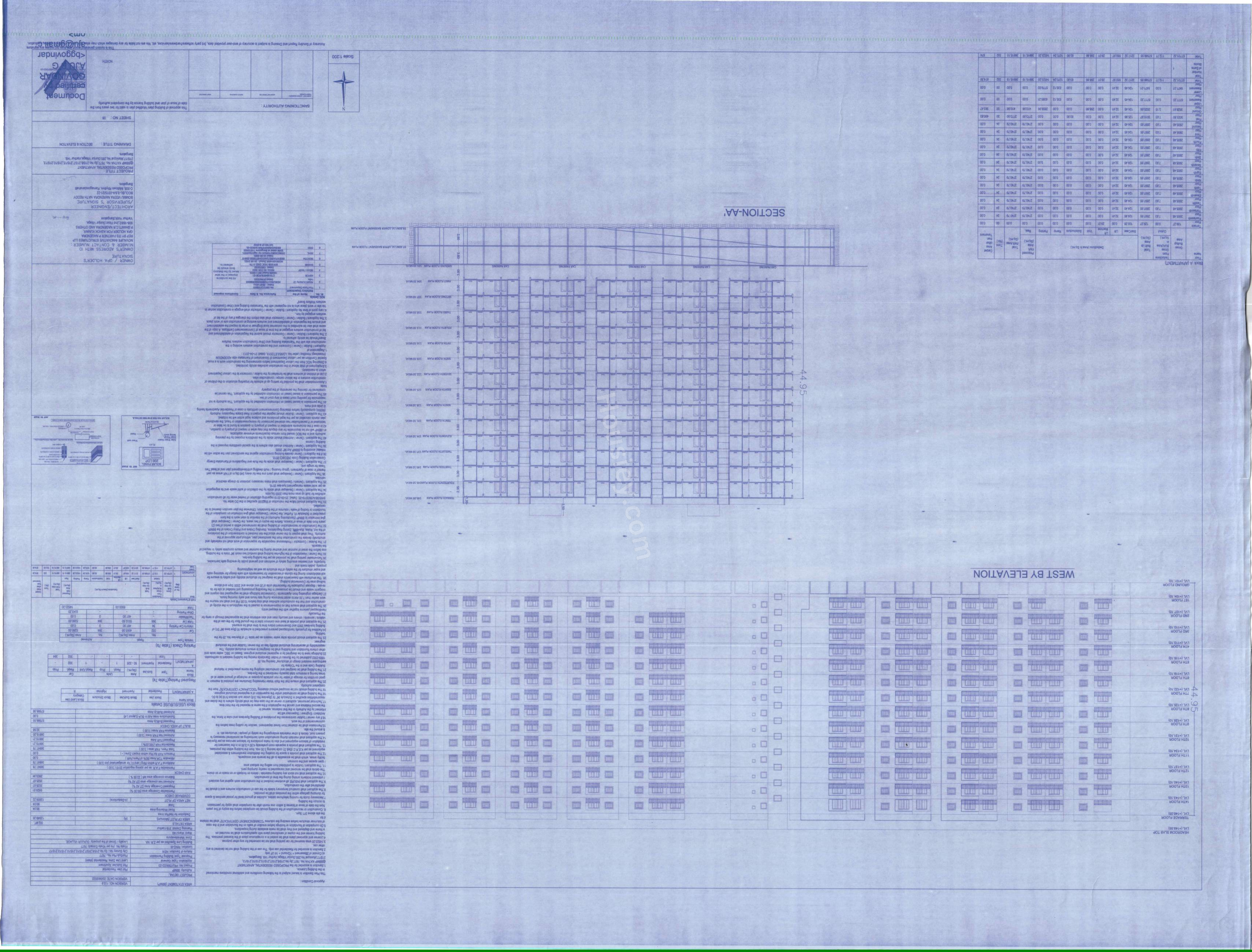
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

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 due to inaccurate information.

This is system generated report. No signature required. Generated on 20-06-2022 12:19:12 pm

Document certified by SOVINDAR AJUJ G <bggovindarajuj@gmail.com>


SECTION-AA'
WEST BY ELEVATION
44.95
TERRACE FLOOR
HEADROOM SLAB TOP
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
GROUND FLOOR
STILT FLOOR
CAR PARKING
TERRACE ROOM PLAN
SECOND FLOOR PLAN
THIRD FLOOR PLAN
FOURTH FLOOR PLAN
FIFTH FLOOR PLAN
SIXTH FLOOR PLAN
SEVENTH FLOOR PLAN
EIGHTH FLOOR PLAN
NINTH FLOOR PLAN
TENTH FLOOR PLAN
ELEVENTH FLOOR PLAN
TWELFTH FLOOR PLAN
THIRTEEN FLOOR PLAN
FOURTEENTH FLOOR PLAN
FIFTEENTH FLOOR PLAN
SIXTEENTH FLOOR PLAN
SEVENTEENTH FLOOR PLAN
SOLAR PANEL
200 LTR
Water tank
Water tank
Water tank
Sump
Sump
Sump

TYPICAL FLOOR PLAN
SECOND TO FOURTEENTH FLOOR PLAN

107.10M LVL,110.10M LVL,113.10M LVL,116.10M LVL, 119,10M LVL,122.10M LVL,125.10M LVL,128.10M LVL, 131.10M LVL,134.10M LVL,137.10M LVL,140.10M LVL, 143.10M LVL.

