

SITE PLAN
SCALE = 1:150

BBMP/ADD/DIR/JD NORTH/02/15-16

1. Plan sanctioned subject to the following conditions:

- Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.3428/31 (By No.28), KENCHENAHALLI VILLAGE, YELAHANCA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANCA ZONE, BENGALURU.
- Consist of BF-GF+4UF (Four upper floors) only.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
- Basement Floor is reserved for parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power mains has to be paid to BWSSB and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall insure all workmen involved in the construction work against any accident/forward incidents arising during the time of construction.
- The applicant shall not stock any building materials/debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- The applicant is prohibited from setting the setback envelopes spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (S & D) code leaving 3.00m from the building within the premises.
- The applicant shall provide a separate room preferably 4.30x3.65m in basement for installation of telecom equipment and also to make provision for telecom services as per Bye-law No. 25.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust debris & other materials endangering the safety of people's structures etc. in & around the site.
- The applicant shall plant at least two trees in the premises.
- Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- License and approved plans shall be posted in a conspicuous place of the licensed premises.
- If 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.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-laws No.3) under sub section IV-4(e) to (i).
- The building shall be constructed under the supervision of a registered structural engineer.
- On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained.
- Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- Drinking water supplied by BWSSB should not be used for the construction activity of the building.
- The applicant shall ensure that Rain water Harvesting Structures are provided & maintained 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-laws 32(a).
- 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 resistant to earthquake.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws - 31) of Building bye-laws 2003 shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors/servants/drivers and essential staff and entrance shall be approached through a ramp for the physically handicapped persons together with the stepped entry.
- The Occupancy Certificate will be considered only after ensuring that the provisions of conditions.
- 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 6.00 PM to avoid hindrance during late hours.
- Garbage originating from Apartment/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for re-use/re-cycling applicable for Residential buildings above 500sqm and above built up area for Commercial building.
- The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- Traffic Management Plan shall be obtained from Traffic Management Consultant for all highrise structures which shall be got approved from the competent Authority if necessary.
- Payment of license fees for sanction of this plan is subject to receipt of W.P.No. 4008/2008 & 2093/2008.
- If any owner/builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
- 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 owners 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.
- The construction or reconstruction of the building shall be commenced within a period of two(2) years from the date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP 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 of footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
- The Owner / Developer should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi hoodie): LD/95/ET/2013, dated: 01-04-2013

- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with "Karnataka Building and Other Construction Workers Welfare Board" shall be strictly adhered to.
- 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.
- 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".

Notes:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp/ construction sites.
- List of children of workers shall be furnished to the builder/ contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. FEE DETAILS:

As per Commissioner Revised Circular No. Add.DTP./DNDM3/PR/32/15-16 dt: 04-09-2015

The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-83390001-TP / 000391 dated: 18-Nov-2016 for the following:-

- License Fees(2133303-142620)already paid vide Receipt No.RE-line 331-179000198 dated-15-01-2016:-1900083) : Rs.30,05,556.00
- Development Charges : Rs. 3,29,870.00
- Ground Rent : Rs. 14,99,131.00
- Security Deposit : Rs. 33,31,403.00
- Plan copy : Rs. 1,03,200.00
- Compound wall charges : Rs. 20,000.00
- 1% Labour Cess Service Charges : Rs. 49,852.00

TOTAL : Rs.83,39,012.00

6. Labour Cess Rounding off Rs.388.00/- Say Rs. : 83,39,000/-

The Applicant has produced NEFT/RTGS/1612093048 dated: 21/11/2016

Amount : Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total Staircases	Lift	Lift MC Deduction	SubStruc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement	
Basement Floor	92.53	0.00	4.84	0.00	0.00	0.00	0.00	0.00	
Fourth Floor	3998.58	0.00	32.40	0.00	3964.58	3964.58	19.00	0.00	
Third Floor	4483.10	0.00	32.40	0.00	4450.70	4450.70	38.00	0.00	
Second Floor	4483.10	0.00	32.40	0.00	4450.70	4450.70	38.00	0.00	
First Floor	4483.10	0.00	32.40	0.00	4450.70	4450.70	38.00	0.00	
Ground Floor	5712.42	0.00	32.40	0.00	5680.02	5680.02	34.00	1099.31	
Basement Floor	1034.71	0.00	38.15	0.00	1000.24	1000.24	0.00	487.89	
Total	33999.03	0.00	191.17	4.84	841.02	27729.22	27729.22	167.00	1528.11

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NO.
DD	3.75	2.10	59
ED	3.30	2.10	58
FD	1.10	2.10	133
MD	1.00	2.10	61

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NO.
V1	1.00	0.80	34
W1	1.20	2.10	148
W1	1.00	2.10	58
W	2.40	2.10	08

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Reference No. & Date.	Conditions imposed
1	SEIAA	SEIAA/186/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	KSPCB	PCW/238/CP/15/003-03 Dated:28-04-2016	
3	BWSSB	BWSSB/P/16/15/11/165/16/16-11 Dated:11-04-2017	

IV. BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.80 X 4.85 X 1	8.72	8.72
SECOND FLOOR	1.80 X 4.85 X 1	8.72	8.72
THIRD FLOOR	1.80 X 4.85 X 1	8.72	8.72
FOURTH FLOOR	1.80 X 4.85 X 1	8.72	8.72

ARCHITECT: Ganesh N. BCCBL-3.6E-3097/07-08

OWNER: Smt. Veena Hasmukhi, Shah #002, Adarsha Villa, #7, North Park Road, Bengaluru - 560 001

PROJECT DESCRIPTION: PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 3428/31 (By No.28), KENCHENAHALLI VILLAGE, YELAHANCA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANCA ZONE, BENGALURU.

Block Name: Residential, Structure: Bldg. up to 15.0 m HL

Parking: 170, 237.5, 2.071, 2.79, 7.75%

Visitor's Car Parking: 17, 237.5, 0, 0.00

Total Car: 187, 261.25, 2.071, 8.75%

Total Area: 2885, 5.74, 7.40

TOTAL FAR BUILT UP AREA STATEMENT:

FLOOR	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
FIRST FLOOR	27729.22	27729.22	33999.03	167.00
SECOND FLOOR	27729.22	27729.22	33999.03	167.00
THIRD FLOOR	27729.22	27729.22	33999.03	167.00
FOURTH FLOOR	27729.22	27729.22	33999.03	167.00

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No: BBMP/ADD/DIR/JD NORTH/02/15-16

Application Type: General, Zone: Yelahanka

Proposed Type: Proposed Development, Ward: Ward-2

Nature of Section: New, Plot No Value: 28

Plot Use: Residential, City Survey No: -

Location: Ring-II, Property No: -

Level Use Zone: Residential (R-1)

Local Use Zone: Residential (R-1)

