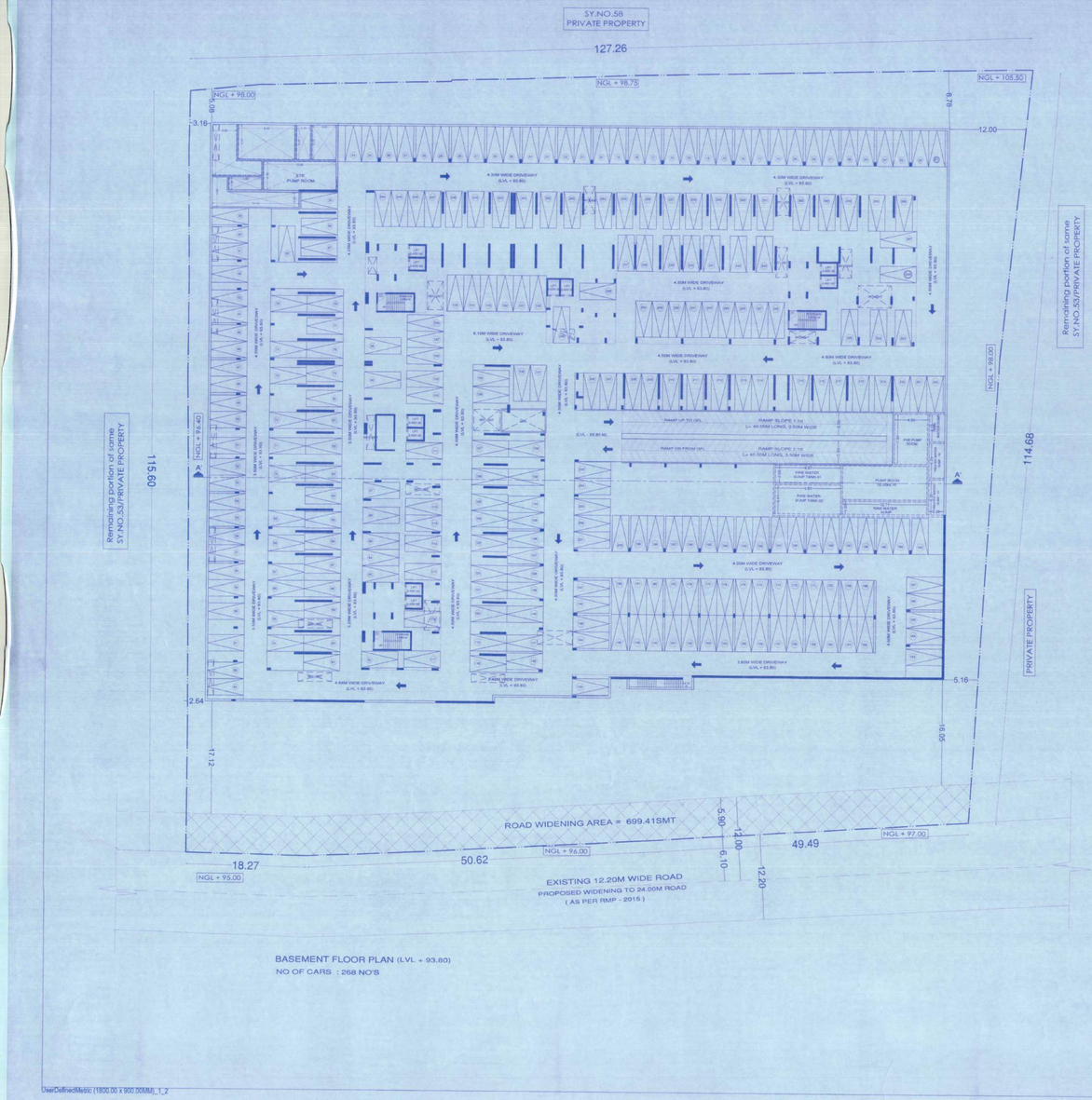
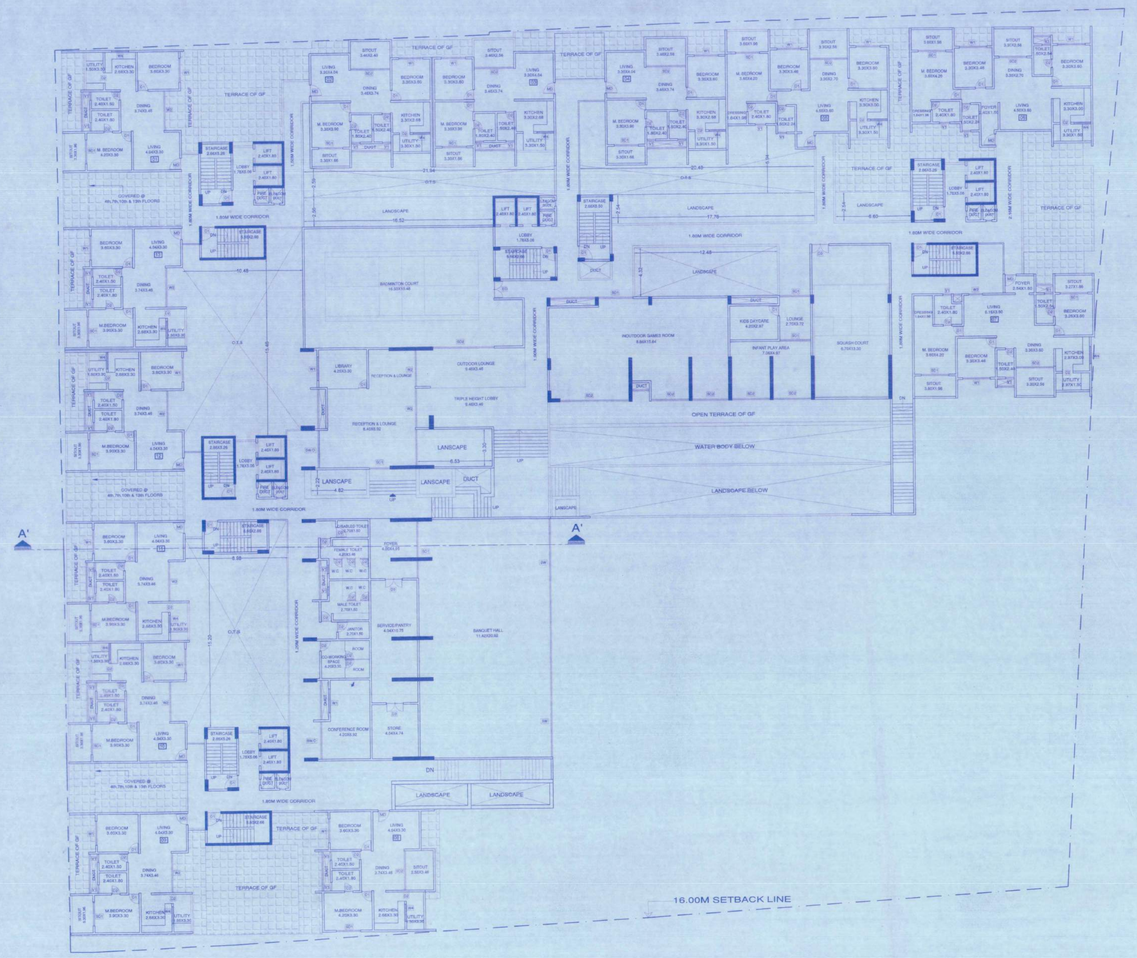

SY.NO.58
PRIVATE PROPERTY
127.26
NGL + 98.75
NGL + 105.50
NGL + 98.00
8.78
12.00
3.16
5.08
STP
PUMP ROOM
4.5M WIDE DRIVEWAY
(LVL + 93.80)
4.5M WIDE DRIVEWAY
(LVL + 93.80)
6.10M WIDE DRIVEWAY
(LVL + 93.80)
6.10M WIDE DRIVEWAY
(LVL + 93.80)
4.5M WIDE DRIVEWAY
(LVL + 93.80)
4.5M WIDE DRIVEWAY
(LVL + 93.80)
4.5



FIRST FLOOR PLAN (LVL+101.80)

NO OF UNITS : 13 NO'S

BBMP/Addl.Dir/ JD NORTH/0064/2019-20

ThisPlan Sanction is issued subject to the following conditions.

