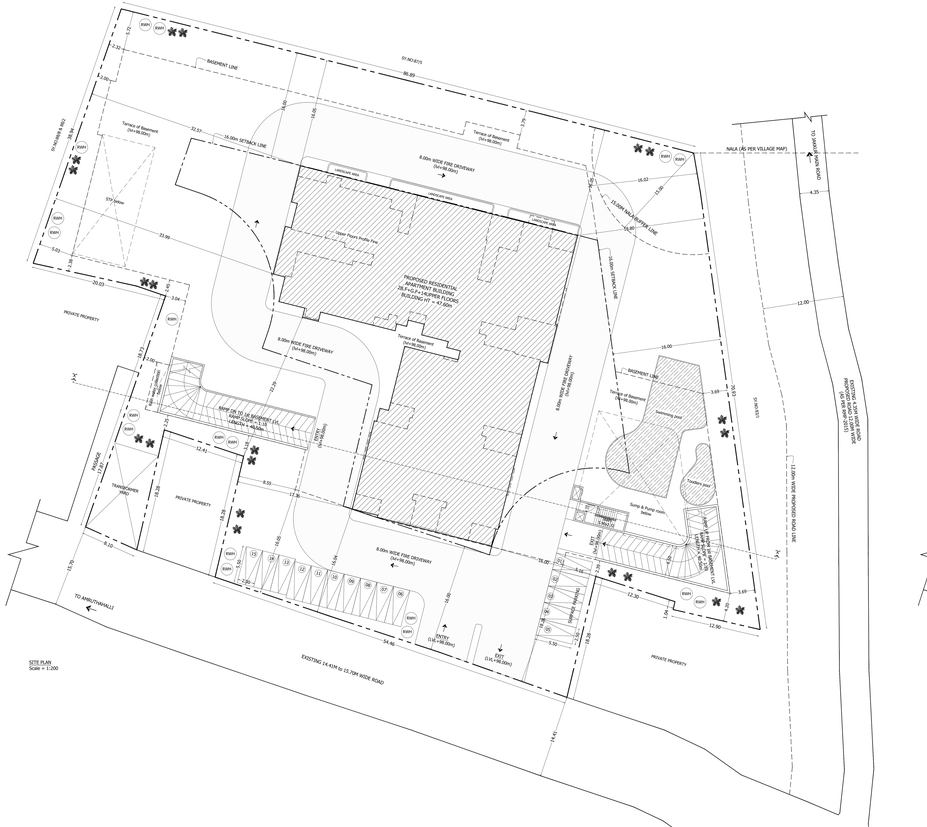
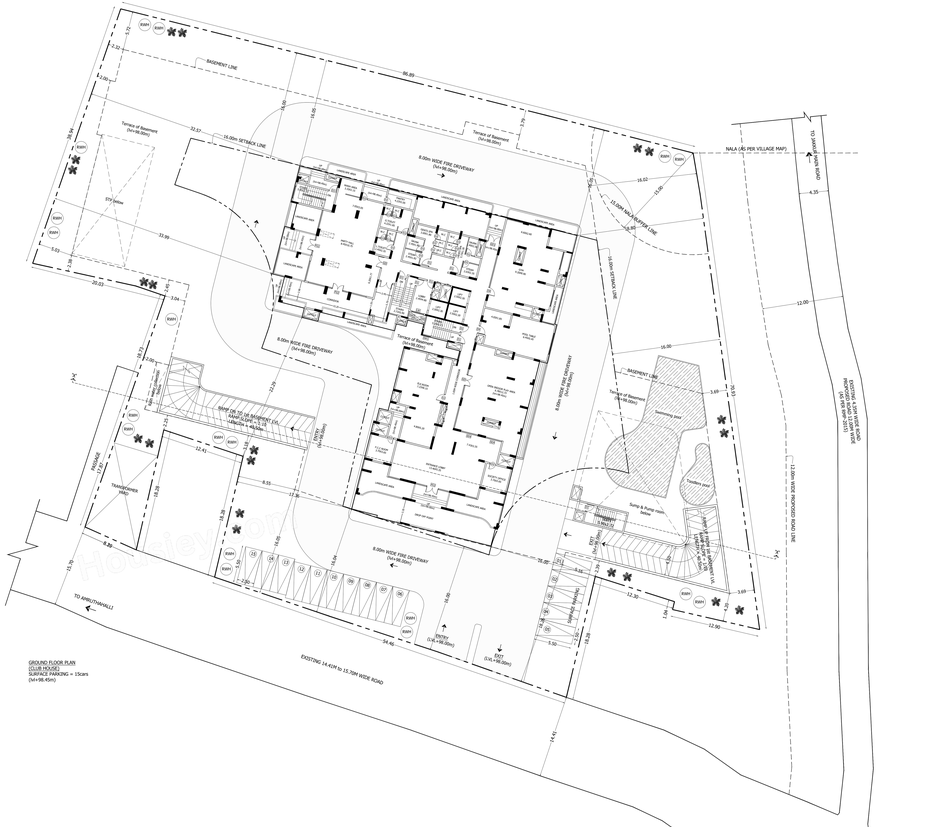




Block :A (RESIDENTIAL)																			
Floor Name	Gross Build Up Area	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area Not For Sale/ Tenement
		Cultural	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.					
Terrace Floor	83.32	0.00	83.32	39.19	0.00	44.13	0.00	0.00	0.00	0.00	0.00	00	00.00
Fifteenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Fourteenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Thirteenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Twelfth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Eleventh Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Tenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Ninth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Eighth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Seventh Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Sixth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Fifth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Fourth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Third Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
Second Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	00.00
First Floor	1169.57	58.58	1110.99	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.31	1061.31	08	00.00
Ground Floor	1301.64	40.68	1244.96	48.37	17.25	0.00	402.85	0.27	0.00	0.00	876.22	00	924.87
Basement Second	4468.99	0.00	4468.99	48.37	17.25	0.00	0.00	0.00	0.00	458.69	3906.14	31.14	31.14	00	31.14
Basement First	4727.86	0.00	4727.86	48.37	17.25	0.00	0.00	0.00	458.69	3973.11	31.14	31.14	00	31.14
Total	26476.00	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7929.26	18805.55	18805.55	112	987.15
Total Number of Same Blocks	1														
Total	26476.00	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7929.26	18805.55	18805.55	112	987

