



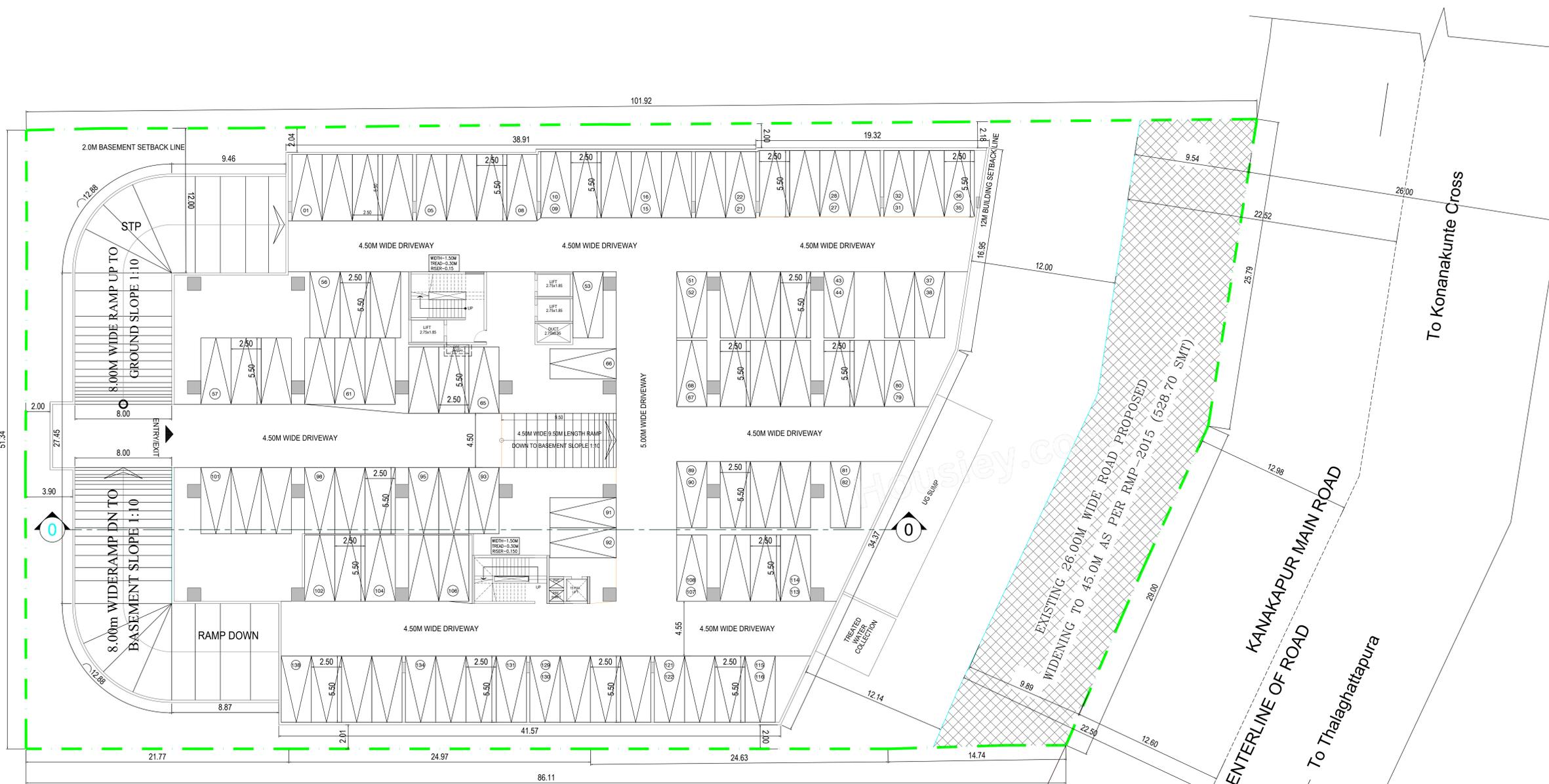
SCALE : 1:100

COLOR INDEX

PLOT BOUNDARY	Green
ADJUTING ROAD	Red
PROPOSED WORK (COVERAGE AREA)	Blue
EXISTING (To be retained)	Yellow
EXISTING (To be demolished)	Orange

AREA STATEMENT (BBMP)

VERSION NO. 1.0.19	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot User: Residential
Project No: PRJ27024-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mn)
Proposed Type: Building Permission	Plot Sub No: 497301802612613
Nature of Sanction: NEW	City Survey No: E13
Location: RING III	Khata No. (As per Khata Extract): 497301802612613
Building Line Specified as per Z.R.:	PID No. (As per Khata Extract): 497301802612613
Sanction Road	Locality / Street of the property: VAJRAHALLI VILLAGE, HALASARU, BANG.
Zone: Rajarajeshwari	
Ward: Ward 198	
Planning District: 321-Ajampura	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
Area of Plot	497.35
Deduction for Half Area	
Summation of Cost	528.67
Year	528.67
NET AREA OF PLOT	(A-Deductions)
COVERED AREA	442.68
Permissible Coverage area (50.00%)	221.34
Proposed Coverage Area (28.11%)	139.77
Allowable Net FAR (28.11%)	139.77
Balance coverage area (21.83%)	266.57
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.00)	1492.05
Additional F.A.R. within Ring III (for amalgamated plot -)	0.00
Allowable TDR Area (85% of Perm FAR)	0.00
Permissible FAR for Plot within impact Zone (-)	0.00
Total Perm. FAR area (3.00)	1492.05
Residential FAR (85.5%)	1267.33
Commercial FAR (13.5%)	200.89
Proposed FAR Area	1484.25
Achieved Net FAR Area (3.00)	1484.25
Balance FAR Area (0.00)	7.80
BUILT UP AREA CHECK	
Proposed Built Up Area	19348.75
Substructure Area Addn in BUJA (Lift/Lvl)	55.65
Achieved Built Up Area	19348.43



BASEMENT FLOOR PLAN
NO OF CAR PARKING - 140 CARS

- Approval Condition:**
- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Code.
 - Sanction is accorded for the Residential Building plan at 497301802612613, VAJRAHALLI VILLAGE, TALAGHATPURA, Bangalore.
 - Consist of 11 Basement + 11 UF. only.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - 3384.09 area reserved for car parking shall not be converted for any other purpose.
 - License and approval 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.
 - On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained as per solid waste management by-law 2015.
 - For the site above 371 Sqm.
 - Construction or reconstruction of the building shall be completed before the expiry of five years from the date of issue of license and within one month after its completion shall apply for permission to occupy the building.
 - 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 tanks for the use of construction workers and it should be demolished after the construction.
 - The applicant shall ensure that workers involved in the construction work against any accident / untoward 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 nearby 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 (E&D) code leaving 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-law 14.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
 - The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement Certificate in case of Residential Apartments having 8 Units and more.
 - 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.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.
 - Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
 - Special Condition as per Labour Department of Government of Karnataka vide ADOUDDUM (Housekeeping) order No. 1055/ET/013, dated: 01-04-2013.
 - Registration of Applicant / Builder / Owner / Contractor and the construction workers working on the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" should be strictly adhered to.
 - The Applicant / Builder / 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".
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above building 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 safe design for retaining walls and proper 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.
 - For wheelchair parking shall be provided as per.
 - The Owner / Association of the high-rise building shall conduct two mock fire 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:
 - 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 strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.