Location/Sheet: -

AREA DETAILS

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Plot Area considered for COVERAGE)	(B)	13151.99
BALANCE AREA OF PLOT (Considered for Perm.FAR)	(C)	13151.99
MAX. PERMISSIBLE COVERAGE AREA	(D)	6576.00
Proposed Coverage Area	(E)	5365.03
Achieved Net coverage area	(F)	5365.03
BALANCE COVERAGE AREA LEFT	(G)	1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(H)	23015.99
ADDITIONAL FAR	(I)	-
Residential FAR	(J)	27729.22
Proposed FAR Area	(K)	27729.22
ACHIEVED NET FAR AREA	(L)	27729.22
BALANCE FAR AREA	(M)	286.77
PERMISSIBLE BUILT UP AREA	(N)	33141.03
ACHIEVED BUILT UP AREA	(O)	33141.03

ARCH/ENGR/SUPERVISOR (Regd) OWNER

Ganesh N. BCCBL-3.6E-3097/07-08

Smt. Veena Hasmukhi, Shah #002, Adarsha Villa, #7, North Park Road, Bengaluru - 560 001

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ARCHITECT: Ganesh N. BCCBL-3.6E-3097/07-08

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FOURTH FLOOR	27729.22	27729.22	33999.03	167.00

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Reference No. & Date.	Conditions imposed
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SCHEDULE OF JOINERY:

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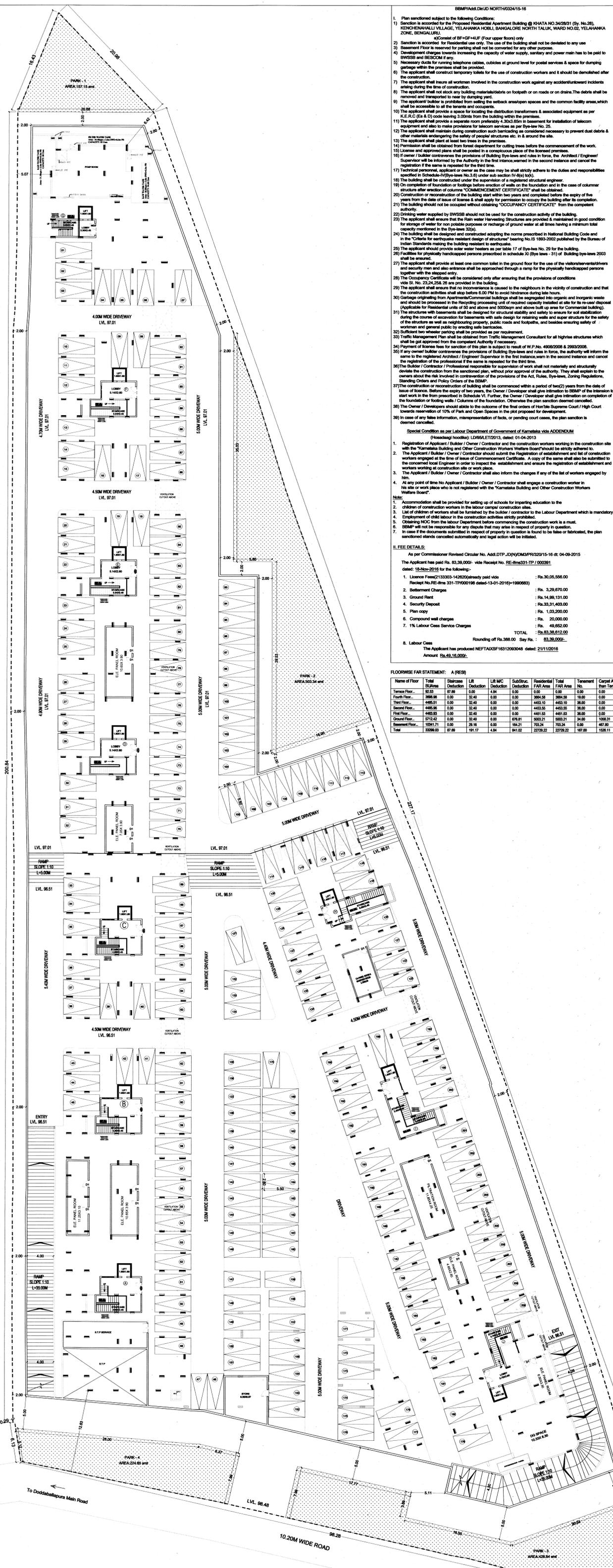
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NAME	LENGTH	HEIGHT	NO.
V1	1.00	0.80	34
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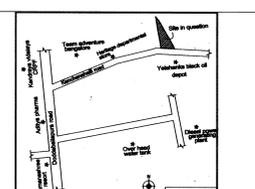
TITLE: SITE PLAN.

SCALE-1:150

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BASEMENT FLOOR PLAN (LVL.96.51)
NO OF CAR PARKING - 209 CARS



AREA STATEMENT (BMP)

PROJECT DETAIL:

Application No: BSM/ADD/D/AD/NORTH/0324/15-16
 Application Type: General
 Proposed Development: Residential
 Ward: West-2
 Plot No: 28
 City Survey No.:
 Property No.:
 Location: Ring-II
 Land Use Zone: Residential (Main)
 Locality/Street:

AREA DETAILS:

DESCRIPTION	UNIT	SQ.MT.
AREA OF PLOT (Minimum)	(A)	13151.90
NET AREA OF PLOT (Area considered for COVERAGE)	(B)	13151.90
BALANCE AREA OF PLOT (Considered for Perm FAR)	(C)	13151.90
MAX. PERMISSIBLE COVERAGE AREA	(D)	6576.00
Proposed Coverage Area	(E)	5365.03
Achieved Net coverage area	(F)	5365.03
BALANCE COVERAGE AREA LEFT	(G)	1210.87
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(H)	23015.60
ADDITIONAL FAR		
Residential FAR		22728.22
Proposed FAR Area		22728.22
Achieved NET FAR AREA	(I)	22728.22
BALANCE FAR AREA	(J)	288.77
PERMISSIBLE BUILT UP AREA		
Achieved BUILT UP AREA		3334.03

OWNERS NAME:
Veena Hasmukh, Shah

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/28/3 (S) No. 28, KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALK, WARD NO.02, YELAHANKA ZONE, BANGALURU.

ARCHITECT:
Garish N
BCCBL-3.6E-3097/07-08

OWNER:
Smt Veena Hasmukh, Shah
#002, Adarsha Villa, #7, North Park Road, Bengaluru - 560 011

BUILDING DETAILS:

Block Name	Use	Structure
A (RES)	Residential	Multi-story upto 15.0 m H.