FAR &Tenement Details

Block	No. of Same Blocks	Gross Build Up Area (Sq.mt.)	Deductions From Gross Build Up 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 not for Sale/ Tenement
			Cultural		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	26476.00	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7929.26	18805.55	18805.55	112	987.15
Grand Total:	1	26476.00	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7929.26	18805.55	18805.55	112.00	987.15

UserDefinedMetric (900.00 x 600.00MM) 1_2_3_4_5_6_7_8_9_10_11

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 BUILDING at BDA Site no:68A,68B & 68C (Sy.no:88/2,7th block,Arkavathi Layout,Jakkur village, Yelahanka Hobli,Bangalore North Taluk,Ward no-07.
a).Consist of 2Basement + Ground + 14 UP (Upper Floor) only
2.The building is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Two Basement & Surface parking 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 approved plans and the building licence or a copy thereof shall be properly 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 framed structures when the frame work upto plinth beam is completed, "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 3/1 Sqm.
6.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue & within one month after its completion shall apply for permission to occupy the building.
7.Provision shall be made 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 completion of work.
9.The applicant shall INSURE all workmen involved in the construction work against any accident or disease occurred in course of 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 shall provide adequate drinking water, toilet facilities, washing 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 (Rule 5) code leaving 3.60 mts. from the building within the premises.
13.The applicant shall provide a separate room preferable 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 32.
14.The applicant shall maintain during construction such barricading as considered necessary to prevent persons & 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 Authority may withdraw the sanction or permission accorded to the property in the first instance, warned in the second instance and cancel the registration of the same in 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 "A" TK (Bye-law No. 3.8) under sub section 9+8 (v) to (x).
18.The Owner / Developer shall install solar water heaters as per Bye-law 29 (Schedule-III).
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(part 1) latest edition. The safety of the building shall be ensured by the structural stability as required.
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 Owner / Developer 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 the Karnataka Municipal Corporations Building Rules shall be provided in the building.
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 the premises and the work shall be carried out strictly avoiding noise pollution. The owner shall assume 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/recyclable waste and processed in the Recycling processing unit installed at site for its reuse / 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 structures to withstand the earth and water pressure and surcharge loads and to prevent any mishaps, 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 drills in the building, one before the onset of summer and another during the summer and assure complete safety in regards of fire hazard.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plans 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 Owner / Developer shall display the name of the Architect and Structural Engineer till it appears 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 shall be treated as lapsed.
33.The Applicant should follow the instructions of BWSSB specified in the DO letter No. BWSSB/A/36/2018-20, Dated: 25-08-2019 regarding utilization of treated water for all construction purposes and for flushing in the buildings/apartments.
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 any Cultural/ Religious structure found during construction against the sanctioned plan the action will be initiated according to BBMP Act,8th 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the NOC issued herein.
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 forged or misleading at any stage, the permission/licence granted shall be liable for cancellation & 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 sanction is accorded 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 construed as ownership or title deed to the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private properties during the construction work, the Owner / GPA holder / Builder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Anexxkaap Hoodlina) Lettter No. LD35LET13013, 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" is mandatory before start of work.
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. 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 project, as per the norms prescribed.
2.Lisk 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.

TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING.
AT BDA SITE NO:68A,68B & 68C (SY.NO:88/2),
7th BLOCK,ARKAVATHI LAYOUT,
JAKKUR VILLAGE,YELAHANKA HOBLI,
BANGALORE NORTH TALUK,WARD NO-07.

SCALE : 1:200

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/4037/23-24	Property Type: Sanctioned
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 68A 68B & 68C
Nature of Sanction: NEW	City Survey No.: 88/2
Location: RING-II	Khata No. (As per Khata Extract): 68A 68B & 68C
Building Line Specified as per Z.R: NA	Locality / Street of the property: 7th block, Arkavathi Layout, Jakkur village, Yelahanka Hobli, Bangalore

Zone: Yelahanka	
Ward: Ward-07	
Planning District: 304-Byatarayanapura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	7030.87
NET AREA OF PLOT	7030.87
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3515.44
Proposed Coverage Area (19.51 %)	1369.88
Achieved Net coverage area (19.10 %)	1342.88
Balance coverage area left (30.89 %)	2172.56
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	15815.46
Additional F.A.R within Ring I and II for amalgamated plot -	2.00
Additional F.A.R for EWS /Affordable Flats ( )	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Perm. FAR area (2.25)	15815.46
Residential FAR (100.00%)	15805.55
Proposed FAR Area	15805.55
Achieved Net FAR Area (2.25)	15805.55
Balance FAR Area (0.00)	13.92
BUILT UP AREA CHECK	
Proposed BuiltUp Area	25609.80
Achieved BuiltUp Area	25609.80
Achieved BuiltUp Area	25624.80

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	30 - 225	1	-	1	112	-
	Total :			-	-	-	112	132

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	112	540.00	132	975.00
Visitor's Car Parking	12	165.00	0	0.00
Total Car	124	705.00	132	975.00
Two/Three Wheeler	-	165.00	0	0.00
Parking Area	-	-	-	3550.12
Total	-	1870.00	-	7019.12

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	112
A (RESIDENTIAL)	D1	0.90	2.10	226
A (RESIDENTIAL)	D3	1.50	2.10	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.20	1.20	112
A (RESIDENTIAL)	W1	1.20	2.10	14
A (RESIDENTIAL)	W2	1.50	2.10	14
A (RESIDENTIAL)	W3	1.80	2.10	14
A (RESIDENTIAL)	W4	1.80	2.10	373
A (RESIDENTIAL)	W5	2.70	2.10	14

LOCATION MAP (N.T.S)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Cumins Sanctum LLP
Rep by Authorised Signatory
Mr. John Abraham
GPA & Katha holder for
Harshad J.Parikh & S.Bhojaraju
House No. 675, 6th A cross, 3rd block,
Opp BDA Complex,Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesh N
Plot No.2, 2nd Cross,
17th Main Road,
BSK 2nd Stage,Bangalore - 560070.
E-42001/7-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING.
AT BDA SITE NO:68A,68B & 68C (SY.NO:88/2),
7th BLOCK,ARKAVATHI LAYOUT,
JAKKUR VILLAGE,YELAHANKA HOBLI,
BANGALORE NORTH TALUK,WARD NO-07.