13 X 24 = 312 UNITS

Block :A (APARTMENT)

Floor Name	Gross Built-Up Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area other than Tenement
Terrace Floor	129.27	0.00	129.27	100.28	0.00	29.01	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Thirteenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Twelfth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eleventh Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Tenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Ninth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eighth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Seventh Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Sixth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fifth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fourth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Third Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Second Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
First Floor	3023.80	7.83	3015.97	125.86	32.41	0.00	0.00	83.80	0.00	0.00	2773.50	2773.50	20	490.83
Ground Floor	3528.81	3.15	3525.66	124.45	32.41	0.00	298.86	0.00	0.00	2658.96	410.98	410.98	00	383.47
Upper Basement Floor	6777.20	0.00	6777.20	124.45	32.41	0.00	0.00	0.00	535.12	6085.21	0.00	0.00	00	0.00
Lower Basement Floor	6471.01	0.00	6471.01	124.46	32.41	0.00	0.00	0.00	535.12	5779.02	0.00	0.00	00	0.00
Total:	57791.32	112.77	57678.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874.30
Total Number of Blocks	1													
Total:	57791.32	112.77	57678.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT @BBMP KATHA No. 7677,Sy.No.21/98,215/7,215/15,215/10,215/13, 215/17,Municipal No.285,Gunjur Village,Varthur 149, Bangalore.
a).Consist of 2Basement + 1Ground + 14 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.145523.00 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 column "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 applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10.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 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 IE,IE,IEC (Draft 3)) code leaving 3.05 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 Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and council 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. 3.8) under sub section IV-8 (a) 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 building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws №" 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 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 neighbouring property, public roads and footpaths, and besides ensuring safety of workman 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 №" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 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 to be cancelled.
33.The Applicant should follow the instruction of 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 for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2015.
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 deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act №" 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. The 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.

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. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Khasadaep Hoodhlar) Letter No. LD/95LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.Latest by 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"

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	NI/ DBCH/121/2022 Dated : 28-01-2022	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	HOBI/ASO/Pm/999/2022/999/844 Dated 21-04-2022.	
3	KSPCB	CTE-594978-PDR ID : 130326 Dated 28/11/2021.	
4	BESAA / MoEF	BSAA SI DCN 2022 Dated : 04-05-2022	
5	BWSSB	BW NOC TO DCC A-7th 95300-000-0005 Dated : 30-06-2022	
6	SEIAC/SIA	SIA/KA/MIS/280/2022/6473/SEIAC Dated:04-05-2022	
7	BESL	CGRID/560001/CONSUMER/0000/01-22/68 dated at Bangalore 11/07/2022	
8	BWC	BWA/NOC/BBMP/0119/22-23 DATED:27-9-2022	

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9 VERSION DATE: 23/08/2022	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Project No: PR/0756/22-23		Plot SubUse: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 7677	
Nature of Sanction: NEW		City Survey No., Sy.No.21/98,215/7,215/15,215/10,215/13,215/17	
Location: RING-III		Khata No. (As per Khata Extract): 7677	
Building Line Specified as per Z.R: NA		Locality / Street of the property: GUNJUR VILLAGE,	
Zone: Mahadevapura			
Ward: Ward-149			
Planning District: 918-Varthur			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		12649.26
Deduction for Net/Nor Area			
Road Widening Area			90.04
Total			90.04
NET AREA OF PLOT	(A-Deductions)		12559.22
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			6429.61
Proposed Coverage Area (37.42 %)			3525.67
Achieved Net coverage area (37.42 %)			3525.67
Balance coverage area left (22.58 %)			2903.94
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.00)			38847.76
Additional F.A.R within Ring I and II (for amalgamated plot 3.00)			38847.76
Allowable TDR Area (60% of Perm.FAR)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (3.00)			38847.76
Residential FAR (100.00%)			38815.21
Proposed FAR Area			38815.21
Achieved Net FAR Area (3.00)			38815.20
Balance FAR Area (0.00)			32.56
BUILT UP AREA CHECK			
Proposed BuiltUp Area			57588.55
Substructure Area Add in BUA (Layout Lvl)			0.00
Achieved BuiltUp Area			57588.55

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

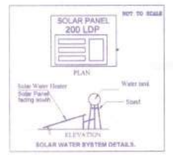
Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	332	-
	Total :		-	-	-	-	332	384

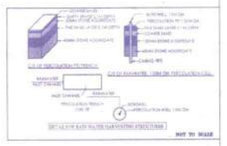
Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	332	4565.00	384	5280.00
Visitor's Car Parking	34	467.50	0	0.00
Total Car	366	5032.50	384	5280.00
Two Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	9243.20
Total		5500.00		14523.20

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Bu(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area other than Tenement
A (APARTMENT)	1	57791.32	112.77	57678.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874.30
Grand Total:	1	57791.32	112.77	57678.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332.00	874.30





OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
NOVALIFE INNOVATIVE STRUCTURES LLP
REP BY ITS PARTNER P.NAGENDRA
GPA HOLDER FOR ASHOK KUMAR,
P.SHANTLC R NAGENDRA AND OTHERS
SW-1882,2nd Floor,Gunjur Village,
Varthur Hobli,Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
BOMMU VEERA NARENDRA NATH REDDY
BCC/L/BL-3.6/A-0315/21-22
C-339, Midtown Rhythm, Ramagondanahalli
Bangalore.