Other Details:

Parting Type	Regd No.	Regd Area	Prop No.	Prop Area
Car	179	233.75	2.01	2.813.75
Motor Car Parking	17	233.75	0	0.00
Total Car	187	233.75	2.01	2.813.75
Total Area		2865		5747.50

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Tenement	Carpet Area other than Tenement
A-1 (RES)	22728.22	22728.22	3329.03	167.00
Total	22728.22	22728.22	3329.03	167.00

BALCONY CALCULATION:

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.80 x 4.80 x 1	8.64	8.64
SECOND FLOOR	1.80 x 4.80 x 1	8.64	17.28
THIRD FLOOR	1.80 x 4.80 x 1	8.64	25.92
FOURTH FLOOR	1.80 x 4.80 x 1	8.64	34.56

III. FEE DETAILS:

As per Commissioner Revised Circular No. Add.DTP./JND/M3/PR/2015-16 dt. 04-09-2015

The Applicant has paid Rs. 83,38,000/- vide Receipt No. RE-Item331-TP / 000391 dated: 18-Nov-2016 for the following:-

- License Fees (2133303-142620) already paid vide Receipt No. RS. Item 331-TP/000391 dated: 13-01-2016: Rs. 30,05,566.00
- Development Charges: Rs. 3,29,670.00
- Ground Rent: Rs. 14,98,131.00
- Security Deposit: Rs. 33,31,403.00
- Plan copy: Rs. 1,03,200.00
- Compound wall charges: Rs. 20,000.00
- 1% Labour Cess Charges: Rs. 49,852.00

TOTAL: Rs. 83,38,012.00

8. Labour Cess Rounding off Rs. 388.00 Say Rs.: **83,38,000/-**

The Applicant has produced NEFT/AXSF16312063048 dated: 21/11/2016
Amount: **Rs. 49,15,000/-**

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total FAR Area	Staircase Deduction	LIR Deduction	Sub-Struc. Deduction	Residential FAR Area	Total FAR Area	Tenement	Carpet Area other than Tenement
Ground Floor	92.53	0.00	4.84	0.00	1.00	92.53	0.00	0.00
First Floor	369.68	0.00	32.40	0.00	364.58	364.58	18.00	0.00
Second Floor	448.51	0.00	32.40	0.00	443.10	443.10	36.00	0.00
Third Floor	448.51	0.00	32.40	0.00	443.10	443.10	36.00	0.00
Fourth Floor	448.51	0.00	32.40	0.00	443.10	443.10	36.00	0.00
Grand Total	1727.74	0.00	102.00	0.00	1621.78	1621.78	144.00	0.00

SCHEDULE OF JONERY:

NAME	LENGTH	HEIGHT	NOS.
ED	0.90	2.10	391
ED	1.10	2.10	133
MD	1.80	2.10	91

SCHEDULE OF JOINTERY:

NAME	LENGTH	HEIGHT	NOS.
W1	1.00	0.90	314
KW	1.20	2.10	148
WT	1.80	2.10	99
W	2.40	2.10	98

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- Ground Rent: Rs. 14,98,131.00
- Security Deposit: Rs. 33,31,403.00
- Plan copy: Rs. 1,03,200.00
- Compound wall charges: Rs. 20,000.00
- 1% Labour Cess Charges: Rs. 49,852.00

TOTAL: Rs. 83,38,012.00

8. Labour Cess Rounding off Rs. 388.00 Say Rs.: **83,38,000/-**

The Applicant has produced NEFT/AXSF16312063048 dated: 21/11/2016
Amount: **Rs. 49,15,000/-**

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total FAR Area	Staircase Deduction	LIR Deduction	Sub-Struc. Deduction	Residential FAR Area	Total FAR Area	Tenement	Carpet Area other than Tenement
Ground Floor	92.53	0.00	4.84	0.00	1.00	92.53	0.00	0.00
First Floor	369.68	0.00	32.40	0.00	364.58	364.58	18.00	0.00
Second Floor	448.51	0.00	32.40	0.00	443.10	443.10	36.00	0.00
Third Floor	448.51	0.00	32.40	0.00	443.10	443.10	36.00	0.00
Fourth Floor	448.51	0.00	32.40	0.00	443.10	443.10	36.00	0.00
Grand Total	1727.74	0.00	102.00	0.00	1621.78	1621.78	144.00	0.00

SCHEDULE OF JONERY:

NAME	LENGTH	HEIGHT	NOS.
ED	0.90	2.10	391
ED	1.10	2.10	133
MD	1.80	2.10	91

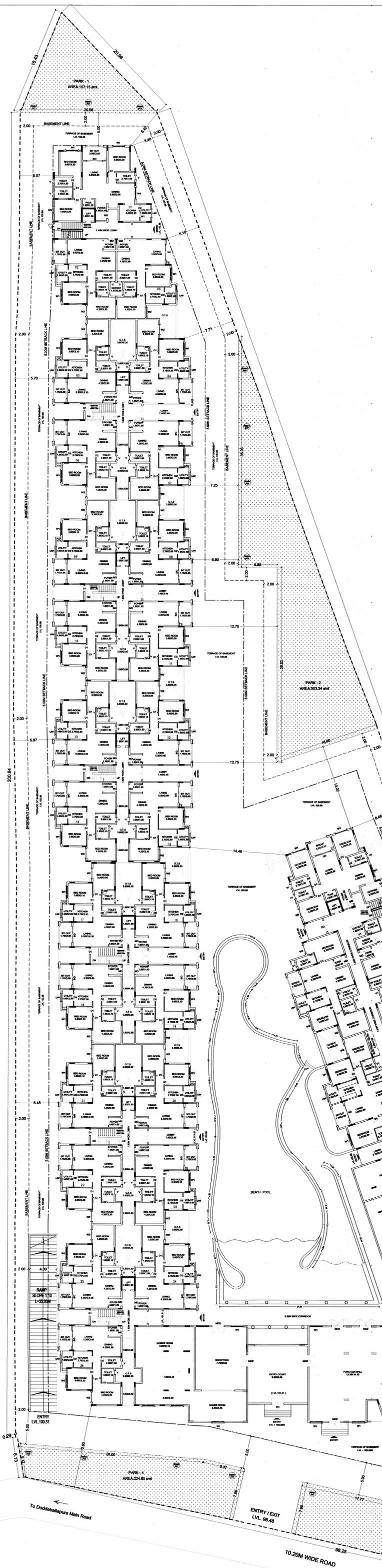
SCHEDULE OF JOINTERY:

NAME	LENGTH	HEIGHT	NOS.
W1	1.00	0.90	314
KW	1.20	2.10	148
WT	1.80	2.10	99
W	2.40	2.10	98

TITLE: BASEMENT FLOOR PLAN.