DRAWING TITLE :
SITE PLAN & GROUND FLOOR PLAN

SHEET NO : 01 of 05

SANCTIONING AUTHORITY :

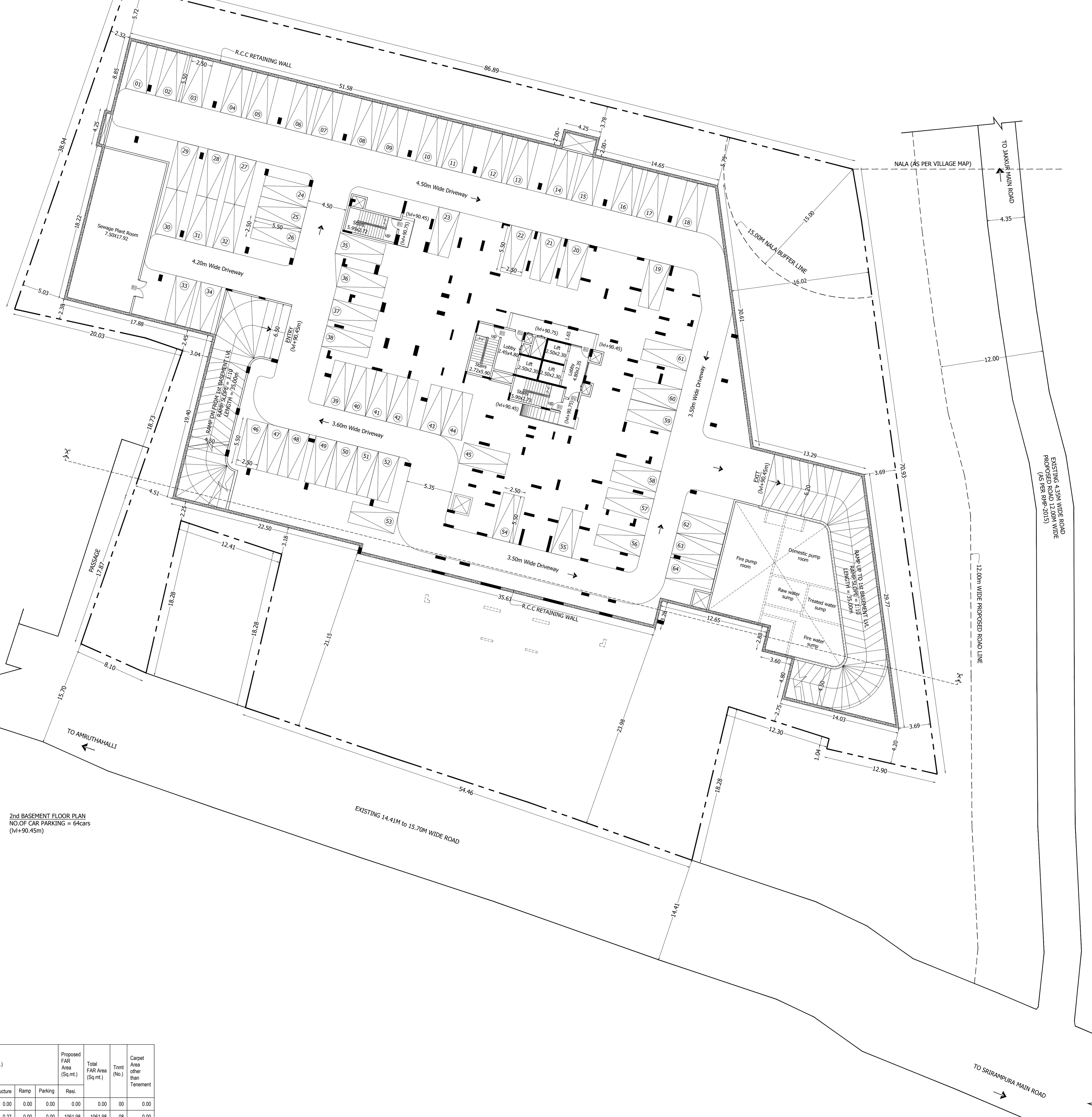
ASSISTANT DIRECTOR OF TOWN PLANNING	JOINT DIRECTOR	DEPUTY DIRECTOR	DIRECTOR

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.

HO - NORTH

Digitally signed by BANGALORE INTERNATIONAL EXPRESSWAY PRIVATE LIMITED
Date: 2024.08.29 18:07:12 IST
Reason: Approved
Location: BANGALORE INTERNATIONAL EXPRESSWAY PRIVATE LIMITED
Digitally signed by DEPUTY DIRECTOR
Date: 2024.08.29 17:58:07 IST
Reason: Approved
Location: BANGALORE INTERNATIONAL EXPRESSWAY PRIVATE LIMITED

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.