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT
@BBMP KATHA No. 7677,Sy.No.21/98,215/7,215/15,215/10,215/13, 215/17,Municipal No.285,Gunjur Village,Varthur 149, Bangalore.

DRAWING TITLE : TYPICAL FLOOR PLAN SECOND TO FOURTEENTH FLOOR PLAN

SHEET NO : 06

N

Scale 1:200

SANCTIONING AUTHORITY :

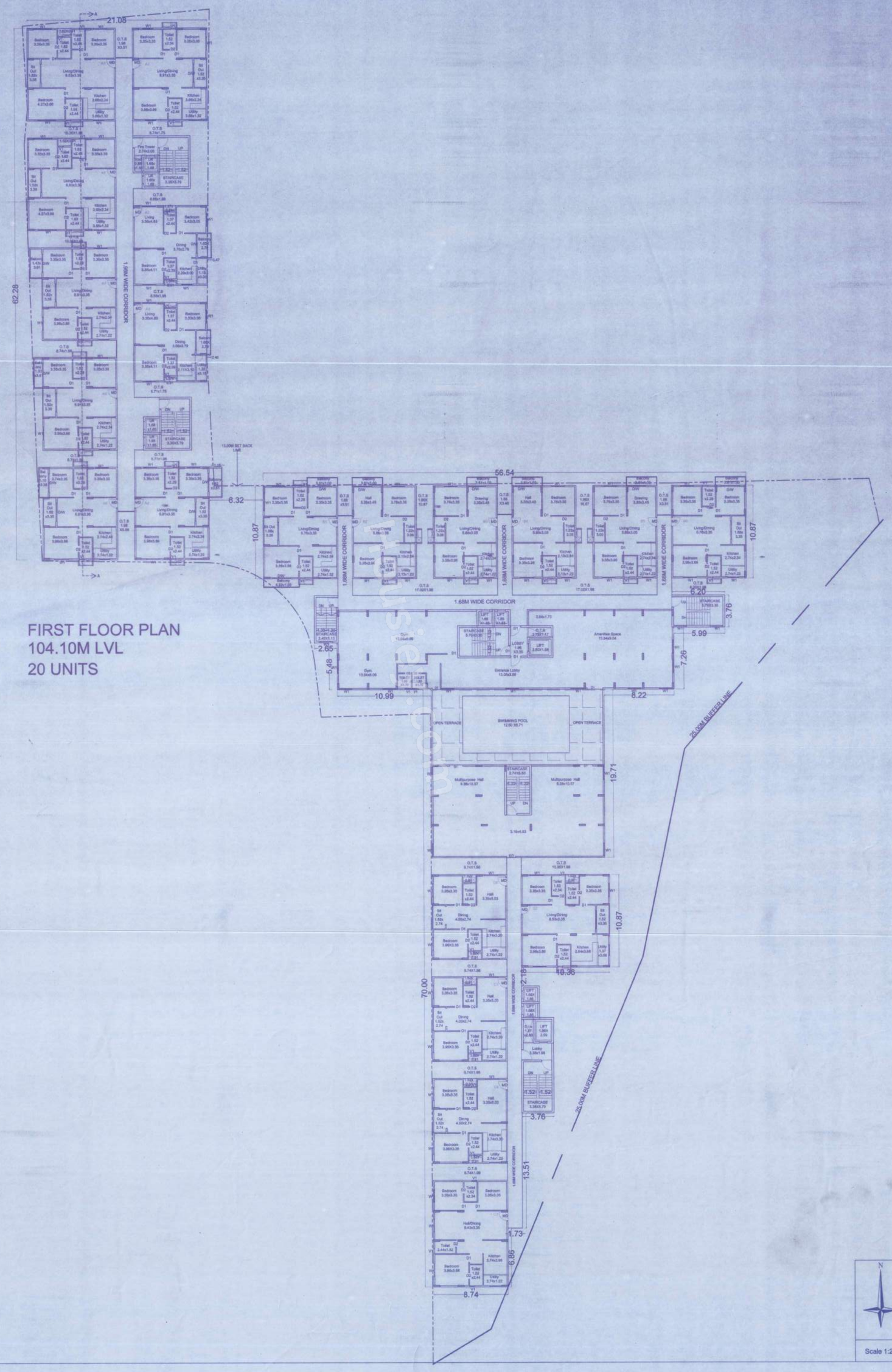
SENIOR ASSISTANT DIRECTOR / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

NORTH

Document certified by GOVINDARAJU G <bggovindaraju@gmail.com>

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 out of its use for any purpose or application.