1. Sanction is accorded for the **Residential Apartment** Building at Khata No. 656/403, Sy. No.53/3, Whitefield Village, Bangalore East Taluk, Ward No.84, Whitefield Sub-Division, Mahadevapura Zone, Bengaluru.
   Consisting of BF+GF+1UF (Thirteen Upper Floors only)
2. Sanction is accorded for **Residential Apartment(Use/org)**. The use of the building shall not be deviated to any other use.
3. Basement Floors and Surface area reserved for car parking shall not be converted for any other purpose.
4. Developmentcharges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / unforseen incidents arising during the time of construction.
8. The applicant shall not block any building materials / debris on footpath or on roads or on the storm drain. The debris shall be removed and transported to the dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facilities areas, which shall be accessible to all the tenants and occupiers.
10. The applicant shall provide a space for locating the distribution transformers & associated equipments as per KEB.R.C (Cl.44, D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for the location of telecom equipments and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under suit section 7(-)(i) to (v).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "**COMMENCEMENT CERTIFICATE**" shall be obtained.
19. Completion or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "**OCCUPANCY CERTIFICATE**" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making this building resistant to earthquake.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / service providers exclusively for watchmen and also entrance shall be approached through ramp for the Physically challenged persons together with the stepped entry.
27. The **occupancy** certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities will also before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the required capacity **Recycling processing** unit required capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
30. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of the high rise building shall obtain clearance certificate from Fire Forces' Department every Two years with due inspection by the department regarding maintenance of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of highrise building shall get the building inspected by empanelled agencies of the Fire Forces Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
37. 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 s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The Construction or reconstruction of 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 intension to start work in the form prescribed in Building bye-laws, 2003. Further, Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction shall be deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
41. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
42. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A:3E/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts.
43. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Headdage/Hoodlige) Letter No. LD/99/LET/2013, dated: 01-04-2013

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

LiveBua Table for Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	LiveBua Type	LiveBua Area	Carpet Area	No. of Rooms	No. of Tenament
TWENTY FOOR FLOOR PLAN	SF-01	FLAT	89.40	63.48	3	13
	SF-02	FLAT	89.08	69.09	3	
	SF-03	FLAT	89.70	64.19	3	
	FF-04	FLAT	89.16	64.10	3	
	FF-05	FLAT	122.07	102.07	4	
	FF-06	FLAT	136.00	116.00	12	
	FF-07	FLAT	141.30	120.28	14	
	FF-08	FLAT	94.15	64.10	3	
	FF-09	FLAT	89.70	64.19	3	
	FF-10	FLAT	89.61	64.10	3	
	SF-11	FLAT	89.61	64.10	3	
	SF-12	FLAT	89.08	69.09	3	
SECOND FLOOR PLAN	SF-01	FLAT	89.40	63.48	3	13
	SF-02	FLAT	89.08	69.09	3	
	SF-03	FLAT	89.70	64.19	3	
	FF-04	FLAT	89.16	64.10	3	
	FF-05	FLAT	122.07	102.07	4	
	FF-06	FLAT	136.00	116.00	12	
	FF-07	FLAT	141.30	120.28	14	
	FF-08	FLAT	94.15	64.10	3	
	FF-09	FLAT	89.70	64.19	3	
	FF-10	FLAT	89.61	64.10	3	
	SF-11	FLAT	89.61	64.10	3	
	SF-12	FLAT	89.08	69.09	3	
THIRD FLOOR PLAN	TF-01	FLAT	89.40	63.48	3	13
	TF-02	FLAT	89.08	69.09	3	
	TF-03	FLAT	89.70	64.19	3	
	TF-04	FLAT	89.16	64.10	3	
	TF-05	FLAT	122.07	102.07	4	
	TF-06	FLAT	136.00	116.00	12	
	TF-07	FLAT	141.30	120.28	14	
	TF-08	FLAT	94.15	64.10	3	
	TF-09	FLAT	89.70	64.19	3	
	TF-10	FLAT	89.61	64.10	3	
	TF-11	FLAT	89.61	64.10	3	
	TF-12	FLAT	89.08	69.09	3	
TYPICAL -4, F-19& 19 FLOOR PLAN	TF-01	FLAT	89.40	63.48	3	72
	TF-02	FLAT	89.08	69.09	3	
	TF-03	FLAT	89.16	66.19	3	
	TF-04	FLAT	89.16	64.10	3	
	TF-05	FLAT	122.07	102.07	4	
	TF-06	FLAT	136.00	116.00	12	
	TF-07	FLAT	141.30	120.28	14	
	TF-08	FLAT	94.15	64.10	3	
	TF-09	FLAT	89.70	64.19	3	
	TF-10	FLAT	89.61	64.10	3	
	TF-11	FLAT	89.61	64.10	3	
	TF-12	FLAT	89.08	69.09	3	
TYPICAL -5,7, 9,11,13,15 FLOOR PLAN	TF-01	FLAT	89.40	63.48	3	72
	TF-02	FLAT	89.08	69.09	3	
	TF-03	FLAT	89.70	64.19	3	
	TF-04	FLAT	89.16	64.10	3	
	TF-05	FLAT	122.07	102.07	4	
	TF-06	FLAT	136.00	116.00	12	
	TF-07	FLAT	141.30	120.28	14	
	TF-08	FLAT	94.15	64.10	3	
	TF-09	FLAT	89.70	64.19	3	
	TF-10	FLAT	89.61	64.10	3	
	TF-11	FLAT	89.61	64.10	3	
	TF-12	FLAT	89.08	69.09	3	
TYPICAL -6,8,10 FLOOR PLAN	TF-01	FLAT	89.40	63.48	3	72
	TF-02	FLAT	89.08	69.09	3	
	TF-03	FLAT	89.70	64.19	3	
	TF-04	FLAT	89.16	64.10	3	
	TF-05	FLAT	122.07	102.07	4	
	TF-06	FLAT	136.00	116.00	12	
	TF-07	FLAT	141.30	120.28	14	
	TF-08	FLAT	94.15	64.10	3	
	TF-09	FLAT	89.70	64.19	3	
	TF-10	FLAT	89.61	64.10	3	
	TF-11	FLAT	89.61	64.10	3	
	TF-12	FLAT	89.08	69.09	3	
TYPICAL -14 FLOOR PLAN	TF-01	FLAT	89.40	63.48	3	72
	TF-02	FLAT	89.08	69.09	3	
	TF-03	FLAT	89.70	64.19	3	
	TF-04	FLAT	89.16	64.10	3	
	TF-05	FLAT	122.07	102.07	4	
	TF-06	FLAT	136.00	116.00	12	
	TF-07	FLAT	141.30	120.28	14	
	TF-08	FLAT	94.15	64.10	3	
	TF-09	FLAT	89.70	64.19	3	
	TF-10	FLAT	89.61	64.10	3	
	TF-11	FLAT	89.61	64.10	3	
	TF-12	FLAT	89.08	69.09	3	
TYPICAL -16 FLOOR PLAN	TF-01	FLAT	89.40	63.48	3	72
	TF-02	FLAT	89.08	69.09	3	
	TF-03	FLAT	89.70	64.19	3	
	TF-04	FLAT	89.16	64.10	3	
	TF-05	FLAT	122.07	102.07	4	
	TF-06	FLAT	136.00	116.00	12	
	TF-07	FLAT	141.30	120.28	14	
	TF-08	FLAT	94.15	64.10	3	
	TF-09	FLAT	89.70	64.19	3	
	TF-10	FLAT	89.61	64.10	3	
	TF-11	FLAT	89.61	64.10	3	
	TF-12	FLAT	89.08	69.09	3	
TYPICAL -17 FLOOR PLAN	TF-01	FLAT	89.40	63.48	3	72
	TF-02	FLAT	89.08	69.09	3	
	TF-03	FLAT	89.70	64.19	3	
	TF-04	FLAT	89.16	64.10	3	
	TF-05	FLAT	122.07	102.07	4	
	TF-06	FLAT	136.00	116.00	12	
	TF-07	FLAT	141.30	120.28	14	
	TF-08	FLAT	94.15	64.10	3	
	TF-09	FLAT	89.70	64.19	3	
	TF-10	FLAT	89.61	64.10	3	
	TF-11	FLAT	89.61	64.10	3	
	TF-12	FLAT	89.08	69.09	3	
TYPICAL -18 FLOOR PLAN	TF-01	FLAT	89.40	63.48	3	72
	TF-02	FLAT	89.08	69.09	3	
	TF-03	FLAT	89.70	64.19	3	
	TF-04	FLAT	89.16	64.10	3	
	TF-05	FLAT	122.07	102.07	4	
	TF-06	FLAT	136.00	116.00	12	
	TF-07	FLAT	141.30	120.28	14	
	TF-08	FLAT	94.15	64.10	3	
	TF-09	FLAT	89.70	64.19	3	
	TF-10	FLAT	89.61	64.10	3	
	TF-11	FLAT	89.61	64.10	3	
	TF-12	FLAT	89.08	69.09	3	
Total			2964.11	2504.11	308	279

Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buildup Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking / BUA/Area in StairCase	Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt	Carpet Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
Terrace Floor	243.85	0.00	243.85	145.11	89.47	29.15	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	1699.35	459.19	2910.17	145.11	43.05	0.00	0.00	0.00	0.00	2452.87	2452.87	19	0.00
Twelfth Floor	2945.01	457.19	3455.53	145.11	43.05	0.00	0.00	0.00	0.00	2998.03	2998.03	19	0.00
Eleventh Floor	2945.01	457.19	3455.53	145.11	43.05	0.00	0.00	0.00	0.00	2998.03	2998.03	19	0.00
Tenth Floor	3099.39	469.18	2910.17	145.11	43.05	0.00	0.00	0.00	0.00	2452.87	2452.87	19	0.00
Ninth Floor	2945.01	457.19	2455.83	145.11	43.05	0.00	0.00	0.00	0.00	2998.03	2998.03	19	0.00
Eighth Floor	2945.01	457.19	2455.83	145.11	43.05	0.00	0.00	0.00	0.00	2998.03	2998.03	19	0.00
Seventh Floor	3099.39	469.18	2910.17	145.11	43.05	0.00	0.00	0.00	0.00	2452.87	2452.87	19	0.00
Sixth Floor	2945.01	457.19	2455.83	145.11	43.05	0.00	0.00	0.00	0.00	2998.03	2998.03	19	0.00
Fifth Floor	2945.01	457.19	2455.83	145.11	43.05	0.00	0.00	0.00	0.00	2998.03	2998.03	19	0.00
Fourth Floor	3099.39	469.18	2910.17	145.11	43.05	0.00	0.00	0.00	0.00	2452.87	2452.87	19	0.00
Third Floor	3099.39	469.18	3064.89	145.11	43.05	0.00	0.00	0.00	0.00	3207.68	3207.68	19	1067.68
Second Floor	3185.18	0.00	3185.18	145.11	43.05	0.00	0.00	0.00	0.00	4139.34	4139.34	26	2139.34
Basement Floor	3569.75	0.00	3569.75	43.05	43.05	0.00	0.00	0.00	0.00	3569.75	3569.75	00	0.00
Total	37134.33	5048.67	40447.28	2102.59	728.47	29.15	0.00	0.00	0.00	31955.72	31955.72	274	13999.22
Total Number of Same Blocks	1	1	1	1	1	1	1	1	1	1	1	1	1
Total:	37134.33	5048.67	40447.28	2102.59	728.47	29.15	0.00	0.00	0.00	31955.72	31955.72	274	13999

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	1097
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	744
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	218
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	1.20	2.10	31
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	1.50	2.10	58
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.00	2.10	31
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.70	2.10	32
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.00	2.10	41
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.30	2.10	64

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.20	665
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	d4	1.50	2.10	202
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	10.24	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	11.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.10	2.10	323
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.10	2.10	130
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.10	2.10	13
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.45	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	3.45	2.10	65
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD2	3.45	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.60	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	4.40	2.10	42

Balcony Calculations Table

FLOOR	NOS	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 4.50 X 13.1	7.81	7.81
THIRD FLOOR PLAN	1.75 X 4.50 X 13.1	7.81	7.81
TYPICAL -4, F-19& 19 FLOOR PLAN	1.75 X 4.50 X 13.1	31.56	31.56
TYPICAL -5,7, 9,11,13,15 FLOOR PLAN	1.75 X 4.50 X 13.1	47.46	47.46
Total:	-	-	94.62

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/Addl/CH/19-20	BBMP/Addl/CH/19-20	2822182	Online	8397387	31/10/2019	31/10/2019
	No		Amount (INR)	Remark			
	1	Scrutiny Fee	2822182				

Block (USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Car Prop.	Reqd. Unit	Car Reqd.	Prop.
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	31 - 225	7	7	1	250	
			Total :				250	274

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	250	3412.50	274	3740.04
Visitor's Car Parking	22	302.50	0	0.00
Two Wheeler	241	2413.75	241	2945.00
Scooter		302.50	0	0.00
Other Parking				870.04
Total :		3815.25		13855.84

Payment Details

Sl No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/Addl/CH/19-20	BBMP/Addl/CH/19-20	2822182	Online	8397387	31/10/2019	31/10/2019
	No		Amount (INR)	Remark			
	1	Scrutiny Fee	2822182				

Fee \$ Payment Details

SLNO	Block Name	Block Use	Block SubUse	Block Structure	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt	Deduction Area (Sq.mt.)
					Area Reserved for BWSSB	Deduction Area for Fire Escape	Total Deduction Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp				
1	A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	0.00	0.00	0.00	2102.59	728.47	29.15	0.00	0.00	31955.72	31955.72	274	2860.21
Total:					0.00	0.00	0.00	2102.59	728.47	29.15	0.00	0.00	31955.72	31955.72	274	2860.21

AREA STATEMENT (BBMP) — VERSION NO.: 1.0.17 / VERSION DATE: 28/05/2020

PROJECT DETAIL

Authority: BBMP	Plot Use: Residential
Inward No: BBMP/Addl/CH/0064/19-20	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Khata/Sub Plot No.: 656/403
Nature of Sanction: NEW	City Survey No.: 53/3
Location: Block-A	Village/Ward: Whitefield Village / Ward No. 84
Building Line Specified as per Z.R. NA	Locality / Street of the property: WHITEFIELD VILLAGE, 1 ST FORAM WORD, BANGALORE EAST TALUK

Total Plot Area (Sq.mts.) — 10,447.00

Deductions for Roads Area (Sq.mts.) — 1,045.00

NET AREA OF PLOT (Sq.mts.) — 9,402.00

Deductions for NetPlot Area

Road Widening Area		859.43
Total :		859.43

NET AREA OF PLOT (A-Deductions) — 9,874.72

COVERAGE CHECK

Permissible Coverage area (65.00 %)		6192.26
Proposed Coverage Area (58.91 %)		5609.18
Balance coverage area left (6.09 %)		583.08

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (1.25)		11,909.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (1.25)		11909.75
Residential FAR (100.00%)		11909.75
Proposed FAR Area		11909.75
Achieved Net FAR Area (1.27)		11909.75
Balance FAR Area (0.00)		0.00

BUILT UP AREA CHECK

Proposed BuiltUp Area	40447.28
Total Deduction Area	8537.49
Achieved BuiltUp Area	31909.79

Color Notes

COLOR INDEX

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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. T BHASKAR MAHADEV DIRECTOR OF M/s ELYS PROJECTS PVT LTD GPA HOLDER FOR Mrs. SOMAN RANJIT & OTHERS No.402, 5th STAGE, 16th CROSS, BEML LAYOUT, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

RESHMA KUMUDAMTHINA WHITE PEARL,MCECH LAYOUT, BCC/BL-3.5E-4178/2015-16

PROJECT TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING Khata No. 656/403 Sy.No.53/3, WHITEFIELD VILLAGE, K.R.PURAM HOBLI, WARD No.84, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE FIRST FLOOR PLAN

SHEET NO : 4

The proposed plans are approved in accordance with the acceptance for approval by the Commissioner on Date: 31/01/2022 vide LP number: BBMP / Addl.Dir / JDNORTH / 0064 / 2019-20 to terms and conditions laid down along with this proposed building plan approval.

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

Name: ANJANEYAREDDY.B(Bommu Anjaneya Reddy)
Designation: Joint Director Town Planning (North)
Email ID: jdtpnorth@bbmpgov.in
Phone No.: 080-22221188

NORTH

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data. 3rd party software/tools/services/errors, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