SCALE: 1:150

Sheet - 02 of 09



BMP/ADD/DE/UD NORTH/02/15-16

- Plan sanctioned subject to the following conditions:
 - Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.3428/1 (S). No.28, KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
 - Basement floor is reserved for parking shall not be converted for any other purpose.
 - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall insure all workmen involved in the construction work against any accident/unforeseen incidents arising during the time of construction.
 - The applicant shall not stock any building materials/debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
 - The applicant/builder is prohibited from selling the setback envelope spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (S) & (D) code levels 3.00m from the building within the premises.
 - The applicant shall provide a separate room preferably 3.0x3.65m in basement for installation of telecom equipment and also to make provision for telecom services as per By-law No. 25.
 - The applicant shall maintain during construction such barricades considered necessary to prevent dust debris & other materials endangering the safety of people/structures etc. in & around the site.
 - The applicant shall plant at least two trees in the premises.
 - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 - License and approved plans shall be posted in a conspicuous place of the licensed premises.
 - If 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.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-V(Bye-law No.3.6) under sub section (V-8)(b) (ix).
 - 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 towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 - Construction or reconstruction of the building shall apply for permission to occupy the building after its completion.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 - The applicant shall ensure that rain water harvesting structures are provided & maintained in good condition for storage of water for non potable purpose or recharge of ground water at all times having a minimum total capacity mentioned in the By-law 32(i).
 - 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 towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 - The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (By-law - 31) of Building bye-laws 2003 shall be ensured.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors/ventilators and security men and also entrance shall be approached through a ramp for the physically handicapped persons together with the disabled entry.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 22,24,25,26 & 27 are complied with.
 - 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 6.00 PM to avoid hindrance during late hours.
 - Garbage originating from Apartment/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/disposal (Applicable for Residential units of 50 and above and 300sqm and above built up area for Commercial building).
 - The structures with basements shall be designed for structural stability and safety 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.
 - Sufficient two wheeler parking shall be provided as per requirement.
 - Traffic Management Plan shall be obtained from Traffic Management Consultant for all Highrise structures which shall be got approved from the competent Authority if necessary.
 - Payment of license fees for sanction of building shall be subject to receipt of W.P.No. 4805/2008 & 2803/2008.
 - If any owner/builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer / Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
 - 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 owners about the risk involved in contravention of the provisions of the Act, Rules, By-laws, Zoning Regulations, Standing Orders and Policy Orders of the BMP.
 - The construction or reconstruction of the building shall be commenced within a period of two(2) years from the date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BMP 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 walls / Columns of the foundation. Otherwise the plan sanction is deemed cancelled.
 - The Owner / Developer should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoodaag) hoodag: LD/95/LET/2013, dated: 01-04-2013

- Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the Karnataka Building Workers Welfare Board.
- 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 authorities for 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.
- 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".

III. ACCOMMODATION:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps/ construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities is strictly prohibited.
- Obtaining NOC from the labour Department before commencing the construction work is a must.
- BMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. FEE DETAILS:

As per Commissioner Revised Circular No. Add.DTP/JD(N)/DM3/PR/2015-16 dt: 04-09-2015
The Applicant has paid Rs. 83,36,000/- vide Receipt No. RE-8331-TP / 000391 dated: 18-Nov-2015 for the following:-

- License Fees(213303-142820)(already paid vide Receipt No.RS.No. 331-TP/000198 dated-13-01-2016)-(1906883) : Rs. 30,05,566.00
- Settlement Charges : Rs. 3,29,870.00
- Ground Rent : Rs. 14,96,131.00
- Security Deposit : Rs. 33,31,403.00
- Plan copy : Rs. 1,03,200.00
- Compound wall charges : Rs. 20,000.00
- 1% Labour Cess Service Charges : Rs. 49,852.00

TOTAL : Rs. 83,36,012.00

Rounding off Rs.366.00 Say Rs. : 83,36,000/-
The Applicant has produced NEFT/AXSF/1612003048 dated: 21/11/2016
Amount : Rs.49,15,000/-

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total FAR Area	Substruc. FAR Area	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Basement Floor	82.83	87.89	0.00	82.83	0.00	0.00
Ground Floor	3698.58	0.00	32.40	3698.58	3698.58	18.00
First Floor	4465.21	0.00	32.40	4465.10	4465.10	38.00
Second Floor	4465.21	0.00	32.40	4465.10	4465.10	38.00
Third Floor	4465.21	0.00	32.40	4465.10	4465.10	38.00
Fourth Floor	4465.21	0.00	32.40	4465.10	4465.10	38.00
Basement Floor	82.83	0.00	32.40	82.83	34.00	1698.21
Total	15341.71	0.00	130.00	15341.71	15341.71	15341.71

SCHEDULE OF JOINERY:

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.83 X 4.86 X 1	4.15	4.15
SECOND FLOOR	1.83 X 4.86 X 1	4.17	8.32
THIRD FLOOR	1.83 X 4.86 X 1	4.17	12.49
FOURTH FLOOR	1.83 X 4.86 X 1	4.18	16.67

III. NOC DETAILS:

Sl.No.	Name of the Statutory Department	Reference No. & Date.	Conditions Imposed
1	SEMA	SEMA/119/CON/2016 Dated:17-03-2016	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	KSPCB	PCB/236/CH/15/03-03 Dated:28-04-2016	
3	BWSSB	BWSSB/ET/CH/15/03-03 Dated:11-05-2016	

Date: 11/08/2017

AREA STATEMENT (BMP)

PROJECT DETAIL:

Application No: BMP/ADD/DE/UD NORTH/02/15-16
 Zone: Yelahanka
 Proposed Use: Proposed Development
 Ward: Ward-2
 Nature of Sanction: New
 Plot No Value: 28
 Plot Use: Residential
 City Survey No.: -
 Location: Ring III
 Property No.: -
 Land Use Zone: Residential (Rear)
 Locality/Street: -

AREA DETAILS

DESCRIPTION	SQ.MT.
AREA OF PLOT (Minimum)	13151.99
NET AREA OF PLOT (Plot Area considered for COVERAGE)	13151.99
BALANCE AREA OF PLOT (Considered For Perm.FAR)	13151.99
MAX. PERMISSIBLE COVERAGE AREA	6076.60
Proposed Coverage Area	5365.03
Achieved Net coverage area (40.79%)	5365.03
BALANCE COVERAGE AREA LEFT	1710.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	22915.99
ADDITIONAL FAR	-
Residential FAR	22779.22
Proposed FAR	22779.22
ACHIEVED NET FAR AREA (1.73)	22779.22
ACHIEVED FAR AREA (0.02)	286.77
PERMISSIBLE BUILT UP AREA	-
ACHIEVED BUILT UP AREA	3314.03

ARCH / ENGS / SUPERVISOR (Regd.) OWNER
 Ganesh N
 BCCBL-3.6E-309/107-08
 Smt Veena Hasrugh, Shah
 #002, Adarsha Villa, #7, North
 Park Road,
 Bengaluru - 560 001

OWNERS NAME:
 Veena hasrugh, shah

PROJECT DESCRIPTION:
 PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 3428/1 (S). No.28, KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:
 Ganesh N
 BCCBL-3.6E-309/107-08

BUILDING DETAILS

Block Name	Use	Auxiliary Use	Structure
A (RES)	Residential	Multi-storied	Block with 15.0 m Ht.