FIRST FLOOR PLAN
104.10M LVL
20 UNITS

Block :A (APARTMENT)

Floor Name	Gross Builup Area	Deductions From Gross (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	129.27	0.00	129.27	100.28	0.00	29.01	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Thirteenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Twelfth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eleventh Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Tenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Ninth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eighth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Seventh Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Sixth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fifth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fourth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Third Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Second Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
First Floor	3023.80	7.83	3015.97	125.86	32.41	0.00	0.00	83.80	0.00	0.00	2773.90	2773.90	20	490.83
Ground Floor	3528.81	3.15	3525.66	124.45	32.41	0.00	298.86	0.00	0.00	2658.94	410.98	410.98	00	353.47
Upper Basement Floor	6777.20	0.00	6777.20	124.45	32.41	0.00	0.00	0.00	535.12	6085.21	0.00	0.00	00	0.00
Lower Basement Floor	6471.01	0.00	6471.01	124.45	32.41	0.00	0.00	0.00	535.12	5779.02	0.00	0.00	00	0.00
Total :	57701.32	112.77	57588.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874.30
Total Number of Same Blocks	1													
Total :	57701.32	112.77	57588.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874

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 PROPOSED RESIDENTIAL APARTMENT @BBMP KATHA No. 7877,Sy No.215/6,215/7,215/15,215/10,215/13, 215/17,Municipal No.285,Gunjur Village,Varthur 149, Bangalore.
a).Consist of 2Basement + 1Ground + 14 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.14523.20 area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the course 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 applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10.The applicant shall not divert 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 (Estt.5) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.66 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 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. 3.8) under sub section IV-2 (iii) to (ix).
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 building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 94" 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 buildings).
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 structure as well as neighbouring 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 84" drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 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 to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/38/2019-20, 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 84" 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

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaga) Hoodlies Letter No. LD/961/ETC/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 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"

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	NO.9/KSFC/2/2022 Dated:28-02-2022	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	HCBIA/W/CFT/HORIZON/0944 Dated:31/05/2022	
3	KSPCB	CTE/SAKHI/PCB/CC-130399,Dated:26/11/2022.	
4	BESCOM / MESCOM	SDLAA KE CON 2022 Dated:24-05-2022	
5	BWSSB	BWSSB/CFT/ CESS/ A-75/ 65/NH-44/2022 ,Dated : 26-05-2022.	
6	BESCOM	BESCOM/[illegible]/CGG/KA/F/0032-3349/8 Dated:24-05-2022.	
7	SEAC	SEAC/SCM/2019/CD/ for Application/2021-22/ 1000 Sq.mts to 20000 Sq.mts/ SEIAA/KA/MISC/147/2021-22, DATED:27-6-2022	
8	BIAD		

AREA STATEMENT (BBMP)

		VERSION NO.: 1.0.8	
		VERSION DATE: 23/05/2022	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Project Nc: PRJ/0660/22-23		Plot SubUse: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 7877	
Nature of Sanction: NEW		City Survey No.: Sy No.215/6,215/7,215/15,215/10,215/13,215/17	
Location: RING-III		Khata No. (As per Khata Extract): 7877	
Building Line Specified as per Z.R: NA		Locality / Street of the property: GUNJUR VILLAGE	
Zone: Mahadevapura			
Ward: Ward-149			
Planning District: 315-Varthur			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		12949.26
Deduction for NetPlot Area			
Road Widening Area			90.04
Total :			90.04
NET AREA OF PLOT	(A-Deductions)		12859.22
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			6429.61
Proposed Coverage Area (27.42 %)			3525.67
Achieved Net coverage area (27.42 %)			3525.67
Balance coverage area left (22.58 %)			2903.94
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2016 (3.00)			38847.78
Additional F.A.R within Ring I and II (for amalgamated plot 3.00)			38847.78
Allowable TDR Area (60% of Perm.FAR)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (3.00)			38847.78
Residential FAR (100.00%)			38815.21
Proposed FAR Area			38815.21
Achieved Net FAR Area (3.00)			38815.20
Balance FAR Area (0.00)			32.58
BUILT UP AREA CHECK			
Proposed BuiltUp Area			57588.55
Subtractions Area Add in BUA (Layout Lvl)			0.00
Achieved BuiltUp Area			57588.55

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

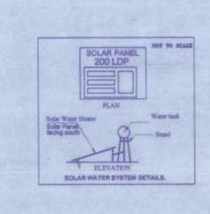
Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	332	-	-
	Total :		-	-	-	-	332	384	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	332	4565.00	384	5280.00
Visitor's Car Parking	34	467.50	0	0.00
Total Car	366	5032.50	384	5280.00
Two/Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	9243.20
Total :		5500.00	-	14523.20

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built Up Area (Sq.mt.)	Deductions From Gross 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.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
A (APARTMENT)	1	57701.32	112.77	57588.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874.30
Total:	1	57701.32	112.77	57588.55	2217.32	550.97	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874.30



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : NOVALIFE INNOVATIVE STRUCTURES LLP REP BY ITS PARTNER P.NAGENDRA GPA HOLDER FOR ASHOK KUMAR, P.SHANTI,C.R NAGENDRA AND OTHERS 508-168/2,2nd Floor,Gunjur Village, Varthur Hobli,Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
BOMMU VEERA NARENDRA NATH REDDY
BCC/BL-3-844-615/21-22
C-309, Midtown Rhythm, Ramagondanahalli Bangalore.

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT @BBMP KATHA No. 7877,Sy No.215/6,215/7,215/15,215/10,215/13, 215/17,Municipal No.285,Gunjur Village,Varthur 149, Bangalore.

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 05

N

Scale 1:200

SANCTIONING AUTHORITY :

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

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

NORTH

Document certified by GOVINDAR AJU G <bggovindaraju@gmail.com>

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 its use.