- Approval Date:**
- 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.
 - 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 (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction described be cancelled.
 - The Applicant should follow the instruction of BBWSB specified in the DO letter No. BWSB/BA/362/2019-Dated: 25-09-2019 regarding installation of treated water for all construction activities for built up area more than 2000 Sq.mts.
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management by-law 2015.
 - The Applicant / Owners / Developer shall make necessary provision to charge electrical vehicles.
 - The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi-dwelling unidwelling plan and at least two trees for single unit.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 2015.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
 - The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - In case of 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.
 - The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement Certificate in case of Residential Apartments having 8 Units and more.
 - 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.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.
 - Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
 - Special Condition as per Labour Department of Government of Karnataka vide ADOUDDUM (Housekeeping) order No. 1055/ET/013, dated: 01-04-2013.
 - Registration of Applicant / Builder / Owner / Contractor and the construction workers working on the construction site with the "Karnataka Building and Other Construction Workers Welfare Board" should be strictly adhered to.
 - The Applicant / Builder / 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".

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s TEAMVIEW DEVELOPERS LLP Regd by its Designated Partner Mr. G. R. VINOD, GPA Holder, For M/s MACHHARA CENTURES, Authorized partner M. V. S. CHANDRASEKHAR 261, 17TH CROSS, 2B, Main Road, Sadashivanagar, Bangalore North.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
NATARAJA K.C. #81, FRANKRUTHI, 1st Floor, L Murthy Layout, 6th cross, Geddahalli, Kothurpost BCL, BL-3, B-5C, 02-02-2021

PROJECT TITLE:
PROPOSED COMMERCIAL, CUM RESIDENTIAL APARTMENT BUILDING AT PLOT NO. 497301802612613, WARD NO. 198, HAMMIGEPURA VAJRAHALLI, BANGALORE. FOR FOR TEAM VIEW DEVELOPERS LLP.

DRAWING TITLE: 67244263-04-02-202501-36-03B_SSNANCTION -02-02-25 -A (RES) with BASEMENT, GP-11UP

SHEET NO : 1

SANCTIONING AUTHORITY :

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

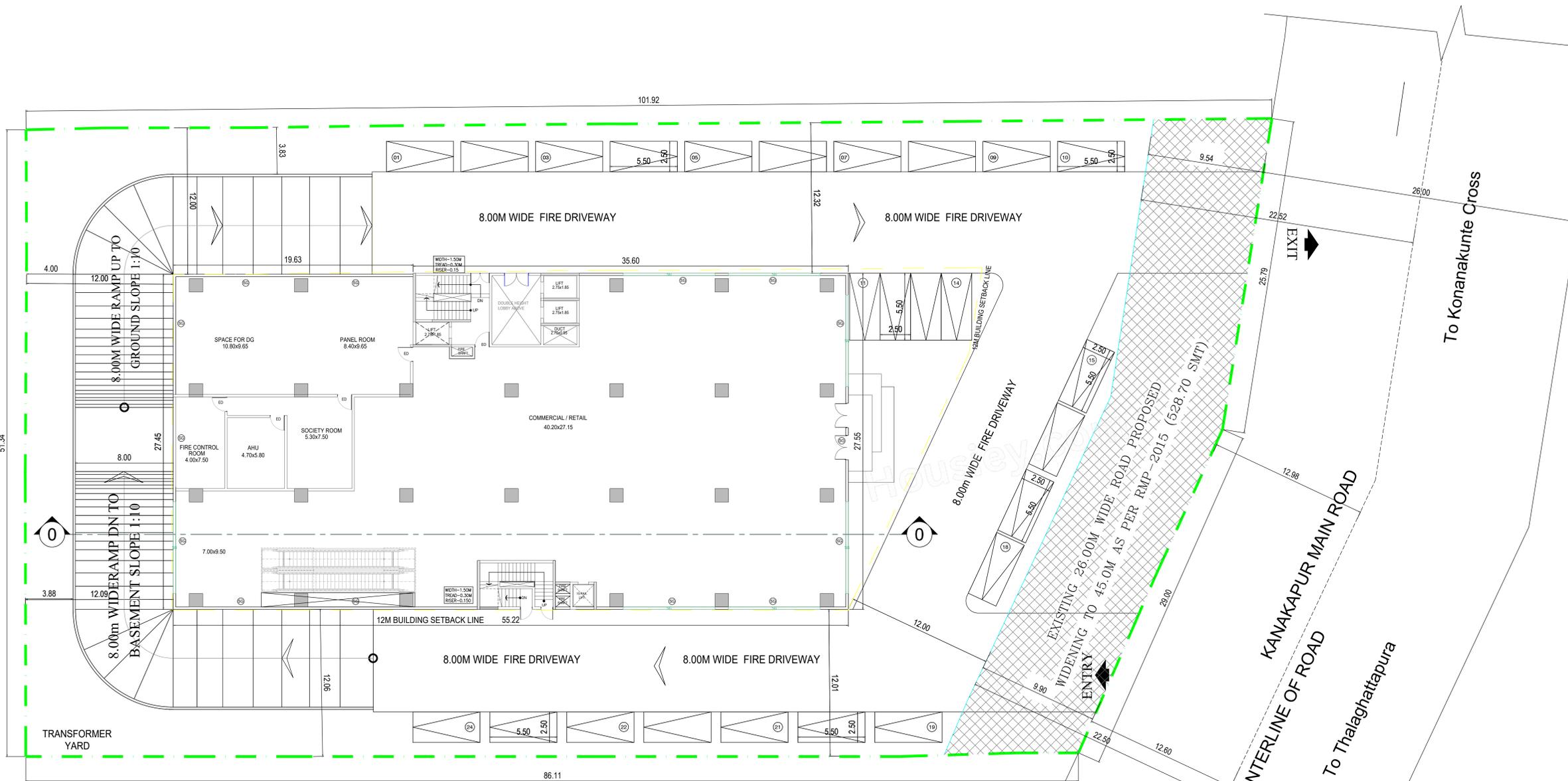
HO - SOUTH



SCALE : 1:100

COLOR INDEX	
PLOT BOUNDARY	[Green Line]
ADJUTING ROAD	[Red Line]
PROPOSED WORK (COVERAGE AREA)	[Blue Area]
EXISTING (To be retained)	[Yellow Area]
EXISTING (To be demolished)	[Orange Area]