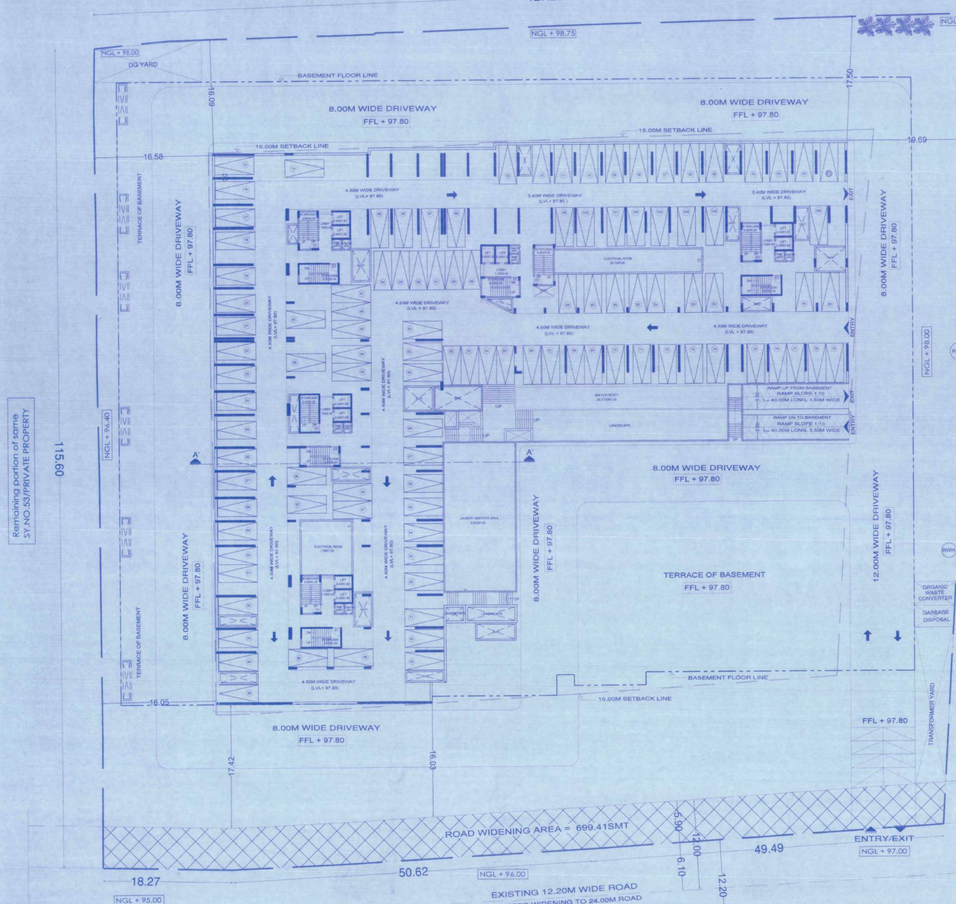
6. BBMP will not be responsible for any dispute that may arise in respect of property in question.
If, in case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned is deemed automatically and legal action will be initiated.

NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No. KSFES/SBC/1/2019, Dated: No. KSFES/NOC/330/2019, Dated: 26-02-2020	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	BWSSB	BWSSB/NOC/2020-21/E-0005/000/0444, Dated: 17-02-2021	
3	Karnataka Authority of Urban	BAA/NOC/ULC/NOH/1061/BCN/2019, Dated: 02-12-2019	
4	BSNL	No. GM/BANGR/NOC HRBR-1/1/VOL/108, Dated: @ BSNL/ Dated: 14-07-2018	
5	BESCOM	RE/EXT/BEC-2/T-837/JUNE/NOC/1819/5236-41 Dated: 03-11-2018	
6	KSPCB	No. BSK/A 1/48 CON 2020 dated: 23-06-2020	
7	AAI	No. AAI/SR/NOC No. CNS/20/0879, FCE /2 - - - 154882 Dated: 13-04-2020	

III. The Applicant has paid the fees Rs. 1,35,48,000/- vide Receipt No. BBMP/0188/CH/21-22 dated:13-04-2022 and Receipt for the following:-

SI No.	Description	Rate/Area	Units	Amount
1	Ground Rent		SQMt.	1,34,79,440
2	GBT/ SBN		SQMt.	3,37,023/-00
3	License Fees		SQMt.	13,71,279/-00
4	Scrutiny fees		SQMt.	2,82,218/-00
4	Security Deposit		SQMt.	48,90,432/-00
5	Shelf Gantry Fees		SQMt.	31,000/-00
6	1% Service Charge on Labour to be Paid to BBMP			76,282/-00
7	Composting Fee			1,00,000/-
8	Lake Improvement Charges			3,34,896/-00
9	Betterment Fees	For site / For Building		41,72,160/- 15,25,805/-00
		Total		1,68,29,196/-00
	Already Paid vide Receipt No. BBMP/2249/CH/19-20 dtd:21-11-2019			1,84,295/-00
	Total - I			1,65,99,867-00
10	Levy and Collection of Cess and Surcharges			1,26,464/-00
11	Water Supply Scheme (BWSSB)			
a)	Ring Mains (BCA)			1,24,49,440/-
b)	Improving the Slums (KSCB)			93,37,080/-
c)	Mass Rapid Transit System (BCA)			6,33,415/-00
		Total -II		9,48,626-00
		Total - I & II		1,75,47,715-00
		Say Rs.		1,75,48,000-00
12	Labour Cess Vide receipt No. HO/1136/2022, Dated:15-05-2022			1,000-00



GROUND FLOOR PLAN (LVL + 97.80)
NO OF CARS : 106 NO'S

BBMP/Addl.Dir/ JD NORTH/0064/2019-20

ThisPlan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 656/403, Sy. No.53/2, Whitefield Village, Bangalore East Taluk, Ward No.84, Yesterfield Sub-Division, Mahadevapura Zone, Bengaluru.
   Consisting of BF+GF+13UF (Thirteen Upper Floors only).
2. Sanction is accorded for**Residential Apartment(Assembly)**. The use of the building shall not be deviated to any other use.
3. Basement Floors and Surface area reserved for car parking shall not be converted for any other purpose.
4. Developmentcharges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback / open spaces and the common facility areas which shall be accessible to all the occupants and occupiers.
10. The applicant shall provide a space for locating the Distribution Transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.00 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.8) under sub section 4-8 etc to 12.
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. The building shall be designed and constructed adopting the norms prescribed in Nonprae Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws 2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27. The Occupancy Certificate will be processed only after ensuring that the provisions of conditions vide SI. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the 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.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the recycler capacity **Recycling processing** unit required capacity Installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial buildings).
30. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization, safe method of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring properties, public and footpaths and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forece Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of highrise building shall conduct fire mock drills in the building, one before the start of the summer and another during the summer and ensure adequate safety measures are provided.
35. 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 a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
36. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
37. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per acid waste management bye-law 2015.
38. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
39. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
40. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A:36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts..
41. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Honalase)Proc(Elec) Letter No. LD/351.ET/2013, dated: 01-04-2013

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

UNIBLok Table for Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBlk Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SF-01	FLAT	89.28	80.28	3	
	SF-02	FLAT	89.28	80.28	3	
	SF-03	FLAT	89.19	84.59	3	
	SF-04	FLAT	68.18	64.39	3	
	SF-05	FLAT	122.07	122.07	5	
	SF-06	FLAT	126.00	126.00	5	
	SF-07	FLAT	148.39	140.39	14	13
	SF-08	FLAT	89.28	80.28	3	
	SF-09	FLAT	89.28	84.59	3	
	SF-10	FLAT	89.83	84.59	3	
	SF-11	FLAT	89.83	81.83	3	
	SF-12	FLAT	89.83	81.83	3	
SECOND FLOOR PLAN	SF-01	FLAT	89.28	80.28	3	
	SF-02	FLAT	89.28	80.28	3	
	SF-03	FLAT	89.19	84.59	3	
	SF-04	FLAT	68.18	64.39	3	
	SF-05	FLAT	122.07	122.07	5	
	SF-06	FLAT	126.00	126.00	5	
	SF-07	FLAT	148.39	140.39	14	13
	SF-08	FLAT	89.28	80.28	3	
	SF-09	FLAT	89.28	84.59	3	
	SF-10	FLAT	89.83	81.83	3	
	SF-11	FLAT	89.83	81.83	3	
	SF-12	FLAT	89.83	81.83	3	
THIRD FLOOR PLAN	TF-01	FLAT	89.28	80.28	3	
	TF-02	FLAT	89.28	80.28	3	
	TF-03	FLAT	89.19	84.59	3	
	TF-04	FLAT	68.18	64.39	3	
	TF-05	FLAT	122.07	122.07	5	
	TF-06	FLAT	126.00	126.00	5	
	TF-07	FLAT	148.39	140.39	14	13
	TF-08	FLAT	89.28	80.28	3	
	TF-09	FLAT	89.28	84.59	3	
	TF-10	FLAT	89.83	81.83	3	
	TF-11	FLAT	89.83	81.83	3	
	TF-12	FLAT	89.83	81.83	3	
TYPICAL - 4, 7, 10,12 FLOOR PLAN	TF4,7,10,12-01	FLAT	89.28	80.28	3	
	TF4,7,10,12-02	FLAT	89.28	80.28	3	
	TF4,7,10,12-03	FLAT	89.19	84.59	3	
	TF4,7,10,12-04	FLAT	68.18	64.39	3	
	TF4,7,10,12-05	FLAT	122.07	122.07	5	
	TF4,7,10,12-06	FLAT	126.00	126.00	5	
	TF4,7,10,12-07	FLAT	148.39	140.39	14	72
	TF4,7,10,12-08	FLAT	89.28	80.28	3	
	TF4,7,10,12-09	FLAT	89.28	84.59	3	
	TF4,7,10,12-10	FLAT	89.83	81.83	3	
	TF4,7,10,12-11	FLAT	89.83	81.83	3	
	TF4,7,10,12-12	FLAT	89.83	81.83	3	
TYPICAL - 5, 8, 9, 11& 13 FLOOR PLAN	TF5,8,9,11,13-01	FLAT	89.28	80.28	3	
	TF5,8,9,11,13-02	FLAT	89.28	80.28	3	
	TF5,8,9,11,13-03	FLAT	89.19	84.59	3	
	TF5,8,9,11,13-04	FLAT	68.18	64.39	3	
	TF5,8,9,11,13-05	FLAT	122.07	122.07	5	
	TF5,8,9,11,13-06	FLAT	126.00	126.00	5	
	TF5,8,9,11,13-07	FLAT	148.39	140.39	14	72
	TF5,8,9,11,13-08	FLAT	89.28	80.28	3	
	TF5,8,9,11,13-09	FLAT	89.28	84.59	3	
	TF5,8,9,11,13-10	FLAT	89.83	81.83	3	
	TF5,8,9,11,13-11	FLAT	89.83	81.83	3	
	TF5,8,9,11,13-12	FLAT	89.83	81.83	3	
	TF5,8,9,11,13-13	FLAT	89.83	81.83	3	168
	TF5,8,9,11,13-14	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-15	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-16	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-17	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-18	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-19	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-20	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-21	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-22	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-23	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-24	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-25	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-26	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-27	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-28	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-29	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-30	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-31	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-32	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-33	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-34	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-35	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-36	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-37	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-38	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-39	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-40	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-41	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-42	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-43	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-44	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-45	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-46	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-47	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-48	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-49	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-50	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-51	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-52	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-53	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-54	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-55	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-56	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-57	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-58	FLAT	90.96	90.96	3	
	TF5,8,9,11,13-59	FLAT	89.83	89.83	3	
	TF5,8,9,11,13-60	FLAT	90.96	90.96	3	
Total			22960.51	22660.31	2055	279

Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Deductions (Area in Sq.mt.)								Total Deduction Area (Sq.mt.)	Proposed Floor Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (Sq.mt.)
	Void / Shaft	Lift Machine	Ramp	Parking	Resi.								
Terrace Floor	240.69	9.00	240.69	160.11	50.47	20.77	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3388.09	480.19	2835.91	143.11	43.20	0.00	0.00	0.00	0.00	3452.87	3452.87	19	0.00
Twelfth Floor	3443.01	487.58	2955.43	143.11	43.20	0.00	0.00	0.00	0.00	3452.87	3452.87	19	0.00
Eleventh Floor	3443.01	487.58	2955.43	143.11	43.20	0.00	0.00	0.00	0.00	3598.87	3598.87	19	0.00
Tenth Floor	3388.09	480.19	2835.91	143.11	43.20	0.00	0.00	0.00	0.00	3452.87	3452.87	19	0.00
Ninth Floor	3443.01	487.58	2955.43	143.11	43.20	0.00	0.00	0.00	0.00	3598.87	3598.87	19	0.00
Eighth Floor	3443.01	487.58	2955.43	143.11	43.20	0.00	0.00	0.00	0.00	3598.87	3598.87	19	0.00
Seventh Floor	3388.09	480.19	2835.91	143.11	43.20	0.00	0.00	0.00	0.00	3452.87	3452.87	19	0.00
Sixth Floor	3443.01	487.58	2955.43	143.11	43.20	0.00	0.00	0.00	0.00	3598.87	3598.87	19	0.00
Fifth Floor	3443.01	487.58	2955.43	143.11	43.20	0.00	0.00	0.00	0.00	3598.87	3598.87	19	0.00
Fourth Floor	3388.09	480.19	2835.91	143.11	43.20	0.00	0.00	0.00	0.00	3452.87	3452.87	19	0.00
Third Floor	3443.01	487.58	2955.43	143.11	43.20	0.00	0.00	0.00	0.00	3598.87	3598.87	19	0.00
Second Floor	3443.01	487.58	2955.43	143.11	43.20	0.00	0.00	0.00	0.00	3598.87	3598.87	19	0.00
First Floor	3388.09	480.19	2835.91	143.11	43.20	0.00	0.00	0.00	0.00	3452.87	3452.87	19	0.00
Ground Floor	3993.72	1003.25	3869.99	143.11	43.20	0.00	321.50	0.00	0.00	7561.06	3991.90	13	659.85
Basement Floor	3944.57	2328.34	1939.23	143.11	43.20	0.00	0.00	0.00	0.00	5148.88	1740.65	15	0.00
Total	47124.25	9446.37	44467.35	2106.54	726.47	20.77	321.50	0.00	0.00	57139.23	53,398.73	215	659.85
Total Number of Same Floors	1	1	1	1	1	1	1	1	1	1	1	1	1
Total	47124.25	9446.37	44467.35	2106.54	726.47	20.77	321.50	0.00	0.00	57139.23	53,398.73	215	659.85

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.75	2.10	107
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.80	2.10	744
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	239
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	1.20	2.10	31
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	1.00	2.10	58
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	2.00	2.10	61
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.10	2.10	62
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.00	2.10	31
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.30	2.10	34

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.20	480
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.50	2.10	222
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	10.24	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	11.50	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.10	2.10	333
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.10	2.10	136
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	2.10	2.10	46
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.40	2.10	46
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W3	3.40	2.10	46
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	3.60	2.10	92
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	3.60	2.10	31
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SW	6.40	2.10	62

Balcony Calculations Table

BLOCK NAME	NAME	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	TYPICAL - 4, 7, 10,12 FLOOR PLAN	1.75 X 0.63 X 1 X 1	1.10	1.10
THIRD FLOOR PLAN	TYPICAL - 4, 7, 10,12 FLOOR PLAN	1.75 X 1.63 X 1 X 1	7.81	7.81
	TYPICAL - 4, 7, 10,12 FLOOR PLAN	1.75 X 4.23 X 1 X 4	31.04	31.04
	TYPICAL - 5, 8, 9, 11& 13 FLOOR PLAN	1.75 X 4.23 X 1 X 5	47.40	47.40
	Total			84.82

AREA STATEMENT (BBMP)

VERSION NO.: 1.0.2
VERSION DATE: 01/11/2018

PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Addl.Dir/JD NORTH/0064/19-20	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 53/2
Nature of Sanction: NEW	Khata No.: 656/403
Location: RING-III	Khata No.: As per Khata Extract - 656/403
Building Line Specified as per Z.R. NA	Locality / Street of the property: WHITEFIELD VILLAGE, 4TH FLOOR, HOBLI, BANGALORE EAST TALUK
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 203-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	5,740.31
Deductions for Roads Area	699.41
Road Widening Area	699.41
Total:	699.41
NET AREA OF PLOT (A-Deductions)	5,040.90
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	2,520.45
Proposed Coverage Area (47.38 %)	2,387.16
Achieved Net coverage area (49.45 %)	2,491.16
Balance coverage area left (1.55 %)	129.29
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	21,668.79
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.25)	21,668.79
Residential FAR (100.00%)	21,668.79
Proposed FAR Area	21,650.73
Achieved Net FAR Area (3.78)	21,650.73
Balance FAR Area (-0.00)	18.06
BUILT UP AREA CHECK	
Proposed Built-Up Area	69,481.28
Achieved Net Built-Up Area (Level 1st)	69,481.28
Achieved Total Built-Up Area	69,481.28

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Unit Reqd.	Unit Prop.	Car Reqd.	Car Prop.
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	219
	Total :		-	-	-	-	219

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	219	5411.25	219	5142.50
Visitor's Car Parking	55	1352.50	55	1285.63
Total Car	274	6763.75	274	6428.13
Two Wheeler	-	550.00	0	0.00
Other Parking	-	-	-	2791.04
Total		7313.75		10023.54

FAR &Tenement Details

Block	No. of Same Blocks	No. of Floors	Deductions (Area in Sq.mt.)							Proposed Floor Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Tnmt (No.)	Carpet Area (Sq.mt.)
			Void / Shaft	Lift Machine	Ramp	Parking	Resi.						
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	BF+GF+13UF	3944.57	2328.34	1939.23	143.11	43.20	0.00	0.00	57139.23	53,398.73	215	659.85
Total :	1		3944.57	2328.34	1939.23	143.11	43.20	0.00	0.00	57139.23	53,398.73	215	659.85