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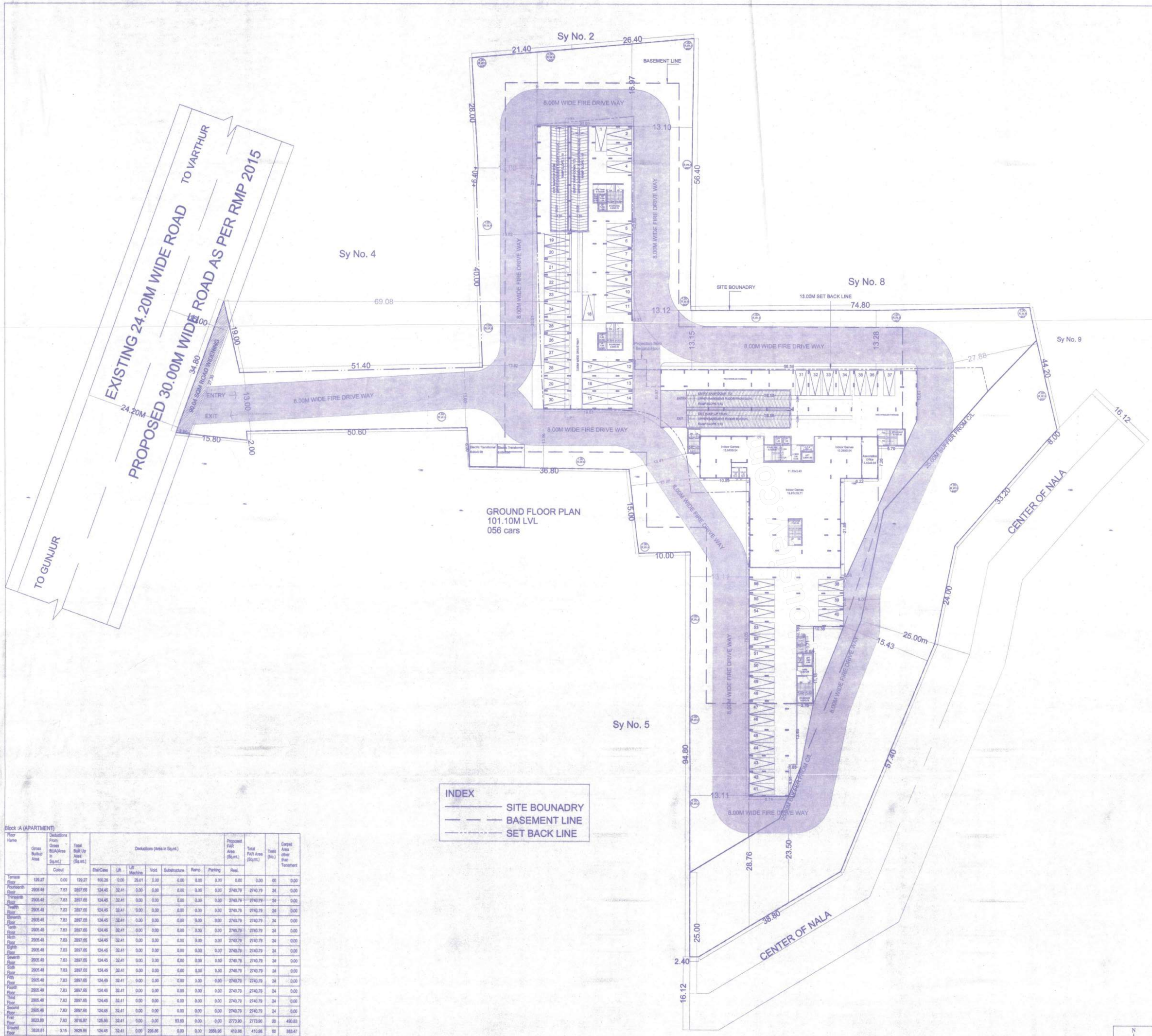


Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT @BBMP KATHA No. 7977,By No.215/6,215/7,215/15,215/10,215/13, 215/17,Municipal No.285,Gunjur Village,Varthur 149, Bangalore.
a).Consist of 2Basement + 1Ground + 14 UF only .
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.14523.20 area reserved for car parking shall not be converted for any other purposes.
4.Licence 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 applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10.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 nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common
facility areas, which shall be alienable 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 (Sale O) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00 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 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.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 building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 86" 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 structure as well as neighbouring
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 86" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 (Bandalorey Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation ofthecompletion 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 instructions of BWSSB specified in the DO letter No. BWSSB/A/560/19-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
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 unitdevelopment 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 86" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
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

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.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Howaladag Hoodline) 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 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"

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Force Department	No.KGF/CFO/1/2022 Dated : 28-07-2022	At the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	HOA-I/BLR/BIAL/5000/2022 Dated:01/08/2022	
3	KSPCB	CTE-334919-PCB ID: 135328,Dated:05-1-2023	
4	BESCOM / MESCOM	BESCOM EC CON 2022 Dated : 13/07/2022	
5	BWSSB	No. CGO/560/Cfo/Ceo/Ce-6/Ee-8/Ad-3/Ad-2/Ad-1/Ad-3/2022-23 Dated : 24-08-2022	
6	MESCOM	MESCOM/GEN/CFO/22-23/D.2349 Dated :02-09-2022	
7	BBML	DOMESTIC/CFO/NOC for multi/residential/ BBMP dated at Bangalore 11/07/2022	
8	BIAL	BIAL/OPS/NOC/Airport/2022/1226 Dated:27-8-2022	