AREA STATEMENT (BBMP)		VERSION NO. 1.0.19	VERSION DATE: 22/07/2024
PROJECT DETAIL:			
Authority: BBMP	Plot User: Residential		
Project No: PRJ27024.25	Plot SubUse: Apartment		
Application Type: General	Land Use Zone: Residential (Mn)		
Proposed Type: Building Permission	Plot Sub No: 4973018026120613		
Nature of Sanction: NEW	City Survey No: E13		
Location: RING III	Khata No. (As per Khata Extract): 4973018026120613		
Building Line Specified as per Z.R. Sanction Road	PID No. (As per Khata Extract): 4973018026120613		
Zone: Rajarajeshwari	Locality / Street of the property: VAJARAHALI VILLAGE, TALAKAHEBLOKA		
Ward: Ward 198			
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)		497.33
Deduction for AdJut Area			528.67
Summ'dr Free of Cost			528.67
Year			4428.68
NET AREA OF PLOT (COVERAGE CHECK)	(A-Deductions)		2214.34
Permissible Coverage area (50.00 %)			1287.37
Proposed Coverage Area (28.11 %)			665.57
Advised Net Area (28.11 %)			665.57
Balance coverage area (N/A) (21.83 %)			0.00
FAR CHECK:			
Permissible F.A.R. as per zoning regulation 2015 (1.00)			1482.00
Additional F.A.R. within Ring III (for amalgamated plot -)			0.00
Allowable TDR Area (65% of Perm FAR)			0.00
Permissible FAR for Plot within Impact Zone (-)			1482.00
Total Perm. FAR area (3.00)			1482.00
Residential FAR (85.50%)			1267.33
Commercial FAR (13.50%)			2008.85
Proposed FAR Area			1484.25
Advised Net FAR Area (3.00)			1484.25
Balance FAR Area (0.00)			7.80
BUILT UP AREA CHECK:			
Proposed Builtup Area			19348.75
Substructure Area Adr in BUJA (Layout Liv)			35.65
Advised Builtup Area			19384.43



GROUND FLOOR PLAN
SURFACE CAR PARKING - 24 CARS

- Approval Condition:
- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
 - Sanction is accorded for the Residential Building plan at 4973018026120613, VAJARAHALI VILLAGE, TALAGHATPURA, Bangalore.
 - Sanction is accorded for the Residential Building plan at 4973018026120613, VAJARAHALI VILLAGE, TALAGHATPURA, Bangalore.
 - Consist of Basement + 1 Ground + 11 UF only.
 - Sanction is accorded for the Residential Building plan at 4973018026120613, VAJARAHALI VILLAGE, TALAGHATPURA, Bangalore.
 - 3384.09 area reserved for car parking shall not be converted for any other purpose.
 - License and approval 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.
 - On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained as per valid waste management law 2016.
 - For the site above 371 Sqm.
 - Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license and within one month after its completion shall apply for permission to occupy the building.
 - 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 tanks for the use of construction workers and it should be demolished after the construction.
 - The applicant shall ensure that workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - The applicant shall not stock any building materials / debris on footpath or on roads or on adjacent. The debris shall be removed and transported to nearby 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. (E&D) code leaving 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 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 dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
 - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
 - If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
 - Technical personnel, applicant or owner in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule BC IV (Bye-law No. 3) under sub-section (b) (i) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
 - 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.
 - 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.
 - The applicant shall 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-law No. 29) of Building bye-laws 2003 and Government orders time to time shall be ensured.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the retail / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - 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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid nuisance during late hours and early morning hours.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above building areas 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 safe design for retaining walls and proper 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.
 - On-site parking shall be provided as per.
 - The Owner / Association of the high-rise building shall conduct two mock fire drills in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
 - 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 strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.

- Approval Date:
- 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.
 - 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 (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the construction or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - The Applicant should follow the instruction of BWS&S specified in the DO letter No. BWS&S/2023/20. Dated: 25-09-2023 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per valid waste management law 2016.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unidwelling plan and at least two trees for single unit.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 2006.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
 - The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - In case of the documents submitted in response of property in question 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.
 - The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
 - 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.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.
 - 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 personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability. Special Condition as per Labour Department of Government of Karnataka vide ADO/ND/UM (Housekeeping) letter No. L/OSSET/013, 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 / 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.

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s TEAMVIEW DEVELOPERS LLP Regd by its Designated Partner Mr. D.R. WINDO GPA Holder From MACHHARA CENTURES Authorized partner M. V. S. CHANDRASEKHAR 261, 17TH CROSS, 7th Main Road, Sadashivanagar, Bangalore North.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
NATARAJA K.C. #81 FRANKRUTHI, 1st Floor, L Murthy Layout, 6th cross, Geddahalli, kothur post BCL/BL 3 B/SR-025620-21

PROJECT TITLE :
PROPOSED COMMERCIAL, CUM RESIDENTIAL APARTMENT BUILDING AT PLOT NO. 4973018026120613, WARD NO. 198, HAMMIGE PURA VAJARAHALI, BANGALORE. FOR FOR TEAM VIEW DEVELOPERS LLP.

DRAWING TITLE : 67244263-04-02-202501-36-038_SSanction -02-02-25 - A (RES) with BASEMENT, GF+1UF

SHEET NO : 2

SANCTIONING AUTHORITY :			

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

HO - SOUTH



SCALE: 1:100

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 Residential Building plan at 49730180261216/13, VAJARANAHALLI, TALAGHATPURA, Bangalore.

2. The use of the building shall not be deviated to any other use.

3. 3.30% area reserved for car parking shall not be converted for any other purpose.

4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

5. On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before the columns. "COMPLETION CERTIFICATE" shall be obtained for the site above 37m.

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

7. Necessary ducts for running telephone cables, cables 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 or untoward incidents arising during the time of construction.

10. The applicant shall not stock any building materials / debris on footpath or on roads or on any other public place.

11. The debris shall be removed and transported to nearby dumping yard.

12. The applicant shall provide a provision for setting the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

13. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (E&T) code having 3.00 mts. from the building within the premises.

14. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the building for installation of telecom equipment and also to make provision for telecom services as per Bye-law 14.

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 intimated 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 IV of Bye-law No. 3.15 under sub-section (b) to (k).

18. The building shall be constructed under the supervision of a registered structural engineer.

19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws AC 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 / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stippled entry.

26. The applicant shall ensure no inconvenience is caused to the neighbours in the vicinity of construction and the construction activities shall stop before 07:00 PM and shall not resume the work earlier than 7:00 AM to avoid hindrance during life hours and early morning hours.

27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with 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 footpaths, and besides ensuring safety of workers and general public by erecting safe barricades.