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (INR)	Payment Mode	Transaction Number	Payment Date	Remark
1	BBMP/0460/CH/19-20	BBMP/2368/CH/19-20	1822012.64	Online	10	11/01/2019 12:01:02 PM	-
	No	Sanitary Fee			Amount (INR)	Receipt	
					2822154		

a) The Applicant has paid the fees Rs. 1,39,46,000/- vide Receipt No. BBMP/1191/CH/21-22 dated:13-04-2022 and Receipt for the following:

SR No.	Head	Amount
1	Ground Rent	23,80,736=00
2	GST 18%	1,43,420=00
3	Labour Cess	43,73,476=00
4	Security fees	2,29,676=00
5	Security Deposit	25,24,737=00
6	Plan Copy Fees	43,000=00
7	1% Service Charge on Labour to be Paid to BBMP	76,307=00
8	Compound Wall	1000=00
9	Extra Improvement Charges	1,24,240=00
10	Betterment Fees	
	For site	15,31,406=00
	For Building	9,70,884=00
11	Levy and Collection of 5% surcharge to be paid to BBMP	48,63,229=00
	Total	1,49,39,284=00
	Already Paid vide Receipt No. BBMP/2368/CH/19-20 dated 21/11/2019	2,60,284=00
	Total -1	1,46,99,000=00
12	Levy and Collection of Cess and Surcharges	
13	Water Supply Scheme (BWSSB)	1,24,561=00
a)	Ring Road (BDA)	1,24,453=00
b)	Improving the Slums (KSCB)	63,242=00
c)	Metro Rapid Transport System (BDA)	8,37,426=00
	Total -II	9,48,426=00
	Total – I & II	1,55,47,715=00
	Say Rs.	1,55,48,000=00
14	Latrine/Cess Vide receipt No. HO/1136/2022, Dated:16-05-2022	1,000=00

b) BBMP will not be responsible for any dispute that may arise in respect of property in question. &In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

NOC Details

SI No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1	Fire Force Department	No. KSFES-GBC/12178, Docket No. KSFES/NOC/2019/0178 Dated: 20-09-2019	All the conditions imposed in the letter issued by the Statutory body should be adhered to
2	BWSSB	BWSSB:SDC/CGD/2.5k-2800/2019/4841, Dated: 17-12-2019	
3	Airport Authority of India	BANGIS/32749/B1SW/19/574/19 Dated: 15-12-2019	
4	BSNL	No. DE/AM/BNC/NOC -HRBR/ADVN/126, Dated: @ 80:41, Dated:14-07-2019	
5	BESCOM	No.CGM(C)/AEE1/BED/AEE2/NOC/19-20/5478-81 Dated: 03-12-2019	
6	MIAA	No. MIAA:1A6:ION:2020 dated: 2-06-2020	
7	KSPCB	Consent Order No. CTE 133870 PCB ID :- 154002, Dated: 13-04-2022	

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.

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER
Mr. E BHASKAR MANAGING DIRECTOR OF M/s ELV PROJECTS PVT LTD (GPA HOLDER) FOR Mrs. SUSAN WALLY & OTHERS
No.602, 9th STAGE, 16th CROSS, BEML LAYOUT, BANGALORE

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
RESHMA K A,#3,AUSTRALIAN WHITE PEARL,MOZHIE LAYOUT, BCC/BL-3.5/E-5276/2018-19

PROJECT TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING AT#SY.No.53/2, WHITE FIELD VILLAGE, K.R.PURAM HOBLI, WARD No.84, BANGALORE EAST TALUK, BANGALORE

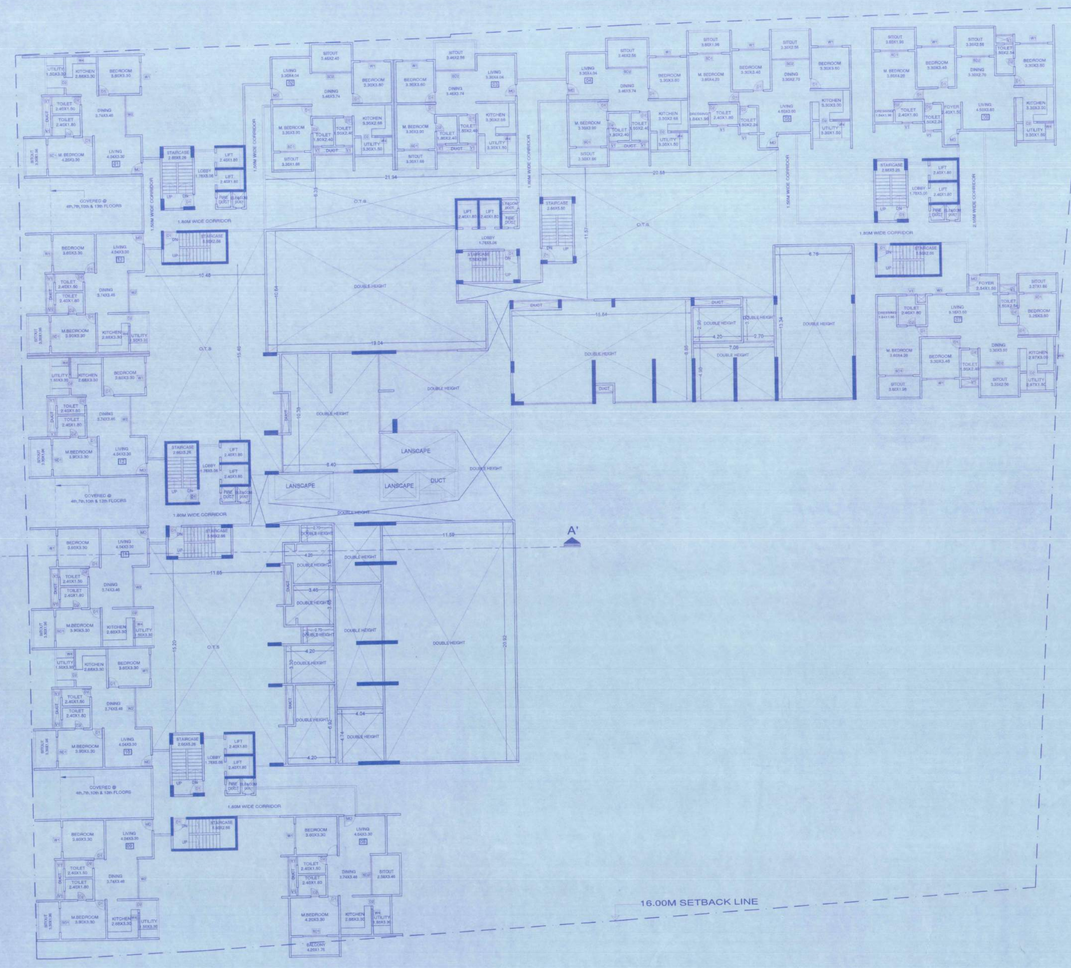
DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 3

The proposed plans are approved in accordance with the acceptances for approval by the Commissioner on date: 16-11-2022 Vide LP number : BBMP / Addl.Dir / JDNORTH / 0064 / 2019-20 to terms and conditions laid down along with the proposed building plan approval.

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

Note: Earthquake resistant measures are



SECOND FLOOR PLAN (LVL+104.80)

NO OF UNITS : 13 NO'S

BBMP/Addl.Dir/ JD NORTH/0064/2019-20

ThisPlan Sanction is issued subject to the following conditions

1. Sanction is accorded for the Residential Apartment Building at Khata No. 656/403, Sy. No.53/3, Whitefield Village, Bangalore East Taluk, Ward No.84, Whitefield Sub-Division, Mahadevapura Zone, Bengaluru.
   Consisting of BF+GF+13UF (Thirteen Upper Floors only).
2. Sanction is accorded for **Residential Apartment(Electricity)**. The use of the building shall not be deviated to any other use.
3. Basement Floors and Surface area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone wires, cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accidents and unbudgeted incidents arising during the time of construction.
8. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide 4 spare bore for locating the distribution transformers & associated equipments as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the relevant set of sanctioned plans with specifications shall be mounted on a frame and displayed and kept in the premises at all times.
15. If any owner / builder contravenes any of the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, thereafter, in the second instance and cancel the registration if the same is repeated for the third time.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.8) under sub section 7+8 and to (x).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. The building shall be designed & constructed adopting the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
24. The applicant should provide solar water heaters as per rule& 17 of Bye-law No: 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws – 31) of Building bye-laws,2003 shall be ensured.
26. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall also before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the required capacity **Recycling processing unit** required capacity installed at site for its reuse / disposal (Applicable for Residential units of 50 and above and 5000.0sqm and above built up area for Commercial building).
30. The structures with basements/a 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 temporary shoring 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.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forces Department every Two years with due inspection by this department regarding working condition of Fire Safety Measures installed . The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of highrise building shall get the building inspected by empanelled Licencies of the Fire Forces Department to ensure that the equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of highrise building shall obtain clearance certificate from the Electrical inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc. The certificate should be produced to the BBMP and shall get the renewal of the permission issued once in Two years.
36. The Owner / Association of the highrise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional engineer 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 s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders / Circulars.
38. 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 (Bandalore Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
41. The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
42. The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.
43. In case of any false information, errors/misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

