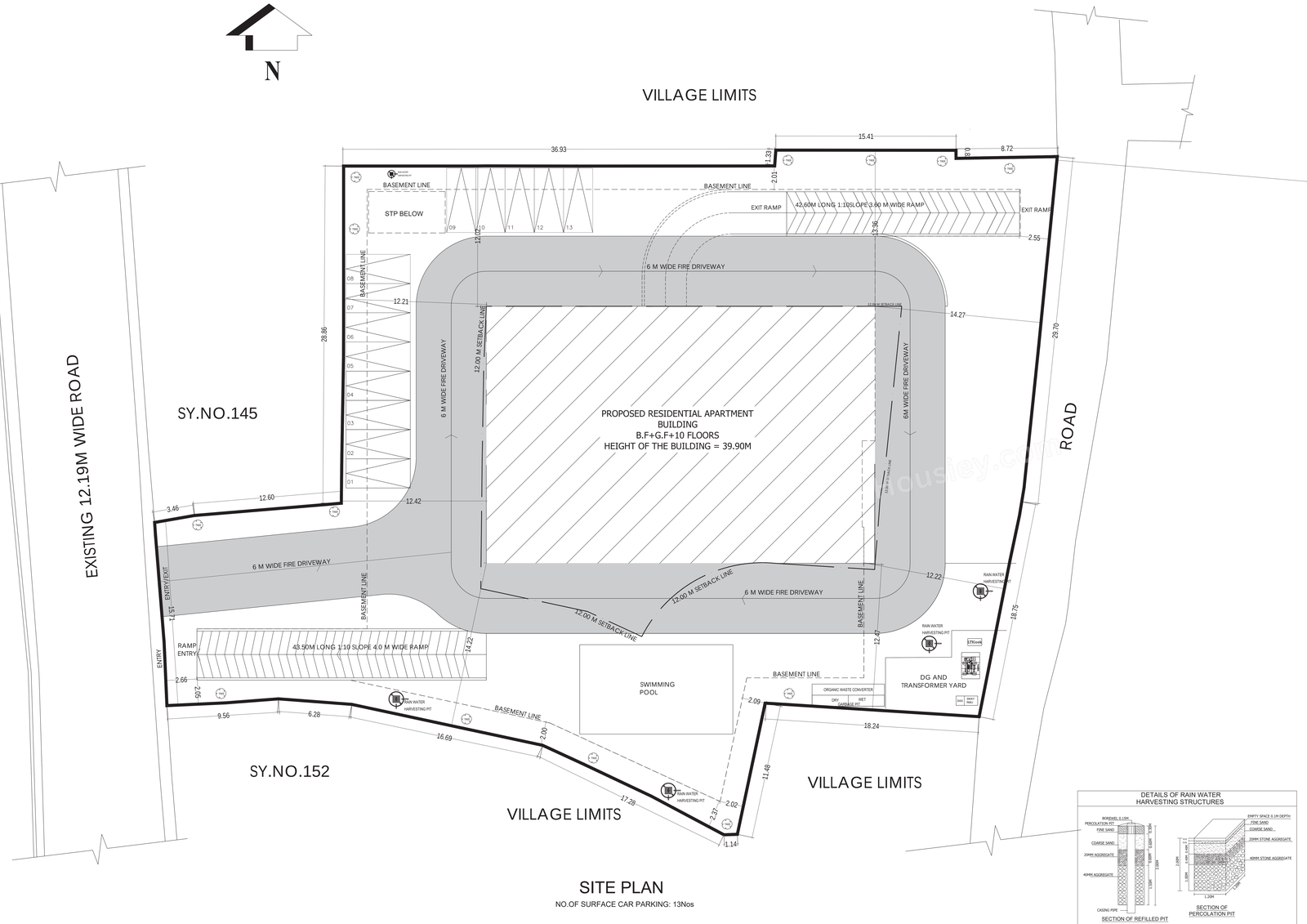





## DETAILS OF RAIN WATER HARVESTING STRUCTURES




SECTION OF REFILLED PIT FOR RECHARGING BOREWEL

SECTION OF PERCOLATION PIT

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 Residential Building plan at
27/423/2/423/229/230/232/233/235 , AGARA VILLAGE, BEGUR HOBLI, BANGALORE, Bangalore.

a) Consist of 1Basement + 10Floor(s) + 10 UF only
2 Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3 The Car parking area reserved for car parking shall not be converted for any other purpose.
4 Licence and approved plans shall be posted in a conspicuous place of the licensed premises, The building licence 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 a hamer structure before erecting the column "COMMENCEMENT CERTIFICATE" shall be obtained and intimate 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 carrying telephone cables, cuticrea or 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 ensure that the workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction
10 The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common areas of the building.
which shall be accessible to all the tenants and occupants.

