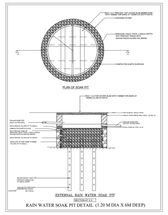
(BLOCK - A & B)
SITE PLAN
SCALE = 1:200



Approval Condition :

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

1.Sanction is accorded for the Proposed Residential Apartment With Amenities Building At Khatha No.1462, Sy.nos. 582, 602, 605, 601/10, 601/10, 601/3 & 601/1, Varthur Village, Varthur Hobli, Ward no. 149, Bangalore East Taluk.
a) Consist of 1nr. (Block- A) 2 Common Basement + 1Ground + 6 U.F.
Nr. (Block -B) 2 Common Basement + 1Ground + 6 U.F.
Nr. (Block -C)1Ground + 1 U.F. only.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use. Special permission should be obtained for any other use. Deviation of the building use for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the 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 buildings in excess of two storeys, intimating the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
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.Adequate provisions for running telephone cables, cubicles of 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/ unfortunate happening arising out of the building activities.
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 install lifts of required capacity and lifts shall have safety arrangements & associated equipment as per K.E.R.C.(E)dd.51 (side dated) 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
14.The applicant shall maintain during construction such barricading as considered necessary to prevent entry of the public and livestock and shall be responsible for any loss or injury to the public and the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.The 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 IX " in (Bye-law No. 3.8) under sub section 1V-B (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times in order to conserve water and mitigate the effects of drought.
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 soil stabilization report and as per IS 1904-1986 the structural engineer shall take 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 Byelaw No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye-law) 4F, 31c of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The Owner / Developer shall provide a boundary wall of not less than 2.75 m in 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 before 6.00 AM. The noise levels emanating from the site shall not exceed 75 decibels.
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 the re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28.The Owner / developer / builder shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-law.
30.The Owner / Developer shall ensure that the Sewage Treatment Plant is ready before a(* trats in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is concerned.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP. They shall also be responsible and liable for any deviations and violations of the building bye laws for a period of five years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Declarizoning Authority) of the intention to start work in the form prescribed in Schedule IV. 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 lapsed.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated: 25-08-2019 regarding utilization of treated water for all construction activities and for flushing in the toilet blocks.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management Byelaws 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 of Green Belt development / 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 as per KCTP Act-1963 & Rules.
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.In case if the documents submitted in the name of the owner is found to be a forged one 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) authority 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 ownership or title to the land or property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measures 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, the owner/ builder/ GPA holder / developer shall hold the BBMP harmless and 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 ACDENOLM (Housekeep Hoodles) Letter No. LORELETD13, 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 should 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 construction workers from time to time.
4.I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT KHATHA NO.1462, SY.NOS. 582, 602, 605, 601/10, 601/9, 601/3 & 601/1, VARTHUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BANGALORE EAST TALUK.

SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14	
	VERSION DATE: 04/05/2021	
PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PR/1160/2021/23	Plot Sub Use: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot Sub No.: NA	
Nature of Sanction: NEW	Property / Khata No.: 582, 602, 605, 6.10,6019,6020, 6021	
Location: RMA(R)	Khata No. (as per Khata Extract): 1462	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Varthur village, Varthur Hobli, Bangalore East Taluk.	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 315-Varthur		
AREA OF PLOT		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14710.90
Deduction for NetPlot Area		
Khandaland Area		1264.63
Total		1264.63
NET AREA OF PLOT	(A-Deductions)	13446.27
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		6763.13
Proposed Coverage Area (38.02 %)		4254.86
Achieved Net coverage area (38.02 %)		4254.86
Balance coverage area left (19.98 %)		2236.27
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		30286.11
Additional F.A.R within Ring-II for BWSSB (on amenities) (0.2))		2689.03
Allowable TDR Area (50% of Permi.FAR)		15143.05
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		30286.11
Residential FAR (100.00%)		26862.87
Proposed FAR Area		26862.87
Achieved Net FAR Area (1.98)		26862.87
Balance FAR Area (0.24)		3396.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		39290.34
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		39304.84

Approval Date :

Block A (RESIDENTIAL APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Substructure				
Terrace Floor	88.11	75.24	0.00	12.87	0.00	0.00	0.00	00	00
Sixth Floor	2032.36	75.24	12.87	0.00	0.51	1943.74	1943.74	18	
Fifth Floor	2032.36	75.24	12.87	0.00	0.51	1943.74	1943.74	18	
Fourth Floor	2032.36	75.24	12.87	0.00	0.51	1943.74	1943.74	18	
Third Floor	2032.36	75.24	12.87	0.00	0.51	1943.74	1943.74	18	
Second Floor	2032.36	75.24	12.87	0.00	0.51	1943.74	1943.74	18	
First Floor	2012.32	75.24	12.87	0.00	0.51	1923.70	1923.70	18	
Ground Floor	1871.15	75.24	12.87	0.00	0.51	1889.53	1889.53	16	
Total :	14258.38	601.92	90.09	12.87	3.57	13030.93	13030.93	112	
Number of Same Blocks :	1								
Total :	14258.38	601.92	90.09	12.87	3.57	13030.93	13030.93	112	