2nd BASEMENT FLOOR PLAN
NO.OF CAR PARKING = 64cars
(lvl+90.45m)

1st BASEMENT FLOOR PLAN
NO.OF CAR PARKING = 68cars
(lvl+93.95m)

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 BUILDING at BDA Site no:68/A,68/B & 68/C (Sy.no:88/3),7th block,Arkavathi Layout,Jakkur village, Yelahanka Hobli,Bangalore North Taluk,Ward no-07.
a).Consist of 2Basement + Ground + 14 UF (Upper Floors) only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Two Basement & Surface parking 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 / untoward 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 (Es& 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 â€" IV (Bye-law No. 3.6) under sub section IV-8 (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 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 â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with 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 â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

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

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

TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING
AT BDA SITE NO:68/A,68/B & 68/C (SY.NO:88/3),
7th BLOCK,ARKAVATHI LAYOUT,
JAKKUR VILLAGE,YELAHANKA HOBLI,
BANGALORE NORTH TALUK,WARD NO-07.

SCALE 1:200

N

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/2377/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 68A 68B & 68C	
Nature of Sanction: NEW	City Survey No.: 88/3	
Location: RING-III	Khata No. (As per Khata Extract): 68A 68B & 68C	
Building Line Specified as per Z.R: NA	Locality / Street of the property: 7th block, Arkavathi Layout, Jakkur village, Yelahanka Hobli, Bangalore	
Zone: Yelahanka		
Ward: Ward-007		
Planning District: 304-Byatarayanapua		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7030.87
NET AREA OF PLOT	(A-Deductions)	7030.87
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3515.44
Proposed Coverage Area (19.13 %)		1344.96
Achieved Net coverage area (19.13 %)		1344.96
Balance coverage area left (30.87 %)		2170.48
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		15819.46
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		15819.46
Residential FAR (100.00%)		15805.52
Proposed FAR Area		15805.52
Achieved Net FAR Area (2.25)		15805.53
Balance FAR Area (0.00)		13.93
BUILT UP AREA CHECK		
Proposed BuiltUp Area		25609.80
Substructure Area Add in BUA (Layout Lvl)		25.00
Achieved BuiltUp Area		25634.80

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	112	-
	Total :		-	-	-	-	112	132

Parking Check (Table 7b)

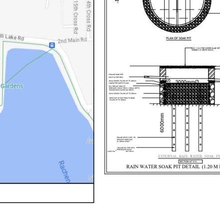
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	112	1540.00	132	1815.00
Visitor's Car Parking	12	165.00	0	0.00
Total Car	124	1705.00	132	1815.00
TwoWheeler	-	165.00	0	0.00
Other Parking	-	-	-	5700.12
Total		1870.00		7515.12

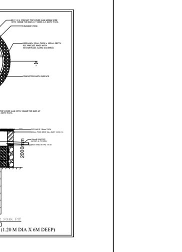
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	112
A (RESIDENTIAL)	D1	0.90	2.10	225
A (RESIDENTIAL)	ED	1.10	2.10	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	112
A (RESIDENTIAL)	W1	1.26	2.10	14
A (RESIDENTIAL)	W1	1.49	2.10	14
A (RESIDENTIAL)	W1	1.50	2.10	14
A (RESIDENTIAL)	W1	1.60	2.10	313
A (RESIDENTIAL)	W1	2.86	2.10	14





LOCATION MAP (N.T.S)

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	83.32	0.00	83.32	39.19	0.00	44.13	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Thirteenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Twelfth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Eleventh Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Tenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Ninth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Eighth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Seventh Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Sixth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Fifth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Fourth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Third Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Second Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
First Floor	1169.57	58.58	1110.99	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.31	1061.31	08	0.00
Ground Floor	1391.64	46.68	1344.96	48.37	17.25	0.00	402.85	0.27	0.00	0.00	876.22	876.22	00	924.87
Basement First Floor	4490.99	0.00	4490.99	48.37	17.25	0.00	0.00	0.00	458.09	3936.14	31.14	31.14	00	31.14
Basement Second Floor	4127.96	0.00	4127.96	48.37	17.25	0.00	0.00	0.00	458.09	3573.11	31.14	31.14	00	31.14
Total:	26476.60	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7509.26	15805.55	15805.55	112	987.15
Total Number of Same Blocks :	1													
Total:	26476.60	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7509.26	15805.55	15805.55	112	987

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	26476.60	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7509.26	15805.55	15805.55	112	987.15
Grand Total:	1	26476.60	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7509.26	15805.55	15805.55	112.00	987.15

UserDefinedMetric (900.00 x 600.00MM)_1_2_3_4_5_6_7_8_9_10_11

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Cumins Sanctum LLP
Rep by Authorised Signatory
Mr. John Abraham
GPA & Katha holder for
Harshad J.Parikh & S.Bhojaraju
House No. 675, 6th A cross, 3rd block,
Opp BDA Complex,Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross,
17th Main Road,
BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING
AT BDA SITE NO:68/A,68/B & 68/C (SY.NO:88/3),
7th BLOCK,ARKAVATHI LAYOUT,
JAKKUR VILLAGE,YELAHANKA HOBLI,
BANGALORE NORTH TALUK,WARD NO-07.

DRAWING TITLE :
2ND BASEMENT & 1ST BASEMENT FLOOR PLAN

SHEET NO : 02 of 05

SANCTIONING AUTHORITY :

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.

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2024 17:42:18
Project No.:PRJ/2377/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0021/23-24

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.

GROUND FLOOR PLAN
(CLUB HOUSE)
(lvl+98.45m)

1st FLOOR PLAN
No.of units = 08units
(lvl+102.95m)

Housiey.com

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
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Twelfth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
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UserDefinedMetric (900.00 x 600.00MM)_1_2_3_4_5_6_7_8_9_10_11

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
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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 BUILDING at BDA Site no:68/A,68/B & 68/C (Sy.no:88/3),7th block,Arkavathi Layout,Jakkur village, Yelahanka Hobli,Bangalore North Taluk,Ward no-07.
a).Consist of 2Basement + Ground + 14 UF (Upper Floors) only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Two Basement & Surface parking 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 / untoward 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 (Es& 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 â€" IV (Bye-law No. 3.6) under sub section IV-8 (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 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 â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with 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 â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

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

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

TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING
AT BDA SITE NO:68/A,68/B & 68/C (SY.NO:88/3),
7th BLOCK,ARKAVATHI LAYOUT,
JAKKUR VILLAGE,YELAHANKA HOBLI,
BANGALORE NORTH TALUK,WARD NO-07.