12 The applicant shall provide a space for housing the distribution transformers & associated equipment as per K.E.R.C (Elsa D) code bearing 1.00 mts. from the building within the premises.
13 The applicant shall provide adequate illumination to the premises, the DG set, the lift, the pump house, installation of electric pole/ 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 accordance with the
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 writing for the first time and if 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 IIIF IV (Bye-law No. 3.6) under sub section 7+8 (c) to (k).
18 The building shall be constructed under the supervision of a registered structural engineer.
19 The building shall 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 to collect the rainwater to ensure the recharging of ground water at all times having a minimum storage 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 IV (Bye-laws 38" 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
work shall be carried out only between the hours and shall not resume the
work earlier than 7.30 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 use. Applicable to Residential premises units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and drains. Adequate precautionary measures shall be taken to safeguard life 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€" Drills 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 premises or in the nearby locality.
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.

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 and shall ensure that the construction of the building is in accordance with 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 intimate the Authority regarding the commencement of work in the form of a letter as prescribed in Schedule XI. 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. BWS/006/2003/29-20, Dated: 29-09-2020 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

35 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

36 The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as per 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 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 as per KCC 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 Owner / Developer shall register the Apartment / Group housing / multi dwelling unit/ property (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 Applicant / Owner / Developer shall ensure 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 / DPA holder / developer shall hold responsible for such damages or loss of life or injury or permanent disability.
Special Condition As per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Provider) Letter No. LO/SILE/2/2013, dated: 01-04-2022
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site should be registered with the Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

4.I any point of time Not 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"

Color Notes

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

SCALE : 1:100

| AREA STATEMENT (BBMP) | VERSION NO.: 1.0.18 VERSION DATE: 06/05/2024 | |
|---|---|---|
| PROJECT DETAIL: | | |
| Authority: BBMP | Plot Use: Residential | |
| Project No: PR/282/9/23-24 | Plot Sub-Use: Apartment | |
| Application Type: General | Land Use Zone: Residential (Main) | |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 27/423/2/423/229/230/232/233/235 | |
| Nature of Sanction: New | Site Type: Corner Site | |
| Location: Block:A | Khata No. (As per Khata Extract): 27/423/2/423/229/230/232/233/235 | |
| Building Line Specified as per Z.R: NA | Locality / Street of the property: AGARA VILLAGE, BEGUR HOBLI, BANGALORE | |
| Zone: Bommanahalli | | |
| Ward: Ward-173 | | |
| Planning District: 318-Begur | | |
| AREA DETAILS: | | SQ.MT. |
| AREA OF PLOT (Minimum) | (A-Deductions) | 3172.11 |
| NET AREA OF PLOT | | 3172.11 |
| COVERAGE CHECK | | |
| Permissible Coverage area (50.00 %) | | 1744.66 |
| Proposed Coverage Area (13.08 %) | | 414.26 |
| Achieved Net coverage area (13.08 %) | | 414.26 |
| Balance coverage area left ( 41.96 %) | | 1330.40 |
| FAR CHECK | | |
| Permissible F.A.R. as per zoning regulation 2015 ( 2.25 ) | | 7137.24 |
| Additional F.A.R within Ring I and II ( for amalgamated plot - ) | | 0.00 |
| Allowable TDR Area (50% of Permit FAR ) | | 0.00 |
| Premium FAR for Plot within Impact Zone ( - ) | | 0.00 |
| Total Permissible FAR ( 2.25 ) | | 7137.24 |
| Proposed FAR Area (2.25 ) | | 7136.01 |
| Proposed FAR Area | | 7136.01 |
| Achieved Net FAR Area ( 2.25 ) | | 7136.01 |
| Balance FAR Area ( 0.00 ) | | 1.23 |
| BUILT UP AREA CHECK | | |
| Proposed BuiltUp Area | | 10557.61 |
| Total Achieved BuiltUp Area | | 10557.61 |
| Achieved BuiltUp Area | | 10557.61 |