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

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SAMPLE Table for Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA (sq.m.)	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF-01	FLAT	90.98	80.98	3	13
	FF-02	FLAT	96.43	86.43	3	
	FF-03	FLAT	99.19	89.19	3	
	FF-04	FLAT	96.43	86.43	3	
	FF-05	FLAT	133.07	122.07	5	
	FF-06	FLAT	179.05	164.05	5	
	FF-07	FLAT	184.05	169.05	5	
	FF-08	FLAT	90.98	80.98	3	
	FF-09	FLAT	90.98	80.98	3	
	FF-10	FLAT	90.98	80.98	3	
	FF-11	FLAT	90.98	80.98	3	
SECOND FLOOR PLAN	SF-01	FLAT	90.98	80.98	3	13
	SF-02	FLAT	96.43	86.43	3	
	SF-03	FLAT	99.19	89.19	3	
	SF-04	FLAT	96.43	86.43	3	
	SF-05	FLAT	133.07	122.07	5	
	SF-06	FLAT	179.05	164.05	5	
	SF-07	FLAT	184.05	169.05	5	
	SF-08	FLAT	90.98	80.98	3	
	SF-09	FLAT	90.98	80.98	3	
	SF-10	FLAT	90.98	80.98	3	
	SF-11	FLAT	90.98	80.98	3	
THIRD FLOOR PLAN	TF-01	FLAT	90.98	80.98	3	13
	TF-02	FLAT	96.43	86.43	3	
	TF-03	FLAT	99.19	89.19	3	
	TF-04	FLAT	96.43	86.43	3	
	TF-05	FLAT	133.07	122.07	5	
	TF-06	FLAT	179.05	164.05	5	
	TF-07	FLAT	184.05	169.05	5	
	TF-08	FLAT	90.98	80.98	3	
	TF-09	FLAT	90.98	80.98	3	
	TF-10	FLAT	90.98	80.98	3	
	TF-11	FLAT	90.98	80.98	3	
TYPICAL-1 TO 10,FOUTEENTH FLOOR	TY-01	FLAT	90.98	80.98	3	13
	TY-02	FLAT	96.43	86.43	3	
	TY-03	FLAT	99.19	89.19	3	
	TY-04	FLAT	96.43	86.43	3	
	TY-05	FLAT	133.07	122.07	5	
	TY-06	FLAT	179.05	164.05	5	
	TY-07	FLAT	184.05	169.05	5	
	TY-08	FLAT	90.98	80.98	3	
	TY-09	FLAT	90.98	80.98	3	
	TY-10	FLAT	90.98	80.98	3	
	TY-11	FLAT	90.98	80.98	3	
TYPICAL- 3,5 & 9,11& 13 FLOOR PLAN	TY-01	FLAT	90.98	80.98	3	13
	TY-02	FLAT	96.43	86.43	3	
	TY-03	FLAT	99.19	89.19	3	
	TY-04	FLAT	96.43	86.43	3	
	TY-05	FLAT	133.07	122.07	5	
	TY-06	FLAT	179.05	164.05	5	
	TY-07	FLAT	184.05	169.05	5	
	TY-08	FLAT	90.98	80.98	3	
	TY-09	FLAT	90.98	80.98	3	
	TY-10	FLAT	90.98	80.98	3	
	TY-11	FLAT	90.98	80.98	3	
TYPICAL-2,4,6,8,10,12 FLOOR PLAN	TY-A,B,C,D,E,F,G,H,I,J,K,L-01	FLAT	92.15	82.72	3	13
	TY-A,B,C,D,E,F,G,H,I,J,K,L-02	FLAT	96.07	86.07	3	
	TY-A,B,C,D,E,F,G,H,I,J,K,L-03	FLAT	133.26	122.26	5	
	TY-A,B,C,D,E,F,G,H,I,J,K,L-04	FLAT	90.98	80.98	3	
	TY-A,B,C,D,E,F,G,H,I,J,K,L-05	FLAT	89.81	80.81	3	156
	TY-A,B,C,D,E,F,G,H,I,J,K,L-06	FLAT	90.98	80.98	3	
	TY-A,B,C,D,E,F,G,H,I,J,K,L-07	FLAT	90.98	80.98	3	
	TY-A,B,C,D,E,F,G,H,I,J,K,L-08	FLAT	92.15	82.72	3	
	TY-A,B,C,D,E,F,G,H,I,J,K,L-09	FLAT	135.57	124.57	5	
	TY-A,B,C,D,E,F,G,H,I,J,K,L-10	FLAT	135.57	124.57	5	
	TY-A,B,C,D,E,F,G,H,I,J,K,L-11	FLAT	135.57	124.57	5	
	TY-A,B,C,D,E,F,G,H,I,J,K,L-12	FLAT	135.57	124.57	5	
	TY-A,B,C,D,E,F,G,H,I,J,K,L-13	FLAT	135.57	124.57	5	
Total:			33865.31	31045.31	2525	338

BUA Table for Block :A (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	Height	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt	Cabin Area (Not FAR)
			StairCase	Lift	Lift Machine	Sub-Structure	Ramp	Parking	Resi.			
Stilt Floor		2.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor		3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Second Floor		3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Third Floor		3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical-1 to 10,Fourteenth Floor		3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical- 3,5 & 9,11& 13 Floor Plan		3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical-2,4,6,8,10,12 Floor Plan		3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Total:			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Number Of Same Block			1	1	1	1	1	1	1	1		
Total:			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D	0.75	2.10	1007
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	784
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	218
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	1.20	2.10	21
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	0.60	2.10	38
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	0.90	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.70	2.10	12
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.30	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.20	462
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W	1.50	2.10	222
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	15.29	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	11.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W3	2.10	2.10	655
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	2.10	2.10	150
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W5	2.10	2.10	13
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W6	2.40	2.10	65
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W7	2.40	2.10	09
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W8	2.85	2.10	40
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W9	3.45	2.10	08
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W10	3.45	2.10	40
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W11	3.45	2.10	42
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W12	3.60	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W13	6.40	2.10	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.75 X 4.0 X 1 X 3	21	21
THIRD FLOOR PLAN	1.75 X 4.0 X 1 X 3	21	21
TYPICAL- 4 TO 10 & 12 FLOOR PLAN	1.75 X 4.0 X 1 X 6	21.00	21.00
TYPICAL- 4 & 8,10 & 12 FLOOR PLAN	1.75 X 4.0 X 1 X 5	17.49	17.49
Total:			34.49

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D	0.75	2.10	1007
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	784
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	218
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A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	0.90	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD1	2.70	2.10	12
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.00	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	SD	3.30	2.10	04

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.20	462
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A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W12	3.60	2.10	01
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W13	6.40	2.10	02

Area Statement (BBMP)

VERSION NO.: 1.0.7
VERSION DATE: 20/01/2021

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: BBMP/Addl.Dir/JD NORTH/0064/2019-20	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 656/403
Nature of Sanction: New	Khata No.: 656/403
Location: Ring-III	Locality / Street of the property: WHITEFIELD VILLAGE, K R PURAM HOBLI, BANGALORE EAST TALUK
Building Line Specified as per Z.R. NA	
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 315-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	1420.07
Deduction for Road Widening Area	564.4
Net Area of Plot	855.67
NET AREA OF PLOT (A - Deductions)	1346.66
COVERAGE CHECK:	
Permissible Coverage area (60.00 %)	810.39
Proposed Coverage Area (59.66 %)	810.14
Achieved Net coverage area (59.66 %)	810.14
Balance coverage area left (0.18 %)	0.25
FAR/FAR CHECK:	
Permissible F.A.R. as per zoning regulation 2015 (1.25)	3168.75
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Permissible FAR area (1.25)	3168.74
Residential FAR (100.00%)	3168.73
Proposed FAR Area	3168.73
Achieved Net FAR Area (1.25)	3168.73
Balance FAR Area (0.00)	00.00
BUILT-UP AREA CHECK:	
Proposed Built-Up Area	4997.21
Achieved Built-Up Area	134.84
Achieved Built-Up Area	4994.21

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (EXCEPTAREA)
EXISTING TO REMAIN
EXISTING TO BE DEMOLISHED

Block USE/SUB-USE Details

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

Required Parking(Table 7b)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Apartment	101 - 225	3	1	1	219	
	Total:					219	219