Block B (RESIDENTIAL APARTMENT)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.) Resi.	Tnmt (No.)	Carpet Area inclds other than Tenement
		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking				
Terrace Floor	88.11	75.24	0.00	12.87	0.00	0.00	0.00	0.00	00	00	00
Sixth Floor	1958.75	75.24	12.87	0.00	0.51	0.00	0.00	1870.13	1870.13	15	0.00
Fifth Floor	1958.75	75.24	12.87	0.00	0.51	0.00	0.00	1870.13	1870.13	15	0.00
Fourth Floor	1958.75	75.24	12.87	0.00	0.51	0.00	0.00	1870.13	1870.13	15	0.00
Third Floor	1958.75	75.24	12.87	0.00	0.51	0.00	0.00	1870.13	1870.13	15	0.00
Second Floor	1958.75	75.24	12.87	0.00	0.51	0.00	0.00	1870.13	1870.13	15	0.00
First Floor	1948.47	75.24	12.87	0.00	0.51	0.00	0.00	1859.85	1859.85	15	0.00
Ground Floor	1827.89	75.24	12.87	0.00	0.51	0.00	0.00	1839.37	1839.37	14	89.83
Upper Basement Floor	639.97	150.48	29.74	0.00	0.00	202.00	5881.75	0.00	0.00	00	0.00
Lower Basement Floor	4740.67	112.86	19.30	0.00	0.00	202.00	4056.50	0.00	0.00	00	0.00
Total :	24808.96	865.26	135.13	12.87	3.57	504.00	10238.26	13049.87	13049.87	104	89.83
Total Number of Same Blocks :	1										
Total :	24808.96	865.26	135.13	12.87	3.57	504.00	10238.26	13049.87	13049.87	104	90

Block C (EXISTING RESIDENTIAL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase				
Terrace Floor	6.48	6.48	0.00	0.00	00	
First Floor	85.30	6.48	78.82	78.82	00	
Ground Floor	149.72	6.48	143.24	143.24	01	
Total :	241.50	19.44	222.06	222.06	01	
Total Number of Same Blocks :	1					
Total :	241.50	19.44	222.06	222.06	01	

FAR &Tenement Details

Block	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inclds other Than Tenement
		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking				
B (RESIDENTIAL APARTMENT)	1	24808.96	865.26	135.13	12.87	3.57	504.00	10238.26	13049.87	104	89.83
A (RESIDENTIAL APARTMENT)	1	14258.38	601.92	90.09	12.87	3.57	0.00	0.00	13030.93	112	0.00
C (EXISTING RESIDENTIAL BUILDING)	1	241.50	19.44	0.00	0.00	0.00	0.00	0.00	222.06	01	0.00
Grand Total :	3	39289.84	1486.62	225.22	25.74	7.14	504.00	10238.26	26862.86	217.00	89.83

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
B (RESIDENTIAL APARTMENT)	Residential	Apartment	Highrise	R
A (RESIDENTIAL APARTMENT)	Residential	Apartment	Highrise	R
C (EXISTING RESIDENTIAL BUILDING)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	218	2667.92	243	3241.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	242	3297.92	243	3241.25
TwoWheeler	-	535.00	0	0.00
Other Parking	-	-	-	6997.01
Total		3832.92		10238.26

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	
B (RESIDENTIAL APARTMENT)	Residential	Apartment	50 - 225	1	-	1	104	-	
(RESIDENTIAL APARTMENT)	Residential	Apartment	50 - 225	1	-	1	112	-	
C (EXISTING RESIDENTIAL BUILDING)	Residential	Apartment	225.001 - 275	1	-	2	2	-	
Total :			-	-	-	-	218	243	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (RESIDENTIAL APARTMENT)	D1	0.90	2.10	105
B (RESIDENTIAL APARTMENT)	MD	1.10	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (RESIDENTIAL APARTMENT)	W	1.21	1.40	02
B (RESIDENTIAL APARTMENT)	W	1.39	1.40	01
B (RESIDENTIAL APARTMENT)	W	1.80	1.40	129

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL APARTMENT)	D1	0.90	2.10	105
A (RESIDENTIAL APARTMENT)	MD	1.10	2.10	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL APARTMENT)	W	1.39	1.40	136

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (EXISTING RESIDENTIAL BUILDING)	D1	0.90	2.10	03

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (EXISTING RESIDENTIAL BUILDING)	W1	1.50	2.10	06

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S GREEN VIEW VENTURES REP. B N JAYASIMHA REDDY & OTHERS GPA HOLDER FOR JAYAMMA & OTHERS (KATHA HOLDERS) #73, Sonahunne Varthur post, Varthur Hobli, Bangalore

ARCHITECT/ENGINEER / SUPERVISOR'S SIGNATURE
Ganesh N 4232, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070, E-4289/11/18

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT WITH AMENITIES BUILDING AT KHATHA NO.1462, SY.NOS. 582, 602, 605, 601/10, 601/9, 601/3 & 601/1, VARTHUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BANGALORE EAST TALUK.

DRAWING TITLE :
(BLOCK - A, B & C EXISTING BUILDING) SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING (BOMMANAHALLI)	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.

Bruhat Bengaluru Mahanagara Palike
NORTH

Digitally signed by V RAKESH
DN: c=IN, st=KARNATAKA, l=BANGALORE, o=Bruhat Bengaluru Mahanagara Palike, ou=Organization Bruhat Bengaluru Mahanagara Palike, cn=V RAKESH
Date: 2021.05.25 17:53:12 +05'30'
Certificate No:DOAC/FY/0/0002/2019

This system generated report and does not require any signature

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

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