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9 VERSION DATE: 25/06/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No.: PR/285/023-23		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 7977
Nature of Sanction: NEW		City Survey No., (by No.215/6,215/7,215/15,215/10,215/13,215/17
Location: RING-III		Khata No. (As per Khata Extract): 7977
Building Line Specified as per Z.R: NA		Locality / Street of the property: GUNJUR VILLAGE,
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 310-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12949.26
Deduction for Hat/Pot Area		
Road Widening Area		90.04
Total		90.04
NET AREA OF PLOT	(A-Deductions)	12859.22
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6429.61
Proposed Coverage Area (37.42 %)		3525.67
Achieved Net coverage area (27.42 %)		3525.67
Balance coverage area left (22.58 %)		2903.94
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		38947.75
Additional F.A.R within Ring I and II (for amalgamated plot 3.00)		38947.75
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		38947.75
Residential FAR (100.00%)		38815.21
Proposed FAR Area		38815.21
Achieved Net FAR Area (3.00)		38815.20
Balance FAR Area (0.00)		32.55
BUILT UP AREA CHECK		
Proposed BuiltUp Area		57588.56
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		57588.56

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

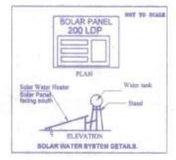
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	332	-	
	Total :		-	-	-	-	332	384	

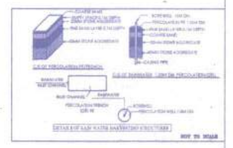
Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	332	4986.00	384	5280.00
Visitor's Car Parking	34	487.50	0	0.00
Total Car	366	5032.50	384	5280.00
Two Wheeler	-	487.50	0	0.00
Other Parking	-	-	-	9243.20
Total		5520.00		14523.20

FAR & Tenement Details

Block	No. of Same Blocks	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 after Deduct Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
A (APARTMENT)	1	57701.32	112.77	57588.55	2217.32	550.87	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874.30
Total :	1	57701.32	112.77	57588.55	2217.32	550.87	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874.30





Block :A (APARTMENT)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Areas in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmts (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	129.27	0.00	129.27	100.26	0.00	29.01	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Thirteenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Twelfth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eleventh Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Tenth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Ninth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eighth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Seventh Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Sixth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fifth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fourth Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Third Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Second Floor	2905.48	7.83	2897.65	124.45	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
First Floor	3623.80	7.83	3616.97	125.50	32.41	0.00	0.00	83.80	0.00	0.00	2773.90	2773.90	20	490.83
Ground Floor	3528.61	3.15	3525.66	124.45	32.41	0.00	298.86	0.00	0.00	2659.98	410.98	410.98	00	383.47
Pedestal Upper Basement Floor	6777.20	0.00	6777.20	124.45	32.41	0.00	0.00	0.00	536.12	6084.21	0.00	0.00	00	0.00
Lower Basement Floor	6471.01	0.00	6471.01	124.45	32.41	0.00	0.00	0.00	535.12	5779.02	0.00	0.00	00	0.00
Total:	57701.32	112.77	57588.55	2217.32	550.87	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874.30
Total Number of Same Blocks	1													
Total:	57701.32	112.77	57588.55	2217.32	550.87	29.01	298.86	83.80	1070.24	14523.20	38815.15	38815.15	332	874

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
NOVALIFE INNOVATIVE STRUCTURES LLP
REP BY ITS PARTNER P.NAGENDRA
GPA HOLDER FOR ASHOK KUMAR, P.SHANTI,C.R NAGENDRA AND OTHERS
508-165/2,2nd Floor,Gunjur Village, Varthur Hobli,Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
BOMMU VEERA NARENDRA NATH REDDY
BCC/BL-3.6/A-0315/21-22
C-359, Milltown Rhythm, Ramagondanahalli Bangalore.

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT
@BBMP KATHA No. 7977,By No.215/6,215/7,215/15,215/10,215/13, 215/17,Municipal No.285,Gunjur Village,Varthur 149, Bangalore.

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 04

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

NORTH

Scale 1:300

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 its use or operation.