29. Two-wheeler parking shall be provided as per the building bye-law.

30. The Owner / Association of the high-rise building shall conduct two mock AC trials 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 mandatory.

3. Employment of child labour in the construction activities strictly prohibited.

4. Obtaining NCC 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 BMDP.

32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BMDP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33. The Applicant should follow the introduction of BMS&B specified in the DO letter No. BMS&B/55/019/20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built-up area more than 2000 Sqmtrs.

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 area as part thereof in case of Apartment / group housing / multi dwelling /undevelopment plan and at least Ten Trees for single unit.

37. The Applicant / Owner / Developer shall abide by the Rule and Regulation of Karnataka Energy Conservation Building Code (KECBC) 2018.

38. The Applicant / Owner / Developer shall ensure that the sanctioned plan the action will be initiated according to BMDP Act No. 2020.

39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.

40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NCC issued from various departments wherever applicable.

41. BMDP will not be responsible for any disputes that may arise in respect of property in question.

42. Cases 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) compliantly before obtaining commencement certificate in case of Residential Apartments having 8 units and more.

44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

46. Owner / builder /GPA holder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.

47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BMDP is not responsible for such loss. Owner / Builder /GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

48. Special Condition as per Labour Department of Government of Karnataka via ADOENIUM (Headquarter Hoosale) Letter No. LD/95LE/2011, dated: 01-04-2013.

49. 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.

50. 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.

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

52. Any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site work place who is not registered with the Karnataka Building and Other Construction workers Welfare Board.

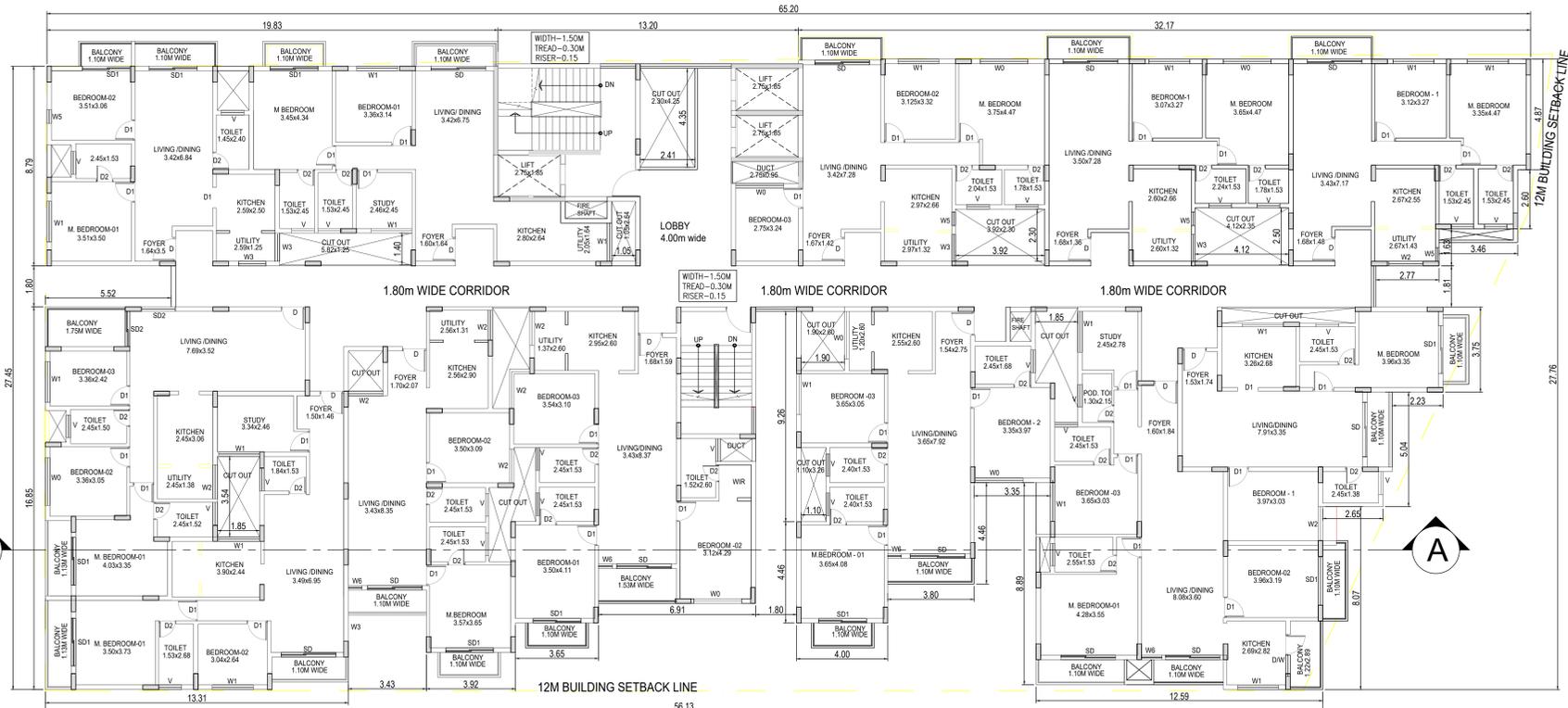
Color Notes

COLOR INDEX	DESCRIPTION
Green	PLAT BOUNDARY
Red	ADJUTING ROAD
Blue	PROPOSED WORK (COVERAGE AREA)
Yellow	EXISTING (To be retained)
White	EXISTING (To be demolished)