SCALE 1:100

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/2377/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 68A 68B & 68C	
Nature of Sanction: NEW	City Survey No.: 88/3	
Location: RING-III	Khata No. (As per Khata Extract): 68A 68B & 68C	
Building Line Specified as per Z.R: NA	Locality / Street of the property: 7th block, Arkavathi Layout, Jakkur village, Yelahanka Hobli, Bangalore	
Zone: Yelahanka		
Ward: Ward-007		
Planning District: 304-Byatarayanapua		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7030.87
NET AREA OF PLOT	(A-Deductions)	7030.87
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3515.44
Proposed Coverage Area (19.13 %)		1344.96
Achieved Net coverage area (19.13 %)		1344.96
Balance coverage area left (30.87 %)		2170.48
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		15819.46
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		15819.46
Residential FAR (100.00%)		15805.52
Proposed FAR Area		15805.52
Achieved Net FAR Area (2.25)		15805.53
Balance FAR Area (0.00)		13.93
BUILT UP AREA CHECK		
Proposed BuiltUp Area		25609.80
Substructure Area Add in BUA (Layout Lvl)		25.00
Achieved BuiltUp Area		25634.80

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	112	-
	Total :		-	-	-	-	112	132

Parking Check (Table 7b)

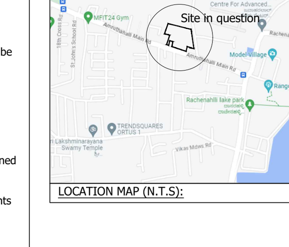
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	112	1540.00	132	1815.00
Visitor's Car Parking	12	165.00	0	0.00
Total Car	124	1705.00	132	1815.00
TwoWheeler	-	165.00	0	0.00
Other Parking	-	-	-	5700.12
Total		1870.00		7515.12

SCHEDULE OF JOINERY:

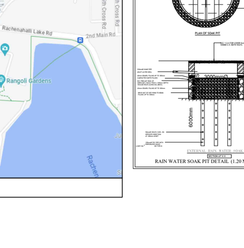
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	112
A (RESIDENTIAL)	D1	0.90	2.10	225
A (RESIDENTIAL)	ED	1.10	2.10	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	112
A (RESIDENTIAL)	W1	1.26	2.10	14
A (RESIDENTIAL)	W1	1.49	2.10	14
A (RESIDENTIAL)	W1	1.50	2.10	14
A (RESIDENTIAL)	W1	1.60	2.10	313
A (RESIDENTIAL)	W1	2.86	2.10	14



LOCATION MAP (N.T.S):



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Cumins Sanctum LLP
Rep by Authorised Signatory
Mr. John Abraham
GPA & Katha holder for
Harshad J.Parikh & S.Bhojaraju
House No. 675, 6th A cross, 3rd block,
Opp BDA Complex,Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N
4032, 28th Cross,
17th Main Road,
BSK 2nd Stage,Bangalore – 560070.
E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING
AT BDA SITE NO:68/A,68/B & 68/C (SY.NO:88/3),
7th BLOCK,ARKAVATHI LAYOUT,
JAKKUR VILLAGE,YELAHANKA HOBLI,
BANGALORE NORTH TALUK,WARD NO-07.

DRAWING TITLE :

GROUND & FIRST FLOOR PLAN

SHEET NO : 03 of 05

SANCTIONING AUTHORITY :

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

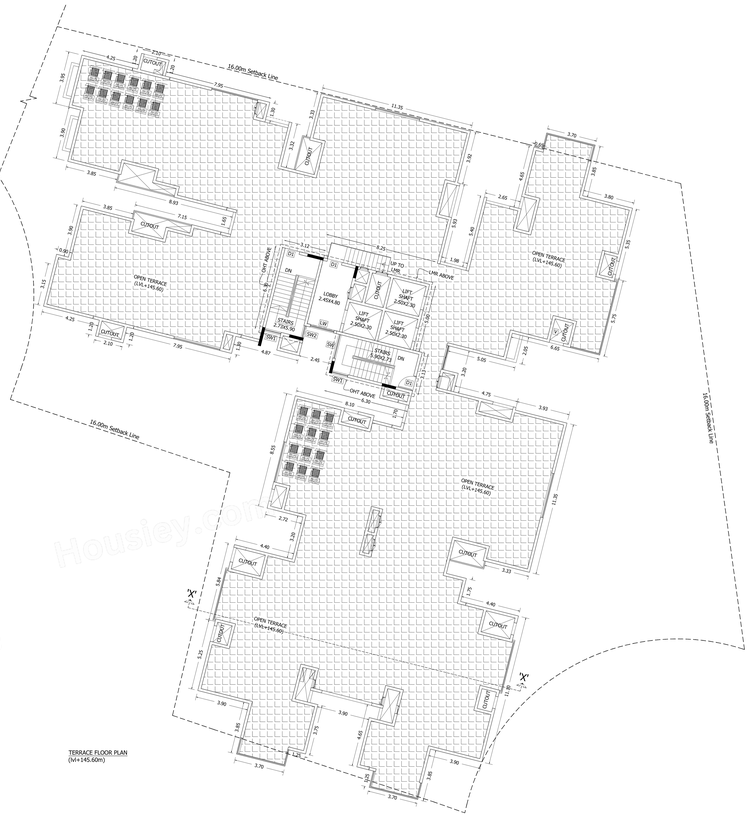
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2024 17:42:18
Project No.:PRJ/2377/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0021/ 23-24

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.