VALUATION

Particulars	Rate	Area	Value	Drop Area
Car	170	207.2	35224	2.0%
Valter's Car Parking	17	233.75	3973.75	0.00
Total Car	187	251.25	39197.75	2.0%
Terrestrial	-	233.75	0.00	-
Total Area	-	286.77	51415.50	-

TOTAL FAR BUILT UP AREA STATEMENT:

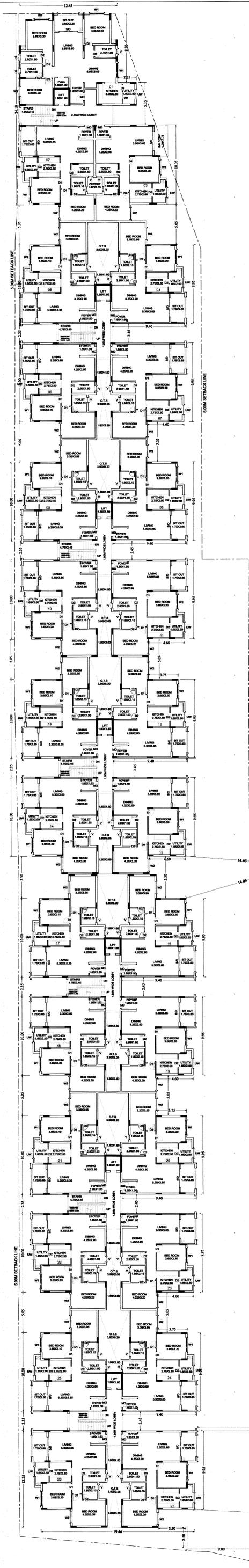
Block Name	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
A-1 (RES)	22779.22	22779.22	3208.03	187.00
Total	22779.22	22779.22	3208.03	187.00

BALCONY CALCULATION

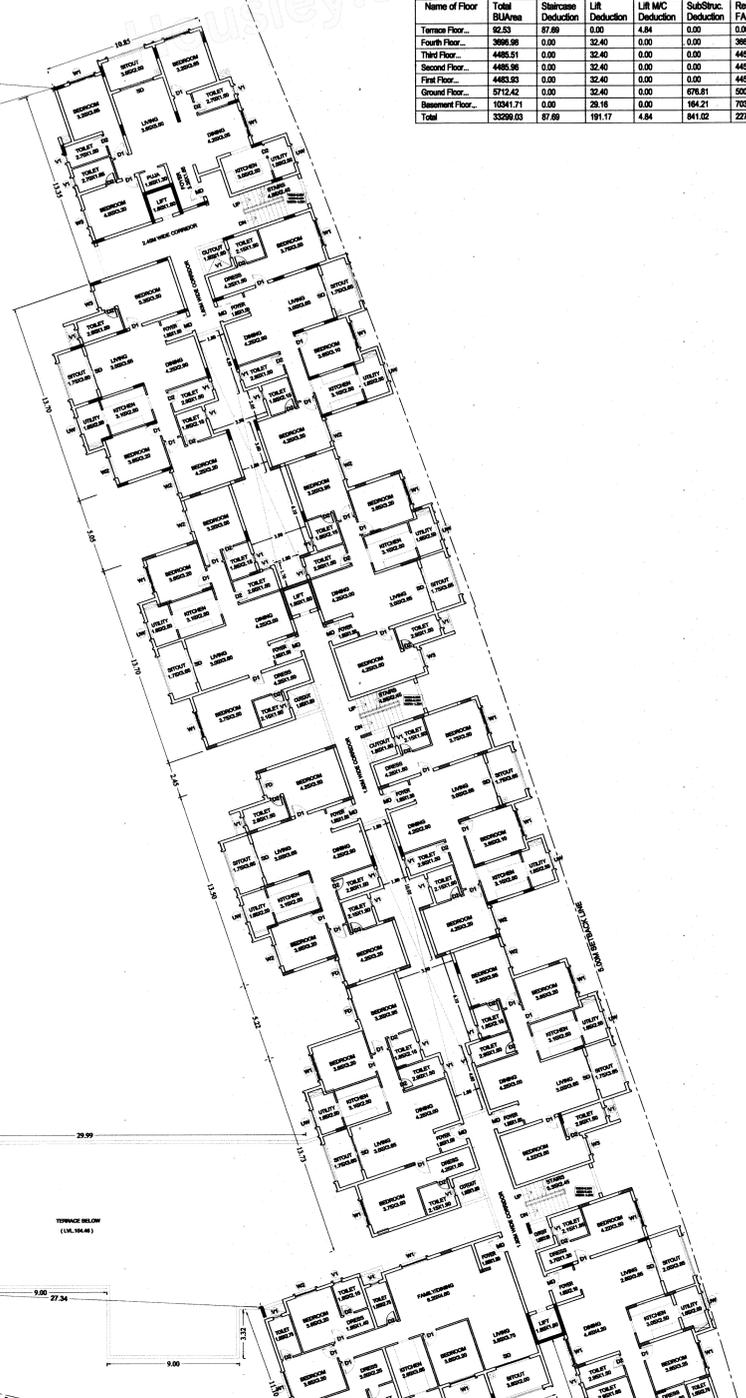
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.83 X 4.86 X 1	4.15	4.15
SECOND FLOOR	1.83 X 4.86 X 1	4.17	8.32
THIRD FLOOR	1.83 X 4.86 X 1	4.17	12.49
FOURTH FLOOR	1.83 X 4.86 X 1	4.18	16.67