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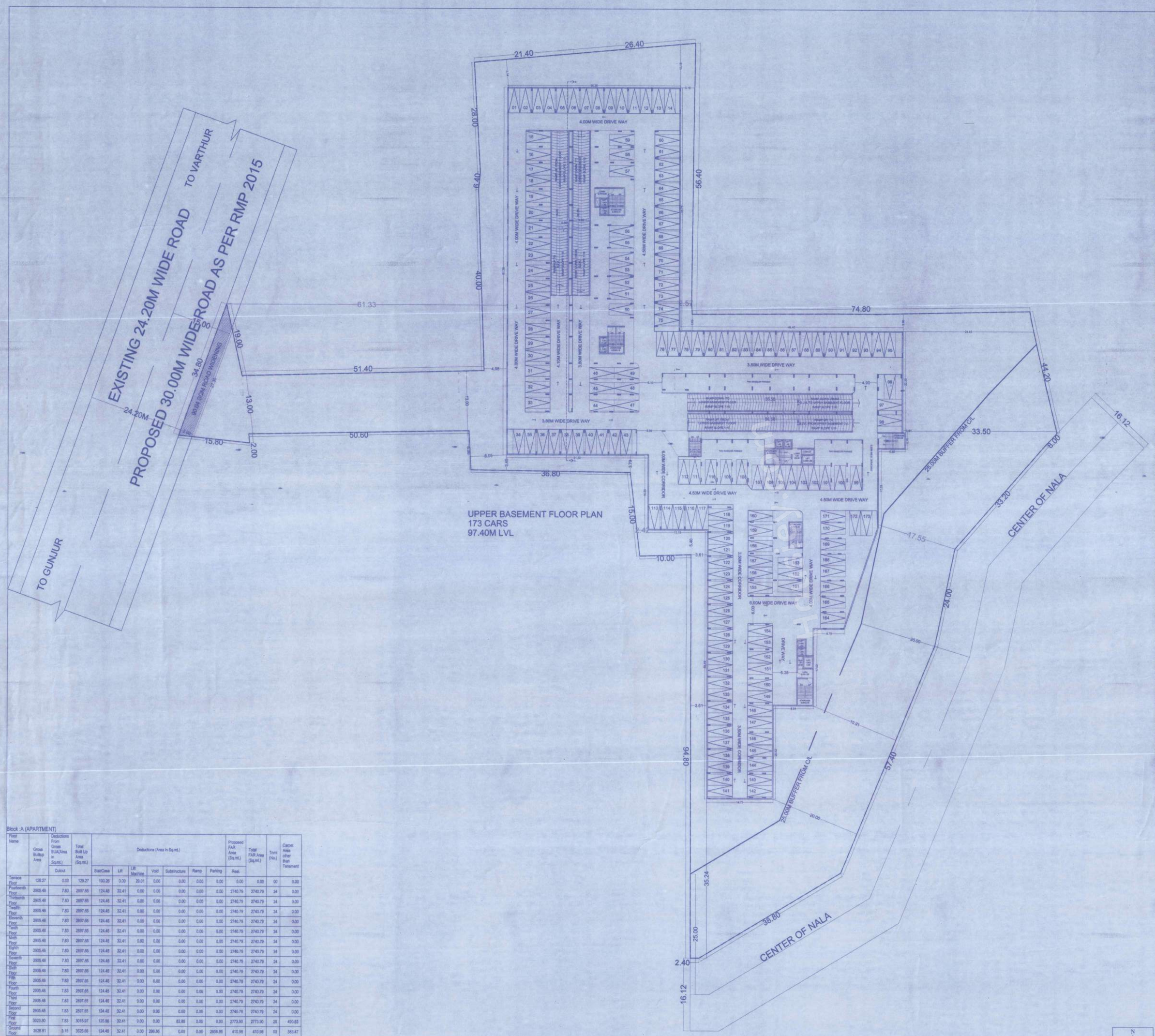
Document certified by GOVINDAR AJUJ G <bggovindar aju@gmail.com>



Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT @BBMP KATHA No. 7677,By No.215/6,215/7,215/10,215/13,215/17,Municipal No.285,Gunjur Village,Varthur Hobli, Bangalore.
a).Consist of 2Basement + 1Ground + 14 UF only
2.Sanction is associated for Residential use only. The use of the building shall not be deviated to any other use.
3.14023.20 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 371.5qm.
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 applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10.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 nearby dumping yard.
11.The applicant / builder is prohibited from selling the entrance 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.S.R.C (Ele.B) code locating 3.00 mtrs. from the building within the premises.
13. The applicant shall provide a exclusive room preferably 4.50 x 3.00 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 Architect / Engineer / Supervisor will be
intimed 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 IX/ IV (Bye-law No. 3.6) under sub section 5/-6 (a) 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 to 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 BBC, 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. 20 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 86" 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 strictly adhere 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 wastes and should be processed in the Recycling processing u-it 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 structure as well as neighbouring
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 ,#" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 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 to be cancelled.
33.The Applicant should follow the instruction of 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 for built up area more than 2000 Sq.mtrs
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 unitdevelopment 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 deviates building construction against the sanctioned plan the action will be initiated according to BBMP Act #" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments whatever 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 certificatbtain 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.
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.
Special Condition as per Labour Department of Government of Karnataka vide.ADDENDUM (Housetax) Hoodike) Letter No. LD/89LET/2013, dated 31-04-2013 :
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 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"

NOC Details

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No.KSFC/01/13/2022 Dated : 28-07-2022.	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	Airport Authority Of India	NOC/AIRPORT/HAB/202202/0064 Dated: 07-03-2022	
3	KSPCB	CTO-191-WM-PCB-121-118235 Dated: 25-01-2022	
4	BESCOM / HESCOM	BESCOM SD CON 2022 Dated: 13/07/2022	
5	BWSSB	BWSSB/A/NOC-2022-2 Dated: 28-06-2022	
6	BESCOM	BESCOM/DD/CSC/ERC/NOC-2022-3 Dated:24-06-2022	
7	BDA	DOM/1/2021/0/NOC for Sign/ref/2021-2022 dated at Bangalore 11/07/2022	
8	BIAL	BIAL/ENVIRONMENT/NOC/2022-23/ 280 dated 28-9-2022	