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.m.)	No.	Area (Sq.mt.)
Car	219	3012.25	219	3162.50
Visitor's Car Parking	22	302.50	-	0.00
Total Car	241	3314.75	219	3162.50
Two Wheeler	-	850.00	22	330.00
Other Parking	-	-	-	1000.00
Total:		4164.75		4492.50

Tnmt Statement Details

Block	No. of Same Blocks	No. of Units per Block	Total No. of Units	Deductions (Area in Sq.mt.)						Total Deduction Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt No.	Cabin Area (Not FAR)	Achieved No. of Units
				StairCase	Lift	Lift Machine	Sub-Structure	Ramp	Parking							
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	13	13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4997.21	4997.21	4997.21	13	134.84	13
A (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	13	13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4997.21	4997.21	4997.21	13	134.84	13
Total:	2	26	26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9994.42	9994.42	9994.42	26	269.68	26

Payment Details

Sr No.	Challan Number	Receipt Number	Amount (Rs.)	Payment Mode	Transaction Number	Payment DATE	Remark
1	BBMP/23988/CH/19-20	BBMP/23988/CH/19-20	2,00,000.00	Online	6450013507	12/03/2019	
	Total	Rupees Five				2,00,000.00	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr. E BHASKAR MANAGING DIRECTOR OF M/S ELJ PROJECTS PVT.LTD.GPA HOLDER FOR Mrs. SUMAN RAKUT & OTHERS No.802, 8th B'MAIN, 16th CROSS, BRIM, LAYOUT, BANGALORE.

ARCHITECT/ ENGINEER / SUPERVISOR'S SIGNATURE

MEGHNA RAJ ASSOCIATES,#34 SWATE PAARL,MEDIKRI LAYOUT, BEGUR,KAR.4110219-15

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING Khatha No. 656/403 Sy No.53/3, WHITE FIELD VILLAGE, K.R.PURAM HOBLI, WARD No.84, BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE : SECOND FLOOR PLAN

SHEET NO : 5

The proposed plans are approved in accordance with the acceptance for approval by the Commissioner on date: 12/31/2020 vide LP number: BBMP / Addl.Dir / JDNORTH / 0064 / 2019-20 in terms and conditions laid down along with this proposed Building plan approval.

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

Note : ADDENDUM(Bldg Sanction) ADDENDUM(Bldg Sanction) - Block 1.pdf, ADDENDUM(Bldg Sanction) - Block 1.pdf, Special Condition.pdf

Date: 31-Jul-2020 15:19:58

NORTH

This is system generated report and does not require any signature.

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

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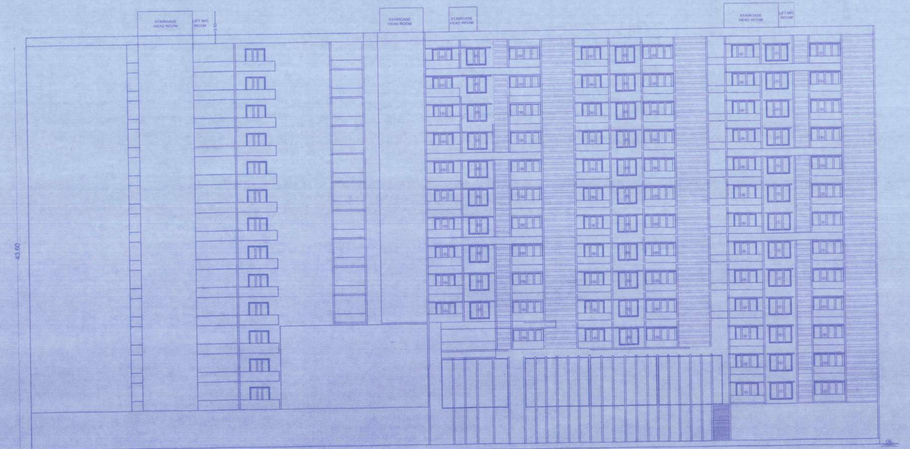
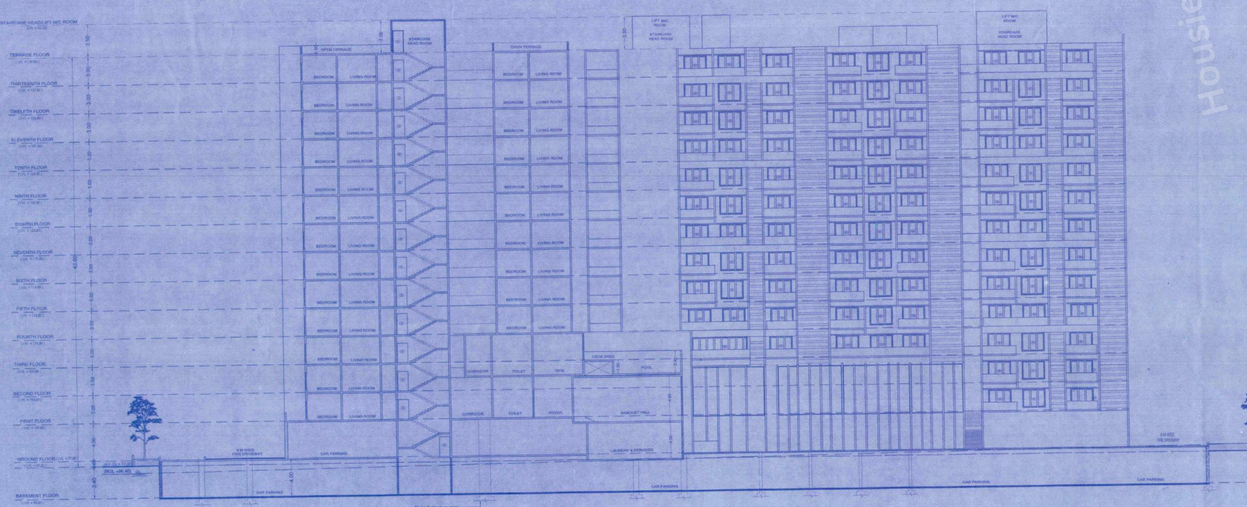
B. BBMP will not be responsible for any dispute that may arise in respect of property in question.
C. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal actions will be initiated.

NOC Details:

Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions
1	Fire Force Department	No: KSFR/560/2019-FSRD, Dated: 02-12-2019	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	BSNL	No: BSNL/BBMP/2020/CH-1/1, Dated: 08-01-2020	
3	Airport Authority of India	AAI/SR/CNS/W/W/1/1/2019/1718, Dated: 05-12-2019	
4	BESCOM	No: SE(Elec)/BESCOM/BBMP/ADE-1/KAC/F/No. 2(Vol.II)/ Dated: 14-07-2019	
5	BESCOM	SE(Elec)/BBMP/ADE-2/TECH/DE/NOC/19-19/1439-41 Dated: 03-11-2019	
6	BDA/PCB	No: BDA/AE (M) CON 2020 dated 24-06-2020 Consent Order No. CTE-93069/ PCB ID :- 158842, Dated: 13-04-2020	

ii) The Applicant has paid the fees Rs. 1,55,48,000/- vide Receipt No. BBMP/0195/CH/21-22 dated:13-04-2021 and Receipt for the following:-

SN	Purpose	Amount(in Rs)
1	Ground Rent	15,66,726.00
	GBP 10%	1,80,40,000
2	Layout Fees	4,51,176.00
3	Scrutiny fees	2,33,474.00
4	Security Deposit	40,34,412.00
5	Plan Copy Fees	42,000.00
6	1% Service Charge on Labour to be Paid to BBMP	10,000.00
	Compound Wall	3,24,000.00
7	Lake Improvement Charges	
8	Betterment Fee	15,15,600.00
	For site	1,75,84,440
	For Building	
10	Levy and Collection of 5% surcharge to be paid to BBMP	93,92,422
	Total	3,46,78,214.-.46
	Adwaita Pani vide Receipt No. BBMP/2486/CH/19-20 dated: 21-11-2019	2,60,259.-.00
	Total -1	1,45,09,087.-.00
9	Levy and Collection of Cess and Surcharges	1,75,484.-.00
	Water Supply Scheme (BWSSB)	
a)	Ring Road (BDA)	1,75,484.-.00
b)	Improving the Slums (MSCB)	61,242.-.00
c)	Mass Rapid Transport System (BDA)	9,32,499.-.00
	Total -II	9,69,678.-.00
	Total - I & II	1,55,47,715.-.00
	Say Rs.	1,55,48,000.-.00
12	Labour Cess Vide receipt No. HO/413/2022, Dated:16-05-2022	1,000.-.00



FRONT SIDE ELEVATION