GROUND FLOOR PLAN (LVL.101.01) NO OF UNITS - 34 UNITS

TITLE: GROUND FLOOR PLAN.
 SCALE-1:150
 Sheet - 03 of 09A



SECOND FLOOR PLAN (LVL.107.41)
NO OF UNITS - 38 UNITS



GROUND FLOOR PLAN (LVL.107.41)
NO OF UNITS - 38 UNITS

- Plan sanctioned subject to the following conditions:
- Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
 - Consist of B1-GF+4UF (Four upper floors) only.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use.
 - Basement Floor is reserved for parking shall not be converted for any other purpose.
 - Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall insure all workmen involved in the construction work against any accident/toward incidents arising during the time of construction.
 - The applicant shall not stock any building materials/debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
 - 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.
 - The applicant shall provide a separate room for locating the distribution transformers & associated equipment as per K.E.R.C (E & D) code leaving 3.00mts from the building within the premises.
 - The applicant shall provide a separate room preferably 4.30x3.65m in basement for installation of telecom equipment and to make provision for telecom services as per By-law No. 25.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust & other materials endangering the safety of people/structures etc. in & around the site.
 - The applicant shall plant at least two trees in the premises.
 - Permission shall be obtained from forest department for cutting trees before the commencement of the work.
 - License and approved plans shall be posted in a conspicuous place of the licensed premises.
 - Owner/builder contravenes the provisions of Building By-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.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (By-laws No. 31) under sub-section (1) of clause (a).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure after erection of columns "COMPLETION CERTIFICATE" shall be obtained.
 - Construction or reconstruction of the building shall start within two years and completed before the expiry of five years from the date of issue of license & shall apply for permission to occupy the building after its completion.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - Drinking water supplied by BWSSB should not be used for the construction activity of the building.
 - The applicant shall ensure that the Rain water Harvesting Structures are provided & maintained 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 By-laws 32(a).
 - 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.
 - The applicant should provide solar water heaters as per table 17 of By-laws No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (By-laws - 31) of Building by-laws 2003 shall be ensured.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors/tenants/drivers and security men and also entrance to be approached through a ramp for the physically handicapped persons together with the stepped entry.
 - The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide SI. No. 23,24,25& 26 are provided in the building.
 - 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 6.00 PM to avoid hindrance during late hours.
 - Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its reuse/disposal (Applicable for Residential units of 50 and above and 500sqm and above built up area for Commercial building).
 - The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the construction with safety retaining walls and super structures 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.
 - Sufficient two wheel parking shall be provided as per requirement.
 - Traffic Management Plan shall be obtained from Traffic Management Consultant for all highrise structures which shall be got approved from the competent Authority if necessary.
 - Payment of license fees for sanction of this plan is subject to result of W.P.No. 4006/2008 & 2993/2008.
 - If any owner/builder contravenes the provisions of Building By-laws and rules in force, the authority will inform the same to the registered Architect/Engineer/Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
 - 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 owners about the risk involved in contravention of the provisions of the Act, Rules, By-laws, Zoning Regulations, Standing Orders and any Orders of the BBMP.
 - The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of license. Before the expiry of two years, the Owner/Developer shall give intimation to BBMP 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 walls/Columns of the foundation. Otherwise the plan sanction deemed cancelled.
 - The Owner/Developer should abide to the outcome of the final orders of Hon'ble Supreme Court/High Court towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
 - In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadside hoarding): LDMSA.ET.12013, dated: 04-04-2013

- 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.
- 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.
- 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".

Notes:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp/ construction sites.
- List of children of workers shall be furnished by the builder/contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. FEE DETAILS:

As per Commissioner Revised Circular No. Add.DTP.(N)DM/MPR/32015-16 dt: 04-09-2015

The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE-11ms331-TP / 000391 dated: 18-Nov-2016 by the following:-

- License Fees(213303-142620) already paid vide Receipt No. RE-11ms 331-TP/000198 dated-13-01-2016)-1990683) : Rs.30,05,556.00
- Betterment Charges : Rs. 3,29,670.00
- Ground Rent : Rs.14,99,131.00
- Security Deposit : Rs.33,31,403.00
- Plan copy : Rs. 1,03,200.00
- Compound wall charges : Rs. 20,000.00
- 1% Labour Cess Service Charge : Rs. 49,652.00

TOTAL : Rs.83,39,012.00

8. Labour Cess Rounding off Rs.388.00 Say Rs. : 83,39,000/-

The Applicant has produced NEFT/RTGS/16312093048 dated: 21/11/2016 Amount Rs.49,16,000/-

FLOORWISE FAR STATEMENT: A (RES)

Name of Floor	Total SUI Area	Staircase Deduction	LIFT Deduction	LIFT M/C Deduction	Sub-Struc. Deduction	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
Basement Floor...	52.53	0.00	0.00	0.00	0.00	3684.88	3684.88	19.00	0.00
First Floor...	4485.51	0.00	32.40	0.00	0.00	4453.10	4453.10	38.00	0.00
Second Floor...	4485.98	0.00	32.40	0.00	0.00	4453.58	4453.58	38.00	0.00
Third Floor...	4482.03	0.00	32.40	0.00	0.00	4451.63	4451.63	38.00	0.00
Fourth Floor...	5712.42	0.00	32.40	0.00	0.00	676.81	5035.21	34.00	1058.31
Basement Floor...	10341.71	0.00	28.16	0.00	184.21	703.24	703.24	0.00	487.89
Total	32298.03	0.00	191.17	0.00	184.21	22729.22	22729.22	167.00	1528.11

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.: BBMP/Add.Dt./JD/NORTH0324/15-16
 Application Type: General
 Zone: Yelahanka
 Proposal Type: Proposed Development
 Ward: Ward-2
 Nature of Sanction: New
 Plot No Value: 28
 Plot Use: Residential
 City Survey No.:
 Location: Ring III
 Property No.:
 Land Use Zone: Residential (Main)
 Location/Zone:

AREA DETAILS

DESCRIPTION	UNIT	AMOUNT
NET AREA OF PLOT (Minimum)	(A)	13151.99
NET AREA OF PLOT (Area considered for COVERAGE)	(B)	13151.99
BALANCE AREA OF PLOT (Considered for Perm.FAR)	(C)	13151.99
MAX. PERMISSIBLE COVERAGE AREA (50%)		6576.00
Proposed Coverage Area (40.79%)		5365.03
Achieved Net coverage area (40.79%)		5365.03
BALANCE COVERAGE AREA LEFT (9.21%)		1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75)	23015.98
ADDITIONAL FAR		-
Residential FAR		22729.22
Proposed FAR Area		22729.22
ACHIEVED NET FAR AREA (1.75)		22729.22
BALANCE FAR AREA		288.77
PERMISSIBLE BUILT UP AREA		288.77
ACHIEVED BUILT UP AREA		3334.03

ARCH/ENGR/SUPERVISOR (Regd) OWNER

Ganesh N
 BCCBL-3.6E-3097/07-08

Smt Veena Hasmukh, Shah
 #002, Adarsha Villa, #7, North
 Park Road,
 Bengaluru - 560 001

OWNERS NAME:
 Veena hasmukh, shah

PROJECT DESCRIPTION:
 PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:
 Ganesh N
 BCCBL-3.6E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RES)	Residential	MultiDwelling Units	Up to 15.0 mt HL

Parking Type	Residential	Road Area	Prop No.	Prop Area
Car	170	237.5	2.27	237.5
Visitor's Car Parking	17	233.75	0	0.00
Total Car	187	261.25	2.27	237.5
TwoWheeler		233.75	0	0.00
Total Area		265		237.5

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Tenement No.	Carpet Area other than Tenement
A-1 (RES)	22729.22	22729.22	33299.03	167.00
Total	22729.22	22729.22	33299.03	167.00

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.05 X 1	4.15	4.15
SECOND FLOOR	1.60 X 4.05 X 1	6.17	6.17
THIRD FLOOR	1.60 X 4.05 X 1	6.17	6.17
FOURTH FLOOR	1.60 X 3.85 X 1	6.16	6.16

III. NOC DETAILS:

Sl.No	Name of the Statutory Document	Reference No. & Date.	Conditions imposed
1	SEIAA	SEIAA/196/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	KSPCB	PCB/28/CON/15/003-43 Dated:28-04-2016	
3	BWSSB	BWSSB/TPC/CP/2015/001-11/15/9/2/2016-17, dated: 11/11/2016	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	591
D1	0.90	2.10	589
D1	1.10	2.10	133
M2	1.80	2.10	01