Approval Date :

## FAR &Tenement Details

| Block | No. of Same Bldg | Gross Built Up Area (Sq.mt.) | Deductions From Gross BUA(Area in Sq.mt.) | | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area after Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | | | | |
| | | | | Cutout | StairCase | Lift | Lift Machine | SubStructure | Ramp | Parking | Resi. | | | |
| A (ABCD) | 1 | 10775.94 | 718.33 | 10557.61 | 369.60 | 120.89 | 3.96 | 1.87 | 184.10 | 2225.70 | 7136.09 | 7136.09 | 42 | 42.93 |
| Grand Total | 1 | 10775.94 | 718.33 | 10557.61 | 369.60 | 120.89 | 3.96 | 1.87 | 184.10 | 2225.70 | 7136.09 | 7136.09 | 42.00 | 42.93 |

## Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Achieved. | |
|---|---|---|---|---|
| | No. | Area (Sq.mt.) | No. | Area (Sq.mt.) |
| Car | 42 | 577.50 | 42 | 577.50 |
| Two Wheeler Car | - | - | 30 | 412.50 |
| VISITOR'S Car Parking | 5 | 68.75 | 5 | 68.75 |
| Total Car | 47 | 646.25 | 77 | 1058.75 |
| TwoWheeler | - | 58.75 | 0 | 0.00 |
| Other Parking | - | - | - | 1813.20 |
| Total | | 710.00 | | 2872.25 |

## Block 3 (USE/SUBUSE Details

| Block Name | Block Use | Block SubUse | Block Structure | Block Land Use Category |
|---|---|---|---|---|
| A (ABCD) | Residential | Apartment | Highrise | III |

## Required Parking(Table 7a)

| Block Name | Type | Subtype | Area (Sq.mt.) | Units | | Car | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Reqd. | Prop. | Reqd.Unit | Reqd. | Prop. |
| A (ABCD) | Residential | Apartment | 50 - 225 | - | - | - | 42 | 42 |
| | Total | | - | - | - | - | 42 | 72 |

## UnitBUA Table for Block :A (ABCD)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---|---|---|---|---|---|---|
| FIRST FLOOR PLAN | FF 1 | FLAT | 97.09 | 97.09 | 2 | 6 |
| | FF 2 | FLAT | 99.25 | 99.25 | 2 | |
| | FF 3 | FLAT | 90.84 | 90.84 | 4 | |
| | FF 4 | FLAT | 99.25 | 99.25 | 2 | |
| | FF 5 | FLAT | 109.61 | 109.61 | 3 | |
| | FF6 | FLAT | 95.03 | 95.03 | 3 | |
| SECOND FLOOR PLAN | SF 1 | FLAT | 100.64 | 100.64 | 2 | 4 |
| | SF 2 | FLAT | 100.91 | 100.91 | 2 | |
| | SF 3 | FLAT | 95.44 | 95.44 | 3 | |
| | SF 4 | FLAT | 101.07 | 101.07 | 3 | |
| TYPICAL - 3, 4, 5, 6, 7, 8& 9 FLOOR PLAN | 3 B 1 | FLAT | 143.39 | 143.39 | 10 | 28 |
| | 3 B 2 | FLAT | 144.47 | 144.47 | 10 | |
| | 3 B 3 | FLAT | 135.25 | 135.25 | 5 | |
| | 3 B 4 | FLAT | 132.73 | 132.73 | 3 | |
| TENTH FLOOR PLAN | TE 1 | FLAT | 143.39 | 143.39 | 10 | 4 |
| | TE 2 | FLAT | 144.47 | 144.47 | 10 | |
| | TE 3 | FLAT | 135.25 | 135.25 | 5 | |
| | TE 4 | FLAT | 132.73 | 132.73 | 3 | |
| Total | | | 5391.36 | 5391.36 | 366 | 42 |

## Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| TYPICAL - 3, 4, 5, 6, 7, 8& 9 FLOOR PLAN | 1.50 X 2.00 X 4 X 7 | 111.16 | 251.72 |
| | 1.50 X 4.40 X 1 X 7 | 46.20 | |
| | 1.50 X 6.20 X 1 X 7 | 43.56 | |
| | 1.50 X 7.40 X 2 X 7 | 93.40 | |
| TENTH FLOOR PLAN | 1.50 X 2.00 X 4 X 1 | 13.88 | 26.96 |
| | 1.50 X 4.40 X 1 X 1 | 6.60 | |
| | 1.50 X 6.20 X 1 X 1 | 9.30 | |
| | 1.50 X 2.40 X 2 X 1 | 7.20 | |
| Total | | | 287.68 |

## Block :A (ABCD)

| Floor Name | Gross BuiltUp Area (Sq.mt.) | Deductions From Gross BUA(Area in Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area after Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Substructure | Ramp | Parking | Resi. | | | | |
| Terrace Floor | 34.76 | 0.00 | 34.76 | 30.80 | 0.00 | 3.96 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Tenth Floor | 765.81 | 25.53 | 740.28 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 698.32 | 698.32 | 04 | 0.00 |
| Ninth Floor | 765.81 | 25.53 | 740.28 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 698.32 | 698.32 | 04 | 0.00 |
| Eighth Floor | 765.81 | 25.53 | 740.28 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 698.32 | 698.32 | 04 | 0.00 |
| Seventh Floor | 765.81 | 25.53 | 740.28 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 698.32 | 698.32 | 04 | 0.00 |
| Sixth Floor | 765.81 | 25.53 | 740.28 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 698.32 | 698.32 | 04 | 0.00 |
| Fifth Floor | 765.81 | 25.53 | 740.28 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 698.32 | 698.32 | 04 | 0.00 |
| Fourth Floor | 765.81 | 25.53 | 740.28 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 698.32 | 698.32 | 04 | 0.00 |
| Third Floor | 765.81 | 25.53 | 740.28 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 698.32 | 698.32 | 04 | 0.00 |
| Second Floor | 729.83 | 174.85 | 555.18 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 513.22 | 513.22 | 04 | 0.00 |
| First Floor | 729.83 | 23.86 | 705.98 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 664.02 | 664.02 | 06 | 0.00 |
| Ground Floor | 729.84 | 315.58 | 414.25 | 30.80 | 10.99 | 0.00 | 0.17 | 0.00 | 0.00 | 372.29 | 372.29 | 00 | 42.93 |
| Basement Floor | 2425.20 | 0.00 | 2425.20 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 184.10 | 2225.70 | 0.00 | 00 | 0.00 |
| Total | 10775.94 | 718.33 | 10057.61 | 369.60 | 120.89 | 3.96 | 1.87 | 184.10 | 2225.70 | 7136.09 | 7136.09 | 42 | 42.93 |
| Total Number of Same Blocks | 1 | | | | | | | | | | | | | |
| Total | 10775.94 | 718.33 | 10057.61 | 369.60 | 120.89 | 3.96 | 1.87 | 184.10 | 2225.70 | 7136.09 | 7136.09 | 42 | 42.93 |

DIMNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : A.M RAMESH REDDY & Others Rep.by G.P.A Holders M/s. SENTENT DEVCON LLP Rep.by its Partners KIN SHREERAJ REDDY (Formerly Known as Sriraj(Kumar Ramdoss Reddy) and M PRAMOD REDDY #129, 10thG, 3rd FLOOR, 3k.....

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
vinod P K 12 3rd cross Dockers layout Chikkalasandra br 61 BCC/BL-3.6/E-4521/2019-2020

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO.27/423/2/423/229, AGARA VILLAGE, BEGUR HOBLI, BANGALORE. WARD NO.174.

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

| SECRETARY / ASSTT. DIRECTOR OF TOWN PLANNING | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR |
|---|---|---|---|
| | | | |

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

Document certified by V RAKESH KUMAR (architectrakesh@gmail.com) 2024-05-17 12:00:00 Certificate No: A-0124/0124/0124/0124/0124 Certificate Type: Architect Certificate Validity: 01-01-2024 to 31-12-2024 Profession: Architect Specialization: Architecture Practice Area: Residential Building Area: 1000 - 2000 Sq.Mts

H0 - SOUTH

UserDefinedMetric (1800.00 x 890.00MM)

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