TYPICAL FLOOR PLAN (2nd to 14th)
No.of units (08X13) = 104units
(M+106.00m) to (M+142.60m)



TERRACE FLOOR PLAN
(M+145.60m)

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 BUILDING at BDA Site no:68A,68B & 68C (Sy.no:89/2,7th block,Arkavathi Layout,Jakkur village, Yelahanka Hobli,Bangalore North Taluk,Ward no:07.
a).Consist of 2Basement + Ground + 14 UP (Upper Floors) only
2.Building use is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Two Basement & Surface parking 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 approved plans and the building licence and the conditions attached thereto 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 framed structures before casting the first floor/roof, an intimation "COMMENCEMENT CERTIFICATE" shall be obtained for the site within 3(1 Year).
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.Permission is not for running telephone cables, cuticles 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 completion of work.
9.The applicant shall INSURE all workmen involved in the construction work against any accident or disease that may occur arising during the time of construction.
10.The applicant shall not stock pile 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 shall make provision for the disposal of house hold solid waste in 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 (Code 5) code having 3.60 mtrs. from the building within the premises.
13.The applicant shall provide a separate room preferable 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 32.
14.The applicant shall maintain during construction such barricading as considered necessary to prevent persons & 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 owner / builder shall be liable to pay compound as levied 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 "A" TO (Bye-law No. 3.8) under sub section 9I-B (v) to (x).
18.The applicant shall not occupy the building or permit the building to be occupied until the building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
19.The owners/ occupier 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.
20.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(part 1) 2002 & IS 4326 - 1993 and the provisions of Disaster Management Act 2005 as amended & as applicable.
21.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.
22.The applicant/owner 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 the Karnataka Municipal Corporations Building Rules shall be provided in the building.
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 the premises and that the safety and convenience of the public in the vicinity is not affected.Assume 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/ dry waste and processed in the Recycling processing unit installed at site for its reuse / 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 structures to prevent any loss of life or property due to collapse of structures or earth slides or flashpoints, and bestow ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazard.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate or construct any portion of the sanctioned plans 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 Owner / Developer shall get the building/ layout/ site inspected by the Authority/ BBMP, every 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 shall be deemed lapsed.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2018-20, Dated. 25-08-2019 regarding utilization of treated water for all construction activities and for flushing in the apartment/ building.
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) 2016.
38.If any Cases of Land Disputes are reported during construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the sanction letter.
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 fraud or misleading at any stage of processing/ after sanction/ commencement of work 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 Sanction 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 construed as a title certificate/ ownership certificate.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons/s or damages caused to public or private properties, the owner/ builder/ GPA holder / Architect / Structural Engineer / Site Supervisor shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACCENDUM (Anexkaap Hoodlike) Letter No. LD5/LE/LE1/2013, 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" is mandatory.
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 project site by the employer.
2.Lab 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.

TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING.
AT BDA SITE NO:68A,68B & 68C (SY.NO:89/2),
7th BLOCK,ARKAVATHI LAYOUT,
JAKKUR VILLAGE,YELAHANKA HOBLI,
BANGALORE NORTH TALUK,WARD NO:07.

SCALE 1:200

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024

PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/4037/23-24	Property Type: Sanction
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 68A 68B & 68C
Nature of Sanction: NEW	City Survey No.: 89/2
Location: RMZ-II	Khata No. (As per Khata Extract): 68A 68B & 68C
Building Line Specified as per Z.R: NA	Locality / Street of the property: 7th block, Arkavathi Layout, Jakkur village, Yelahanka Hobli, Bangalore
Zone: Yelahanka	
Ward: Ward-007	
Planning District: 304-Byatarayanapura	

AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7030.57
NET AREA OF PLOT	(A-Deductions) 7030.57

COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3515.28
Proposed Coverage Area (19.51 %)	1371.66
Achieved Net coverage area (19.10 %)	1344.66
Balance coverage area left (30.90 %)	2170.62

FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	15815.40
Additional F.A.R within Ring I and II for amalgamated plot -	0.00
Premium FAR for Plot within Ring I and II	0.00
Premium FAR for Plot within Impact Zone -	0.00
Total Perm. FAR area (2.25)	15815.40
Residential FAR (100.00%)	15805.52
Proposed FAR Area	15805.52
Achieved Net FAR Area (2.25)	15805.52
Balance FAR Area (0.00)	13.92

BUILT UP AREA CHECK	
Proposed BuiltUp Area	25809.90
Achieved BuiltUp Area	25809.90
Achieved BuiltUp Area	(SMDA RR)

Stock USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	30 - 225	1	-	1	112	-
	Total		-	-	-	-	112	132

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	112	840.00	132	975.00
Visitor's Car Parking	12	90.00	0	0.00
Total Car	124	930.00	132	975.00
Two/Three Wheeler	-	165.00	0	0.00
Ramp Parking	-	-	-	3030.52
Total	-	1095.00	-	4005.52

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	112
A (RESIDENTIAL)	D1	0.90	2.10	226
A (RESIDENTIAL)	D3	1.50	2.10	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.80	1.20	112
A (RESIDENTIAL)	W1	1.20	2.10	14
A (RESIDENTIAL)	W2	1.50	2.10	14
A (RESIDENTIAL)	W3	1.80	2.10	14
A (RESIDENTIAL)	W1	1.60	2.10	272
A (RESIDENTIAL)	W1	2.90	2.10	16

Block	No. of Same Blks	Gross Floor Sq.Mtrs (Sq.mt)	Deductions From Gross BUA(Area in Sq.mt)	Total Total Sq.Mtrs (Sq.mt)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt	Carpet Area non Tnmt
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.		
A (RESIDENTIAL)	1	26476.60	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7929.26	16805.55	112	987.15
Grand Total	1	26476.60	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7929.26	16805.55	112.00	987.15

Block A (RESIDENTIAL)