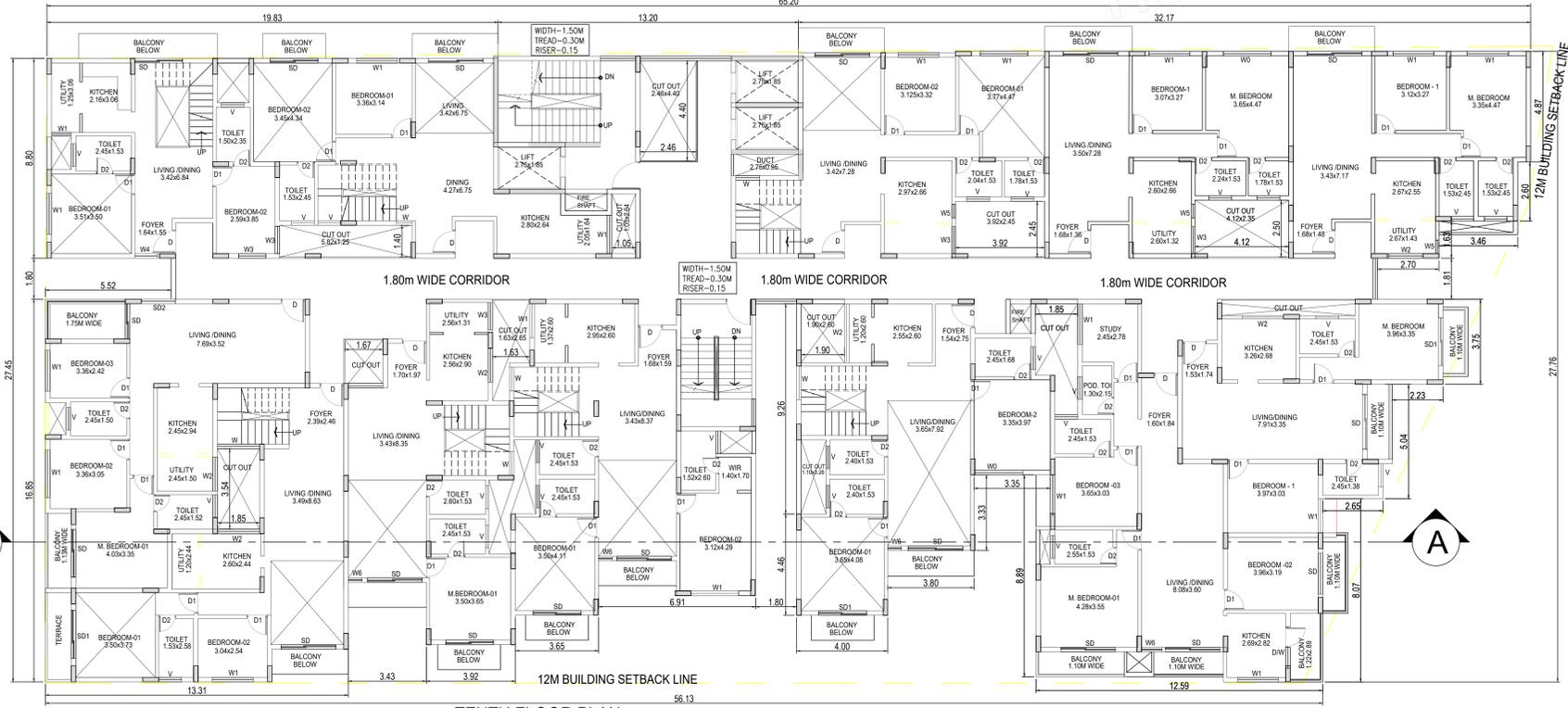
AREA STATEMENT (B&B):

VERSION NO. 1.0/19	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BMDP	Plot: Residential
Project No: PRJ/2024/25	Plot Sub: Apartment
Application Type: General	Land Use Zone: Residential (Mm)
Proposed Type: Building Permission	Proposed No. of Units: 49730180261216/13
Nature of Sanction: NEW	City Survey No: 613
Location: RING III	Khata No. (As per Khata Extract): 49730180261216/13
Building Line Specified as per Z.R. Sanctioned	PID No. (As per Khata Extract): 49730180261216/13
Zone: R/Residential	Locality / Street of the property: VAJARANAHALLI VILLAGE, TALAGHATPURA
Area: 198.19	
Planning District: 321-Angerepur	
Ward Details:	
Area of Plot (Minimum)	SQ.MT
Area of Plot (Actual)	497.35
Area of Plot (Covered)	
Summative Free of Cost	528.67
Year	528.67
NET AREA OF PLOT	4428.68
COVERED CHECK	
Permissible Coverage area (60.00 %)	2214.34
Proposed Coverage Area (28.17 %)	1287.37
Advised Net coverage area (28.17 %)	1287.37
Balanced coverage area (21.83 %)	966.57
FAR CHECK	
Permissible FAR (as per zoning regulation 2015/1/30)	14872.95
Additional FAR within Ring III (if amalgamated plot -)	0.00
Allowable FAR (85% of Permissible FAR)	12641.91
Commercial FAR (13.55%)	2606.89
Proposed FAR Area	14884.25
Advised Net FAR Area (3.00)	14884.25
Advised Net FAR Area (0.00)	7.80
BUILT UP AREA CHECK	
Proposed Builtup Area	15848.75
Substructure Area Add in BUJ (Layout I)	55.65
Advised Builtup Area	15904.40

Approval Date:



TYPICAL FLOOR PLAN 3RD TO 9TH
NO OF UNITS - 12 X 7 = 84 UNITS



TENTH FLOOR PLAN
NO OF UNITS - 12 X 1 = 12 UNITS

SANCTIONING AUTHORITY:

OFFICER	DESIGNATION	DATE

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.

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
M/s TEAMVIEW DEVELOPERS LLP Regd by its Designated Partner Mr. S.R. VINOD GPA Holder For M/s MACHARA VENTURES Authorized partner M. V. S. CHANDRASEKHAR 251, 1TH CROSS, 7th Main Road, Sadashivanagar, Bangalore North.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
NATARAJA K.C #81,FRANKRUTHI, 1st Floor, L. Murthy Layout, 6th cross, Geddahalli, kothur post BCL, B.L. 3 BSE-026620-21

PROJECT TITLE:
PROPOSED COMMERCIAL CUM RESIDENTIAL APARTMENT BUILDING AT PLOT NO. 49730180261216/13, WARD NO.198, HAMMIGEPURA (VAJARANAHALLI), BANGALORE. FOR FOR TEAM VIEW DEVELOPERS LLP.