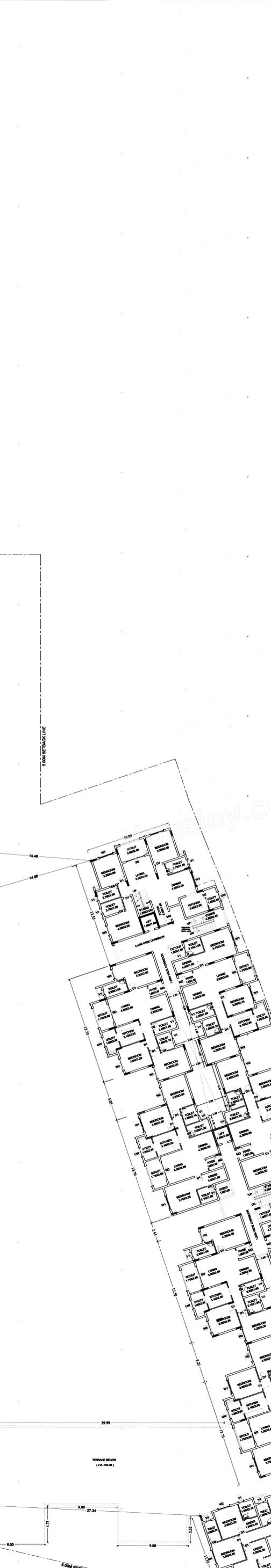
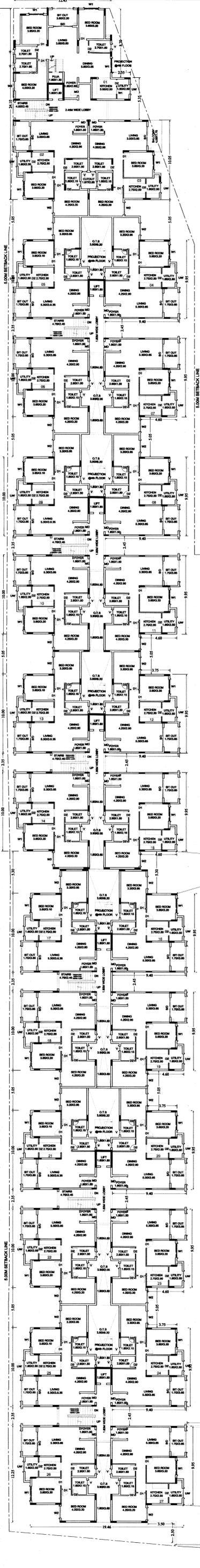
SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
W1	1.00	0.80	314
W1	1.20	2.10	148
W1	1.80	2.10	589
W	2.40	2.10	08

TITLE: SECOND FLOOR PLAN.

SCALE:1:150

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1. Plan sanctioned subject to the following conditions:

- Sanction is accorded for the Proposed Residential Apartment Building @ KHATA NO.34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.
- Consist of BF+GF+4UF (Four upper floors) only
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any use
- Basement Floor is reserved for parking shall not be converted for any other purpose.
- Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSBS and BESCOM if any.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall insure all workmen involved in the construction work against any accident/unlucky incidents arising during the time of construction.
- The applicant shall not stock any building materials/debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
- 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.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00mts from the building within the premises.
- The applicant shall provide a separate room preferably 4.30x3.65m in basement for installation of telecom equipment and also to make provision for telecom services as per By-law No. 25.
- 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.
- 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 6.00 PM to avoid hindrance during late hours.
- Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit of required capacity installed at site for its re-use/disposal (Applicable for Residential units of 50 and above and 500sqm and above built up area for Commercial building).
- The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation basements with safety retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
- Sufficient two wheeler parking shall be provided as per requirement.
- Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the competent Authority if necessary.
- Payment of license fees for sanction of this plan is subject to result of W.P.No. 4906/2008 & 2863/2008.
- If any owner/builder contravenes the provisions of Building Bye-laws and rules in force, the authority will inform the same to the registered Architect / Engineer/ Supervisor in the first instance, warn in the second instance and cancel the registration of the professional if the same is repeated for the third time.
- 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 owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and any Orders of the authority.
- The construction or reconstruction of building shall be commenced within a period of two(2) years from the date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP of the intention to start work in the form of a written application to the authority. If the Owner / Developer shall give intimation on completion of the foundation or footing walls / Columns of the foundation. Otherwise the plan sanction deemed cancelled.
- The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot proposed for development.
- In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosangadi hoolia): LD954LET2013, dated: 01-04-2013

- 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.
- 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.
- 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".

Notes:

- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camp/ construction sites.
- List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
- Employment of child labour in the construction activities strictly prohibited.
- Obtaining NOC from the labour Department before commencing the construction work is a must.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. FEE DETAILS:

As per Commissioner Revised Circular No. Add.DTP.J(D)/DMS/PR/320/15-16 dt: 04-09-2015

The Applicant has paid Rs. 83,39,000/- vide Receipt No. RE:frms331-TP / 000391 dated: 18-Nov-2016 for the following:-

- License Fees(213303-142620)already paid vide Receipt No.RE:frms 331-TP000198 dated-13-01-2016)-1990883) : Rs.30,05,556.00
- Betterment Charges : Rs. 3,29,670.00
- Ground Rent : Rs.14,99,131.00
- Security Deposit : Rs.33,31,403.00
- Plan copy : Rs. 1,03,200.00
- Compound wall charges : Rs. 20,000.00
- 1% Labour Cess Service Charges : Rs. 49,852.00
- Labour Cess : Rs.83,38,612.00

TOTAL : Rs.83,38,612.00

Rounding off Rs.388.00 Say Rs. : 83,39,000/-

The Applicant has produced NEFTAXSF16312093048 dated: 21/11/2016

Amount :Rs.49,16,000/-

AREA STATEMENT (BBMP)

PROJECT DETAIL:

Application No.:	BBMP/Add.D/D NORTH0324/15-16
Application Type:	General
Proposed Type:	Proposed Development
Nature of Sanction:	New
Plot Use:	Residential
Location:	Ring-II
Land Use Zone:	Residential (Main)
Locality/Street:	

AREA DETAILS

AREA DETAILS	SQ.MT.
NET AREA OF PLOT (Minimum)	(A) 13151.99
NET AREA OF PLOT (Area reserved for COVENANTS)	(B) 13151.99
BALANCE AREA OF PLOT (Considered For Perm.FAR)	(C) 13151.99
MAX. PERMISSIBLE COVERAGE AREA (50%)	6576.00
Proposed Coverage Area (40.79%)	5365.03
Achieved Net coverage area (40.79%)	5365.03
BALANCE COVERAGE AREA LEFT	(8.21%) 1210.97
PERMISSIBLE FAR (As per Zoning Regulation 2015)	(1.75) 23015.89
ADDITIONAL FAR	
Residential FAR	2279.22
Proposed FAR Area	2279.22
ACHIEVED FAR AREA	(1.73) 2279.22
BALANCE FAR AREA	(0.02) 286.77
PERMISSIBLE BUILT UP AREA	
ACHIEVED BUILT UP AREA	3334.03

ARCH / ENGG / SUPERVISOR (Regd.) **OWNER**

Garish N
BCCBL-3.6/E-3097/07-08

V.H. Shukla
Smt Veena Hasrath, Shah
#002, Anshu Villa, #7, North
Park Road,
Bangalore - 560 001

OWNERS NAME:
Veena Hasrath, shah

PROJECT DESCRIPTION:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATA NO. 34/28/31 (Sy. No.28), KENCHENAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.02, YELAHANKA ZONE, BENGALURU.