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.9
		VERSION DATE: 23/06/2022
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PRJ/2566/22-23		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 7677
Nature of Sanction: NEW		City Survey No.: Sy.No.215/6,215/7,215/10,215/13,215/17
Location: RING-III		Khata No. (As per Khata Extract): 7677
Building Line Specified as per Z.R: NA		Locality / Street of the property: GUNJUR VILLAGE,
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 215-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12940.20
Deduction for NetPlot Area		
Road Widening Area		90.04
Total		90.04
NET AREA OF PLOT	(A-Deductions)	12850.22
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		9420.51
Proposed Coverage Area (37.42 %)		3525.67
Achieved Net coverage area (37.42 %)		3525.67
Balance coverage area left (22.58 %)		2903.94
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		38547.78
Additional F.A.R within Ring I and II (for amalgamated plot 3.00)		38547.78
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		38547.78
Residential FAR (100.00%)		38816.21
Proposed FAR Area		38815.21
Achieved Net FAR Area (3.00)		38816.20
Balance FAR Area (0.00)		32.58
BUILT UP AREA CHECK		
Proposed BuiltUp Area		67998.58
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		67998.58

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Proc.	Reqd.1Unit	Reqd.	Prop.
A (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	332	-
	Total :		-	-	-	-	332	384

Parking Check (Table 7b)

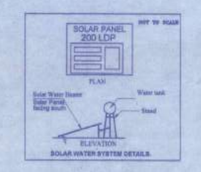
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	332	4565.00	384	5280.00
Visitor's Car Parking	34	467.50	0	0.00
Total Car	366	5032.50	384	5280.00
Two Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	9243.20
Total	-	5500.00	-	14523.20

FAR &Tenement Details

Block	No. of Same Bldg	Gross Bulup Area (Sq.mt.)	Deductions From Gross Bulup Area (Sq.mt.)	Total Bulup Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area after Brick Deducted
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
Terrace Floor	1	129.27	0.00	129.27	100.26	0.00	29.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Thirteenth Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Twelfth Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eleventh Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Tenth Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Ninth Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eighth Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Seventh Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Sixth Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fifth Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fourth Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Third Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Second Floor	1	2905.48	7.83	2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
First Floor	1	3023.80	7.83	3015.97	125.96	32.41	0.00	0.00	83.80	0.00	0.00	2773.80	2773.80	20	493.83
Ground Floor	1	3128.81	3.15	3025.66	124.46	32.41	0.00	296.86	0.00	0.00	2808.98	410.98	410.98	00	383.47
Upper Basement Floor	1	6777.20	0.00	6777.20	124.46	32.41	0.00	0.00	0.00	635.12	6085.21	0.00	0.00	00	0.00
Lower Basement Floor	1	6471.01	0.00	6471.01	124.46	32.41	0.00	0.00	0.00	635.12	5779.02	0.00	0.00	00	0.00
Total:		57701.32	112.77	57588.55	2217.32	550.97	29.01	296.86	83.80	1270.24	14523.20	38815.15	38815.15	332	874.30
Total Number of Same Blocks	1															
Total:		57701.32	112.77	57588.55	2217.32	550.97	29.01	296.86	83.80	1270.24	14523.20	38815.15	38815.15	332	874	

Block :A (APARTMENT)

Floor Name	Gross Buildup 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.)	Tenant (No.)	Carpet Area after Brick Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	129.27	0.00		129.27	100.26	0.00	29.01	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fourteenth Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Thirteenth Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Twelfth Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eleventh Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Tenth Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Ninth Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Eighth Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Seventh Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Sixth Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fifth Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Fourth Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Third Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
Second Floor	2905.48	7.83		2897.65	124.46	32.41	0.00	0.00	0.00	0.00	0.00	2740.79	2740.79	24	0.00
First Floor	3023.80	7.83		3015.97	125.96	32.41	0.00	0.00	83.80	0.00	0.00	2773.80	2773.80	20	493.83
Ground Floor	3128.81	3.15		3025.66	124.46	32.41	0.00	296.86	0.00	0.00	2808.98	410.98	410.98	00	383.47
Upper Basement Floor	6777.20	0.00		6777.20	124.46	32.41	0.00	0.00	0.00	635.12	6085.21	0.00	0.00	00	0.00
Lower Basement Floor	6471.01	0.00		6471.01	124.46	32.41	0.00	0.00	0.00	635.12	5779.02	0.00	0.00	00	0.00
Total:	57701.32	112.77		57588.55	2217.32	550.97	29.01	296.86	83.80	1270.24	14523.20	38815.15	38815.15	332	874



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
NOVALIFE INNOVATIVE STRUCTURES LLP
REP BY ITS PARTNER P.NAGENDRA
GPA HOLDER FOR ASHOK KUMAR,
P.SHANTILCR NAGENDRA AND OTHERS
505-1852,2nd Floor,Gunjur Village,
Varthur Hobli,Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
BOMMU VEERA NARENDRA NATH REDDY
BCC/BL-3-BA-0315/21-22
C-309, Midtown Rhythm, Ramagondanahalli
Bangalore.

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT
@BBMP KATHA No. 7677,By No.215/6,215/7,215/10,215/13,215/17,Municipal No.285,Gunjur Village,Varthur Hobli,
Bangalore.

DRAWING TITLE : UPPER BASEMENT FLOOR PLAN

SHEET NO : 03

N

Scale 1:300

SANCTIONING AUTHORITY :

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

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

NORTH

Document certified by GOVINDAR AJU G <bggovindaraju@gmail.com>

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 due to inaccuracy of application.

This is system generated report. No signature required.