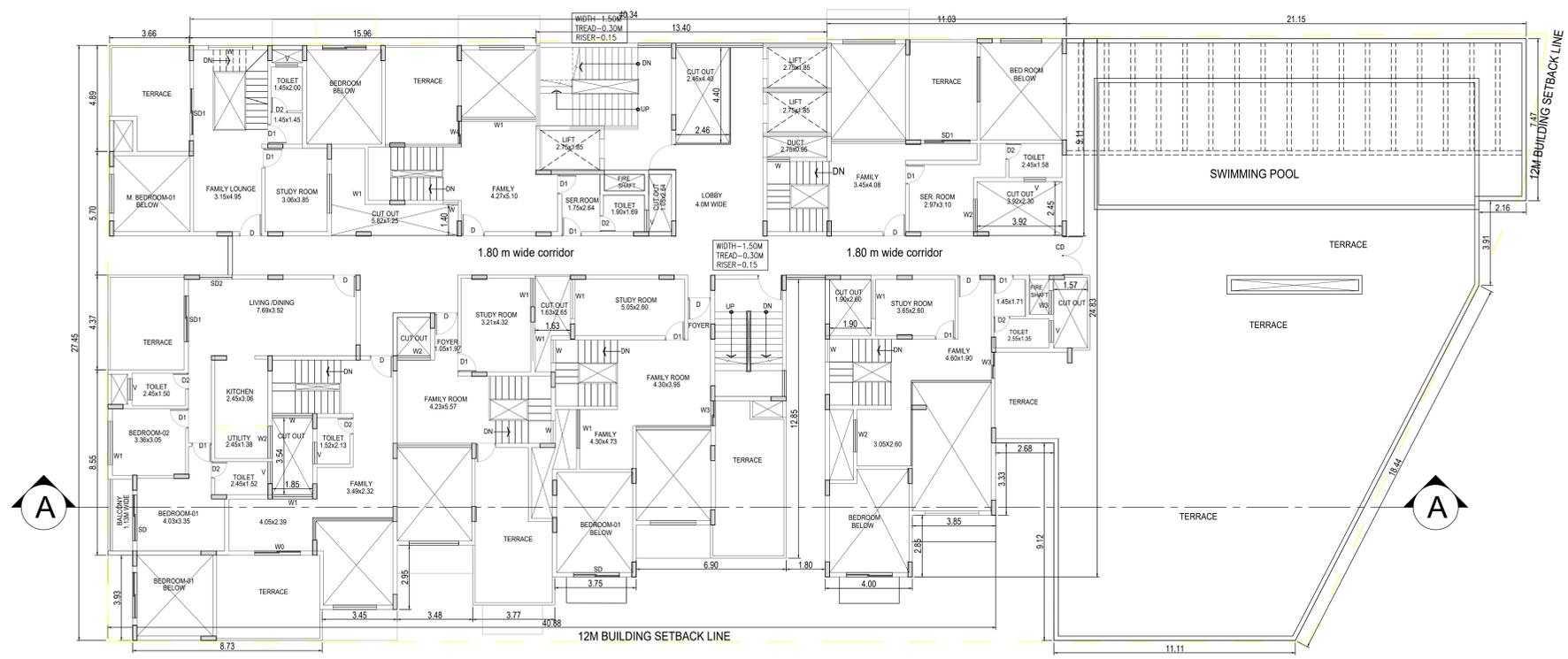
DRAWING TITLE: 67244243-04-02-202501-36-038_SANCTION -02-02-25 - A (RES) with BASEMENT, GF + 11/F

SHEET NO. 4

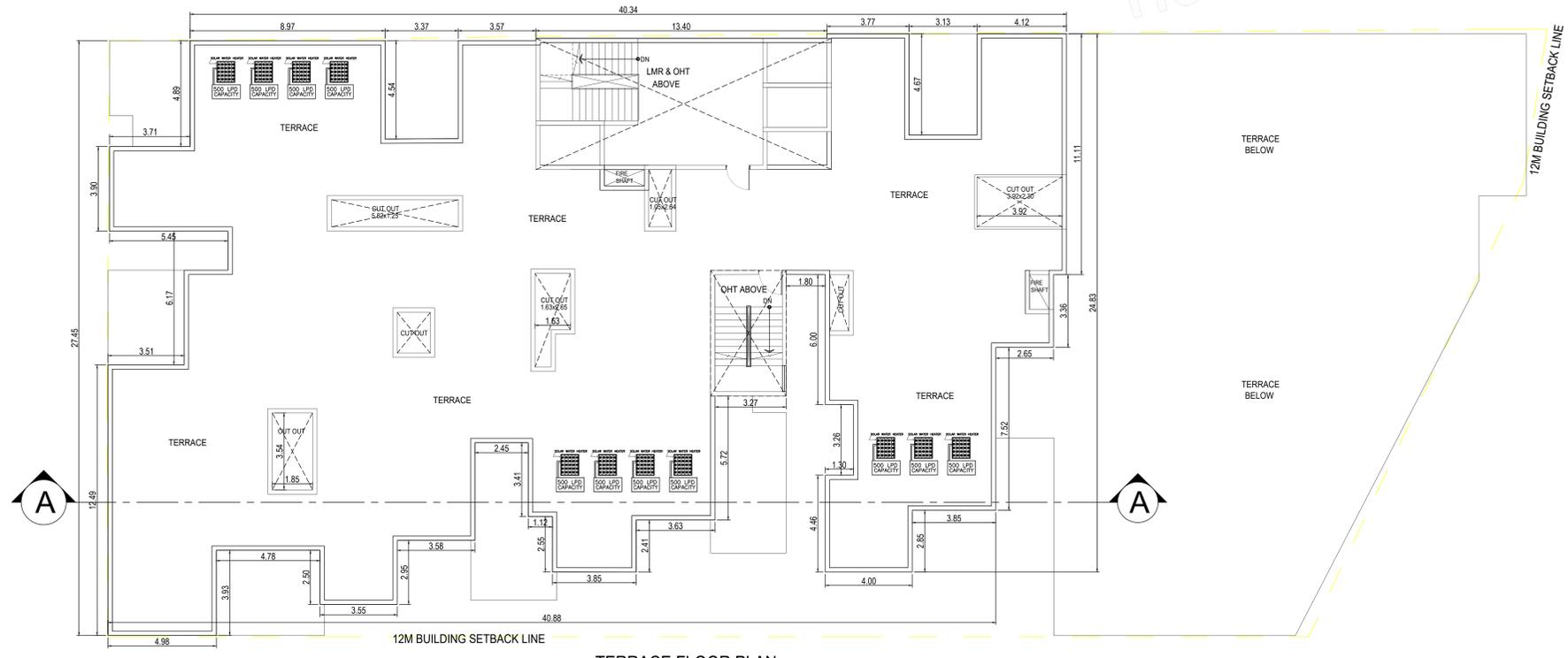
HO - SOUTH



SCALE: 1:100



11TH FLOOR PLAN
NO OF UNITS - 01 UNIT



TERRACE FLOOR PLAN

- Approval Condition:
- The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
 - Sanction is accorded for Residential Building plan at 4973018026121613, VAJARAHALLI VILLAGE, TALAGATHAPURA, Bangalore.
 - Consist of Basement + 10 Ground + 11 UP only.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - 3.58% area reserved for car parking shall not be converted for any other purpose.
 - License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed there shall be made available during inspections.
 - On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erection of columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 37m.
 - 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 completion shall apply for permission to occupy the building.
 - Necessary ducts for running telephone cables, cables for 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 or untoward incidents arising during the time of construction.
 - The applicant shall not stock any building materials / debris on footpath or on roads or on any other public area. The debris shall be removed and transported to nearby dumping yard.
 - The applicant / builder is prohibited from setting 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.C. (E&S) code being 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provision for telecom services as per Bye-law 14.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
 - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
 - If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.15) under sub section (v) (b) (i) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purpose or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
 - 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.
 - Building 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.
 - 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 No. 31) of Building bye-laws 2003 and Government orders time to time shall be provided.
 - 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 shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The applicant shall ensure no inconvenience is caused to the neighbours in the vicinity of construction and the construction activities shall stop before 07:00 PM and shall not resume the work earlier than 7:00 AM to avoid hindrance during life hours and early morning hours.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
 - 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 footpaths, and besides ensuring safety of workers and general public by ensuring safe basements.
 - Two-wheeler parking shall be provided as per the building bye-law.
 - The Owner / Association of the high-rise building shall conduct two mock fire drills in the building one before the onset of summer and another during the summer and assume complete safety in respect of fire hazards.
- Note:
- 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 strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.