Floor Name	Gross Floor 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 non Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
Terrace Floor	83.32	0.00	83.32	39.19	0.00	44.13	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Thirteenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Twelfth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Eleventh Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Tenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Ninth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Eighth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Seventh Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Sixth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Fifth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Fourth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Third Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Second Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
First Floor	1169.57	58.58	1110.99	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.31	1061.31	08	0.00
Ground Floor	1301.64	40.68	1344.96	48.37	17.25	0.00	402.85	0.27	0.00	0.00	876.22	876.22	00	924.87
Basement Floor	4468.99	0.00	4468.99	48.37	17.25	0.00	0.00	0.00	4.05	916.18	3508.14	31.14	31.14	00	31.14
Basement Second	4727.96	0.00	4727.96	48.37	17.25	0.00	0.00	0.00	0.00	458.09	3573.11	31.14	31.14	00	31.14
Total	26476.60	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7929.26	16805.55	16805.55	112	987.15
Total Number of Same Blocks	1														
Total	26476.60	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7929.26	16805.55	16805.55	112	987

UserDefinedMetric (9000.00 x 6000.00MM) 1_2_3_4_5_6_7_8_9_10_11

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Cumins Sanchaya LLP
Rep by Authorised Signatory
Mr. John Abraham
GPA & Katha holder for
Harshad J.Parikh & S.Bhojaraju
House No. 675, 6th A cross, 3rd block,
Opp BDA Complex,Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesh N
Plot No.2, 2nd Cross,
17th Main Road,
BSK 2nd Stage,Bangalore - 560070.
E-4280/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING.
AT BDA SITE NO:68A,68B & 68C (SY.NO:89/2),
7th BLOCK,ARKAVATHI LAYOUT,
JAKKUR VILLAGE,YELAHANKA HOBLI,
BANGALORE NORTH TALUK,WARD NO:07.

DRAWING TITLE :
TYPICAL (2ND TO 14TH) & TERRACE FLOOR PLAN

SHEET NO : 04 of 05

SANCTIONING AUTHORITY :

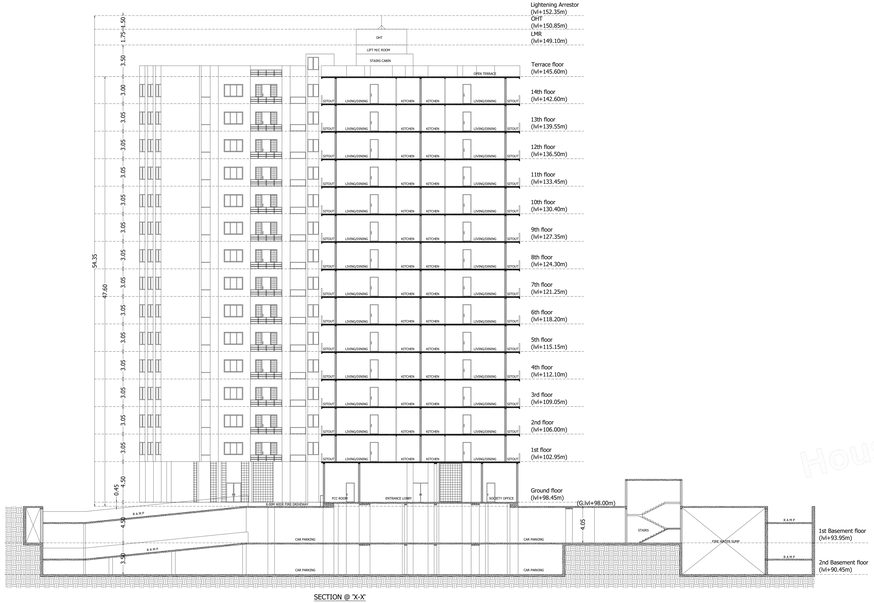
SECRETARY BBMP	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

Digitally signed by BANGALORE WATER SUPPLY AND SEWERAGE BOARD
Date: 2024-07-22 15:11:11
Secretary Bangalore Metropolitan Region Development Authority
Bangalore Metropolitan Region Development Authority
Date: 2024-07-22 15:11:11

HO - 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.



SECTION @ 'X-X'

ELEVATION

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 BUILDING at BDA Site no-68/A,68/B & 68/C (Sy.no-88/2),7th block,Arkavathi Layout,Jakkur village, Yelahanka Hobli,Bangalore North Taluk,Ward no-07.
a).Consist of 2Basement + Ground + 14 UP (Upper Floors) only
b).The use is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Two Basement & Surface parking 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 approved plans and the conditions of development permission 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 framed structures when the frame work to the plinth/lintel level completed, a report shall be obtained for the site above 3ft from
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.Provision shall be made 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 completion.
9.The applicant shall ENSURE all workmen involved in the construction work against any accident or injury or disease 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 open space, parking space, staircase, lift, lift wells and lobby shall be kept 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 (Gda 5) code leaving 3.66 mts. from the building within the premises.
13.The applicant shall provide a separate room preferable 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 32(a).
14.The applicant shall maintain during construction such barricading as considered necessary to prevent entry of persons & 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 Authority may withhold permission for all buildings owned by the defaulter in the first instance, watned 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 9-B (a) to (k).
18.The applicant shall not encroach or encumber any road, drain, footpath or any public place.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant should 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(part 1) latest edition. The structural safety of the building shall be ensured by the structural engineer.
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 34" 31) of the Karnataka Municipal Corporations Building Rules shall be provided in the building.
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 in the form of noise, vibration, smoke, dust and fumes. The noise level will not exceed 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 garbage and processed in the Recycling processing unit installed at site for its reuse / 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 safety design for retaining walls and neighbouring buildings. The owner / builder shall be responsible for any damage to adjoining land and footpaths, and bestow 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 'A" drills in the building, one before the onset of summer and another during the summer and assure complete safety in respects of fire hazard.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate from the approved building permission conditions 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 Owner / Developer shall register the project in Real Estate Regulatory Authority (RERA) under intimate to BBMP Act 'A" 2015.
33.The Applicant should follow the instructions of BWSSB specified in the DO letter No. BWSSB/A/36/2018-20, Dated. 25-08-2019 regarding utilization of treated water for all construction purpose and for flushing in the apartment/s/ building.
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) 2016.
38.Violation of any of the above conditions during construction against the sanctioned plan the action will be initiated according to BBMP Act 'A" 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 fraudulent or misleading at any stage of development or construction or even after 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 construed as a title certificate/ ownership certificate.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons/s or damages caused to public or private properties, the owner/ developer/ builder/ GPA holder / Architect / Structural Engineer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Anexadaap Hoodlina) Lettter No. LD5VLE73/2013, 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" is mandatory.
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 project, as per the requirements.
2.Lisk 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.

TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING.
AT BDA SITE NO-68/A,68/B & 68/C (SY.NO-88/2),
7th BLOCK,ARKAVATHI LAYOUT,
JAKKUR VILLAGE,YELAHANKA HOBLI,
BANGALORE NORTH TALUK,WARD NO-07.

SCALE : 1:150

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024

PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/4037/23-24	Property Type: Redevelopment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 68A 68B & 68C
Nature of Sanction: NEW	City Survey No.: 88/2
Location: RING-II	Khata No. (As per Khata Extract): 68A 68B & 68C
Building Line Specified as per Z.R: NA	Locality / Street of the property: 7th block, Arkavathi Layout, Jakkur village, Yelahanka Hobli, Bangalore
Zone: Yelahanka	
Ward: Ward-007	
Planning District: 304-Byatarayanapura	

AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7030.87
NET AREA OF PLOT	(A-Deductions) 7030.87
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3515.44
Proposed Coverage Area (19.51 %)	1369.38
Achieved Net coverage area (19.10 %)	1344.96
Balance coverage area left (30.87 %)	2170.48
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	15815.46
Additional F.A.R within Ring I and II for amalgamated plot -	2.00
Additional F.A.R for EWS /Affordable Flats (For -)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.25)	15815.46
Residential FAR (100.00%)	15805.52
Proposed FAR Area	15805.52
Achieved Net FAR Area (2.25)	15805.52
Balance FAR Area (0.00)	13.93
BUILT UP AREA CHECK	
Proposed Built Up Area	25609.80
Achieved Built Up Area (For BUA Layout/ Lvl)	25609.80
Achieved Built-Up Area	25624.80

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	A

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	30 - 225	1	-	1	112	-
	Total :			-	-	-	112	132

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	112	540.00	132	975.00
Visitor's Car Parking	12	165.00	0	0.00
Total Car	124	705.00	132	975.00
Two/Three wheeler	-	165.00	0	0.00
Total Parking	-	-	-	975.00
Total		165.00		975.00

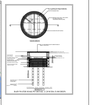
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	112
A (RESIDENTIAL)	D1	0.90	2.10	226
A (RESIDENTIAL)	D3	1.10	2.10	116

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.20	112
A (RESIDENTIAL)	W1	1.20	1.20	14
A (RESIDENTIAL)	W2	1.50	1.20	14
A (RESIDENTIAL)	W3	1.80	1.20	14
A (RESIDENTIAL)	W1	1.80	2.10	373
A (RESIDENTIAL)	W1	2.90	2.10	14

LOCATION MAP (N.T.S)



Block A (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up 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 of the Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	83.32	0.00	83.32	39.19	0.00	44.13	0.00	0.00	0.00	0.00	0.00	0.00	02	0.00
Fourteenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Thirteenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Twelfth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Eleventh Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Tenth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Ninth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Eighth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Seventh Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Sixth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Fifth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Fourth Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Third Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Second Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
First Floor	1170.24	58.58	1111.66	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.98	1061.98	08	0.00
Ground Floor	1169.57	58.58	1110.99	32.16	17.25	0.00	0.00	0.27	0.00	0.00	1061.31	1061.31	08	0.00
Upper Ground Floor	1301.64	40.68	1344.96	48.37	17.25	0.00	402.85	0.27	0.00	0.00	876.22	876.22	02	924.87
First Basement Floor	4488.99	0.00	4488.99	48.37	17.25	0.00	0.00	0.00	0.00	458.69	3906.14	3114	00	3114
Second Basement Floor	4727.96	0.00	4727.96	48.37	17.25	0.00	0.00	0.00	458.69	3673.11	3114	3114	00	3114
Total :	26476.00	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7509.26	15805.55	15805.55	112	9871.15
Total Number of Same Blocks :	1													
Total :	26476.00	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7509.26	15805.55	15805.55	112	9871.15

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up 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 of the Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	26476.00	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7509.26	15805.55	15805.55	112	9871.15
Grand Total:	1	26476.00	866.80	25609.80	634.54	293.25	44.13	402.85	4.05	916.18	7509.26	15805.55	15805.55	112.00	9871.15

UserDefinedMetric (900.00 x 600.00MM) 1_2_3_4_5_6_7_8_9_10_11

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Cumins Sanctum LLP
Rep by Authorised Signatory
Mr. John Abraham
GPA & Katha holder for
Harshad J.Parikh & S.Bhojaraju
House No. 675, 6th A cross, 2nd block,
Opp BDA Complex,Koramangala, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Ganesh N
Plot No.1, 1st Cross,
17th Main Road,
BSK 2nd Stage,Bangalore - 560070.
E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING.
AT BDA SITE NO-68/A,68/B & 68/C (SY.NO-88/2),
7th BLOCK,ARKAVATHI LAYOUT,
JAKKUR VILLAGE,YELAHANKA HOBLI,
BANGALORE NORTH TALUK,WARD NO-07.

DRAWING TITLE :
ELEVATION & SECTION

SHEET NO : 05 of 05

SANCTIONING AUTHORITY :

SENIOR ARCHITECT	ASSISTANT DIRECTOR	DEPUTY 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.

Digitally signed by Manjunatha Reddy
Date: 2024-08-30 15:45:17
Secretary
Bangalore Development Authority
Bangalore Development Authority
Bangalore

DD - 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.