ARCHITECT:
Garish N
BCCBL-3.6/E-3097/07-08

BUILDING DETAILS

Block Name	Use	Ancillary Use	Structure
A (RES)	Residential	Multi-Dwelling Units	Rtg upto 15.0 mt. Ht.

Parking Type

Car	Two Wheeler	Prop. No.	Prop. Area
170	2375	2.01	2.873-94
Visitor's Car Parking	17	237.5	0
Total Car	187	2612.5	5.09
Two Wheeler	-	2375	0
Total Area	-	2605	574.7-98

TOTAL FAR BUILT UP AREA STATEMENT:

Block Name	Residential FAR Area	Total FAR Area	Total Tenement No.	Carpet Area other than Tenement
A-1 (RES)	2279.22	2279.22	3329.03	167.00
Total	2279.22	2279.22	3329.03	167.00

BALCONY CALCULATION

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR	1.10 X 4.85 X 1	4.15	4.15
SECOND FLOOR	1.80 X 4.85 X 1	8.73	8.73
THIRD FLOOR	1.80 X 4.85 X 1	8.73	8.73
FOURTH FLOOR	1.80 X 3.85 X 1	6.16	6.16

III. NOC DETAILS:

Sl.No	Name of the Statutory Department	Reference No & Date.	Conditions imposed
1	SEIAA	SEIAA/16/CON/2015 Dated:17-03-2016	All the conditions imposed in the letter issued by the Statutory Body should be adhered to.
2	KSPCB	PCB/208/CON/15/003-43 Dated:20-04-2015	
3	BWSBS	BWSBS/16/16/15/003-43 Dated:17-03-2016	

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	591
D1	0.90	2.10	586
ED	1.10	2.10	133
MD2	1.80	2.10	01

SCHEDULE OF JOINERY:

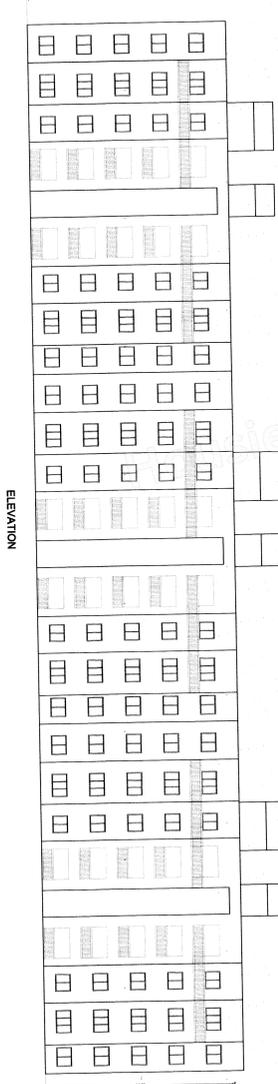
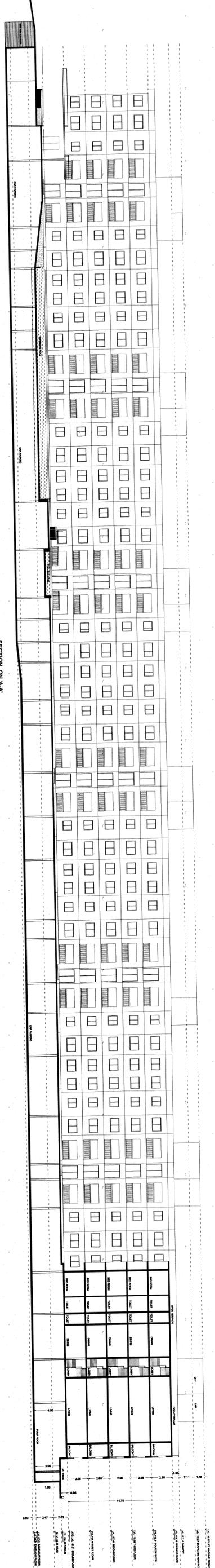
NAME	LENGTH	HEIGHT	NOS.
W	1.00	2.10	314
WT	1.20	2.10	148
WV	1.80	2.10	89
W	2.40	2.10	08

TITLE: THIRD FLOOR PLAN.

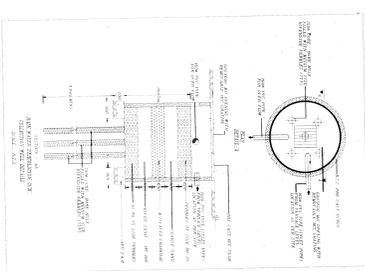
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SECTION ON A-A



ELEVATION



PROJECT DESCRIPTION:
 PROJECT NO. 2019/001/001
 PROJECT NAME: RUMAH SAKIT
 PROJECT ADDRESS: JALAN SAKIT, KOTA BANGKALAY, KABUPATEN BANGKALAY, PROVINSI BALI

CLIENT:
 PT. SAKIT BANGKALAY

DESIGNER:
 PT. SAKIT BANGKALAY

DATE:
 2019/001/001

SCALE:
 1:100

REVISIONS:

No.	Revisi	Tgl.
1	Revisi	2019/001/001
2	Revisi	2019/001/001
3	Revisi	2019/001/001

REVISIONS:

No.	Revisi	Tgl.
1	Revisi	2019/001/001
2	Revisi	2019/001/001
3	Revisi	2019/001/001

REVISIONS:

No.	Revisi	Tgl.
1	Revisi	2019/001/001
2	Revisi	2019/001/001
3	Revisi	2019/001/001

REVISIONS:

No.	Revisi	Tgl.
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2	Revisi	2019/001/001
3	Revisi	2019/001/001

REVISIONS:

No.	Revisi	Tgl.
1	Revisi	2019/001/001
2	Revisi	2019/001/001
3	Revisi	2019/001/001

REVISIONS:

No.	Revisi	Tgl.
1	Revisi	2019/001/001
2	Revisi	2019/001/001
3	Revisi	2019/001/001

REVISIONS:

No.	Revisi	Tgl.
1	Revisi	2019/001/001
2	Revisi	2019/001/001
3	Revisi	2019/001/001

REVISIONS:

No.	Revisi	Tgl.
1	Revisi	2019/001/001
2	Revisi	2019/001/001
3	Revisi	2019/001/001

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