- 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 BMDP.
- The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BMDP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
- The Applicant should follow the instructions of BMS&S specified in the DO letter No. BMS&S/55/019/20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqm.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The Applicant / Owners / Developer shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 240 Sq m of FAR area as part thereof in case of Apartment / group housing / multi dwelling /undevelopment plan and at least Two Trees for single unit.
- The Applicant / Owner / Developer shall abide by the Rule and Regulation of Karnataka Energy Conservation Building Code (KBC) 2018.
- The Applicant / Owner / Developer shall submit the sanctioned plan to the action will be initiated according to BMDP Act No. 2020.
- The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
- The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
- BMDP will not be responsible for any disputes that may arise in respect of property in question.
- As used in 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.
- The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compliantly before obtaining Commencement certificate in case of Residential Apartments having 8 units and more.
- 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.
- The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
- Owner / builder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.
- Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BMDP is not responsible for such loss, Owner / Builder / Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
- Balance FAR Area (0.00)
- BUILT UP AREA CHECK
- Proposed Builtup Area
- Substructure Area Add in BUA (Layout Liv)
- Approved Builtup Area

Color Notes

COLOR INDEX	
PLOT BOUNDARY	Green
ADJUTTING ROAD	Red
PROPOSED WORK (COVERAGE AREA)	Blue
EXISTING (To be retained)	Yellow
EXISTING (To be demolished)	White

AREA STATEMENT (BMDP)

VERSION NO. 1.0/19	VERSION DATE: 22/01/2024
PROJECT DETAIL:	
Authority: BMDP	Plot No: Residential
Project No: PRJ/2024/26	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mn)
Proposed: Building Permission	Proposed No: 4973018026121613
Nature of Sanction: NEW	City Survey No: 613
Location: RING III	Khata No. (As per Khata Extract): 4973018026121613
Building Line Specified as per Z.R. Sange Road	PID No. (As per Khata Extract): 4973018026121613
Zone: Rajajeshwanagar	Locality / Street of the property: VAJARAHALLI VILLAGE, TALAGATHAPURA.
Ward: Ward 19B	
Planning District: 321-Angerepur	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
Deduction for NAFPA Area	Sq.Mt
Summative Free of Cost	497.33
Total	528.67
NET AREA OF PLOT	528.67
COVERAGES CHECK	4428.68
Permissible Coverage area (60.00 %)	2214.34
Proposed Coverage Area (28.11 %)	1287.37
Achieved Net coverage area (28.11 %)	1287.37
Balance coverage area (M ² 21.83 %)	966.57
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.00)	1492.68
Additional F.A.R. within Ring III and I for amalgamated plot (-)	0.00
Allowable TDR Area (60% of Perm FAR)	2036.85
Commercial FAR (13.50%)	1484.25
Proposed FAR Area	1484.25
Achieved Net FAR Area (3.00)	1484.25
Balance FAR Area (0.00)	7.80
BUILT UP AREA CHECK	
Proposed Builtup Area	1594.75
Substructure Area Add in BUA (Layout Liv)	35.65
Achieved Builtup Area	1594.40

Approval Date:

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:

M/s TEAMVIEW DEVELOPERS LLP Reg by its Designated Partner
M/s R.VINDO GPA Holder For M/s MADHURA VENTURES Authorized partner M.V.S.CHANDRASEKHAR 251,17TH CROSS, 7th Main Road,Sadashivanagar, Bangalore North.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

NATARAJA KC #81,FRANKRUTHI, 1st Floor, L Murthy Layout, 6th cross, Geddahalli, kothnur post BOCL BL-3 BSE-025620-21

PROJECT TITLE:

PROPOSED COMMERCIAL CUM RESIDENTIAL APARTMENT BUILDING AT PLOT NO. 4973018026121613, WARD NO.19B, HAMMAGEPURA VAJARAHALLI, BANGALORE. FOR FOR TEAM VIEW DEVELOPERS LLP.

DRAWING TITLE: 67244263-04-02-202501-36-038_SSECTION -02-02-25 - A (RES) with BASEMENT, GP+11UP

SHEET NO: 5

SANCTIONING AUTHORITY:

OFFICIAL POSITION	NAME	DATE

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

HO - SOUTH



SCALE : 1:100

- Approval Condition :**
- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
 - Sanction is accorded for the Residential Building plan at 497/301/802/612/613, VAJARAHALI VILLAGE, TALAGHATPURA, Bangalore.
 - Consist of Basement + Ground + 11 Floor only.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - 3.50m area reserved for parking shall not be converted for any other purpose.
 - License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
 - On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Spm.
 - 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.
 - 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 / untoward 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 nearby 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 loading the distribution transformers & associated equipment as per K.E.R.C. (D) code leaving 3.00 mts. from the building within the premises.
 - The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for the installation of telecom equipment and also to make provisions for telecom services as per Bye-law 14.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in a surrounding area.
 - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
 - If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule III (Bye-law No. 3) under sub-section IV-(a) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
 - 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.
 - 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.
 - 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 No. 31) of Building bye-laws 2003 and Government orders time to time 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 shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - 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 7:00 PM and shall not resume the work earlier than 7:00 AM to avoid hindrance during late hours and early morning hours.
 - 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 reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
 - The structure 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 footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
 - Two-wheeler parking shall be provided as per the building bye-law.
 - The Owner / Association of the high-rise building shall conduct two mock fire trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
 - 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.

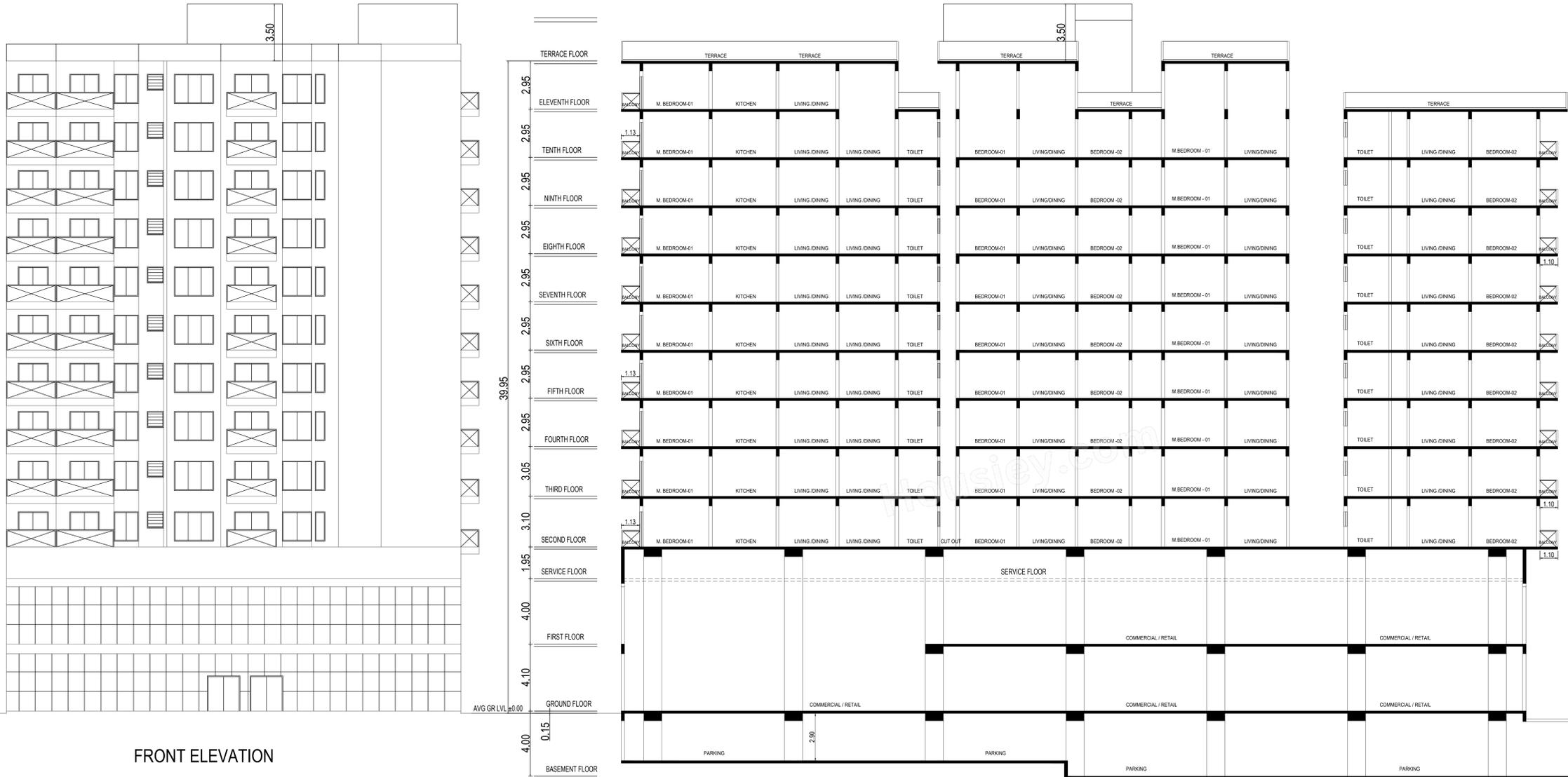
Color Index

PLAT BOUNDARY	Green
ADJUTING ROAD	Red
PROPOSED WORK (COVERAGE AREA)	Blue
EXISTING (To be retained)	Yellow
EXISTING (To be demolished)	White

AREA STATEMENT (BBMP)

PROJECT DETAIL:	Plot User: Residential
Project No. PRJ270024-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mn)
Proposed Type: Building Permission	Division No: 497/301/802/612/613
Nature of Sanction: NEW	City Survey No: E113
Location: RING III	Khata No. (As per Khata Extract): 497/301/802/612/613
Building Line Specified as per Z.R. Sample Road	PID No. (As per Khata Extract): 497/301/802/612/613
Zone: Rajarajeshwarnagar	Locality / Street of the property: VAJARAHALI VILLAGE, TALAGHATPURA.
Ward: Ward 19B	
Planning District: 321-Angerepur	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
Area of PLOT	497.33
Summation Free of Cost	528.67
Year	528.67
NET AREA OF PLOT	4428.68
COVERAGES CHECK	(A-Deductions)
Permissible Coverage area (50.00 %)	2214.34
Proposed Coverage Area (28.11 %)	1287.37
Allowed Net coverage area (28.11 %)	1337.37
Balance coverage area (RT) (21.83 %)	166.57
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.00)	1492.95
Additional F.A.R. within Ring III and I (for amalgamated plot -)	0.00
Allowable TDR Area (65% of Perm FAR)	0.00
Permitted FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	1492.00
Residential FAR (35.5%)	1287.37
Commercial FAR (13.5%)	200.66
Proposed FAR Area	1484.25
Approved Net FAR Area (3.00)	1484.25
Balance FAR Area (0.00)	7.80
BUILT UP AREA CHECK	
Proposed BuiltUp Area	1934.75
Substructure Area Add in BUA (Layout Unit)	35.65
Approved BuiltUp Area	1934.43

- Approval Date :**
- 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.
 - The construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - The Applicant should follow the instruction of BVSSB specified in the DO letter No. BVSSB/A/20219-20, Dated: 25-09-2019 regarding utilization of treated water for no construction activities for built up area more than 2000 Sqm.
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part of the Apartment / group housing / multi dwelling / multi development plan and at least Two Trees for single unit.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (ECBC) 2018.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act No. 2020.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
 - The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
 - 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 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.
 - The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
 - 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.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Owner / Builder / GPA holder / Developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.
 - 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 personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
 - Special Condition as per Labour Department of Government of Karnataka vide ADOENDUM (Housing) Ho/2018 letter No. D05SET/013, 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.
 - 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".



SECTION A-A
BF+GF+FF+SER F+2ND TO 11TH FLOOR

FRONT ELEVATION

Approval Date :

44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

46. Owner / Builder / GPA holder / Developer shall take all precautionary measures to ensure the safety of personnel 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 personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADOENDUM (Housing) Ho/2018 letter No. D05SET/013, dated: 01-04-2013.

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4. 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".

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
 M/s TEAMVIEW DEVELOPERS LLP Regd by its Designated Partner
 Mr.R.VINOD GPA Holder For His MACHHARA CENTURES Authorized partner M.V.S.CHANDRASHEKHAR 251,17TH CRS, 7th Main
 Road,Sadashivanagar,Bangalore North.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
 NATARAJA KC #81 PRAKRUTHI, 1st Floor, L Murthy Layout, 6th cross,
 Geddahalli, kothur post BOCL,BL-3 BSE-025620-21
 Geddahalli, kothur post BOCL,BL-3 BSE-025620-21

PROJECT TITLE :
 PROPOSED COMMERCIAL, CUM RESIDENTIAL APARTMENT BUILDING AT PLOT NO. 497/301/802/612/613, WARD NO.19B, HAMMAGEPURA VAJARAHALI, BANGALORE. FOR FOR TEAM VIEW DEVELOPERS LLP.

DRAWING TITLE : 67242463-04-02-202501-36-033, SSANCTION -62-02-25 - A (RES) with BASEMENT, GF+11UF

SHEET NO : 6

SANCTIONING AUTHORITY :

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.

