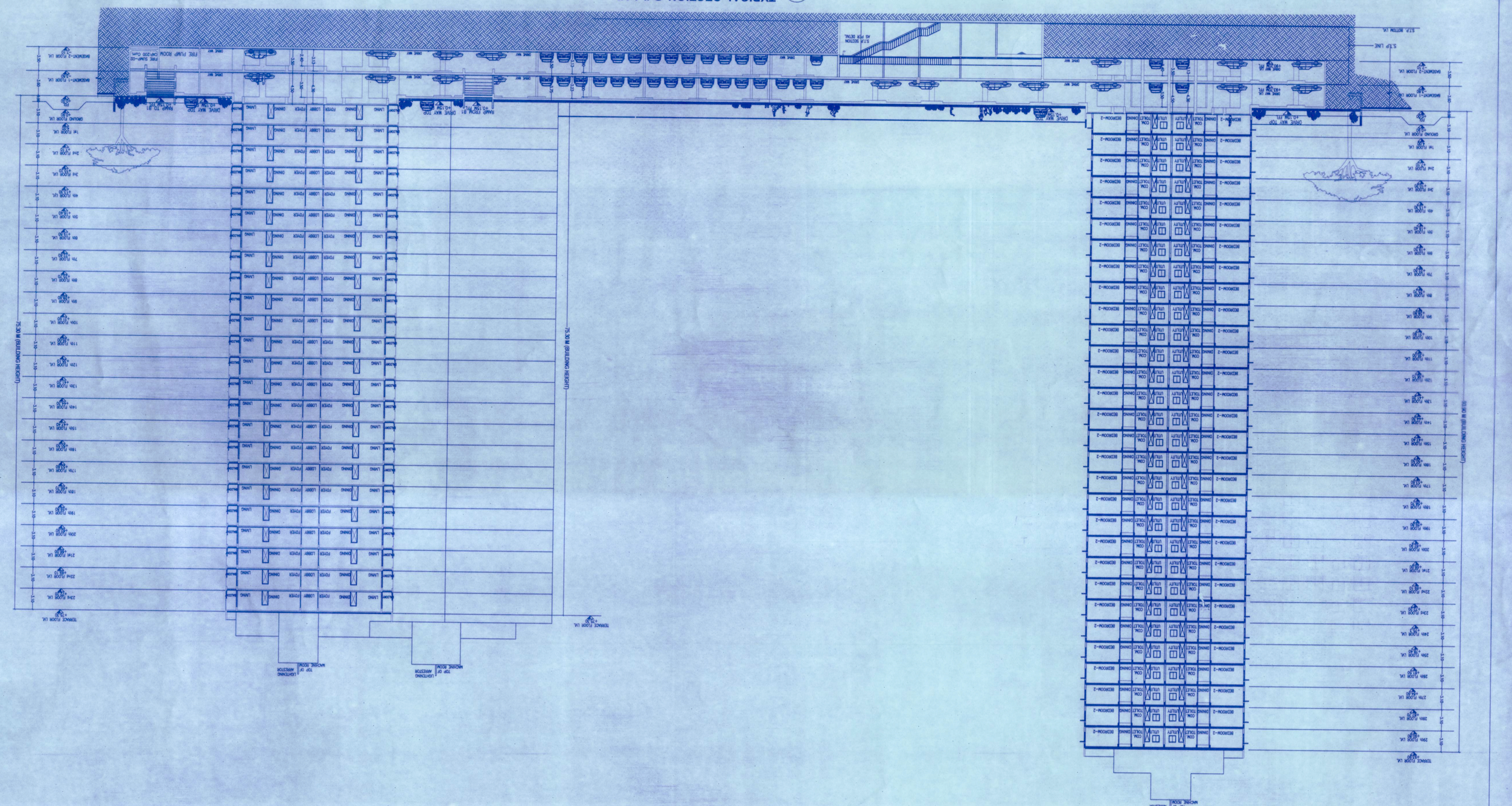

BBMP/Addl.Dir/ JD NORTH/ 0066/2019-20

This Plan Sanction is issued subject to the following conditions

1. Sanction is accorded for the residential apartment building at Property Katha No. 1728 Sy.No. 16/1, 16/2, 16/3,16/4, 16/5,16/6, 16/7, 16/8, 16/9, 16/10, 16/11, 16/12, 16/13, 16/14, 16/15, 16/16, 16/17, 16/18, 16/19, 16/20, 16/21, 16/22, 16/23, 16/24 - Doddha Gollahalli Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru.
   - Tower - A (Block - C, D, E, F consisting of 2BF+GF+23 UF (Twenty three Upper Floors only)
   - Tower - B (Block - A, B, C consisting of 2BF+GF+23 UF (Twenty three Upper Floors only)
   - Tower - C (Block - G, H, I, J, K & M consisting of 2BF+GF+23 UF (Twenty three Upper Floors only)
   - Tower - L (Block-D) 1 Nos Stilt + Ground + 11 Upper Floors
2. Permission is accorded for residential use only. This use of the building shall not be converted for any other purpose.
3. The Sanctioned Plan authorizes the use of the building shall not be converted for any other purpose.
4. Necessary drains to drainage systems/septic tanks, soakage pit should not be allowed to flow on to the public drains. Sufficient provision should be made for the disposal of sewage and water supply, sanitary and power mains etc.
5. The applicant should provide a separate open dumping area of 4.0 x 3.0 m in the Sanctioned Plan for the storage of garbage. Segregation of waste should be ensured at the source and the garbage should be disposed as per the Bye-laws.
6. The applicant shall obtain NOC from the Fire Department before occupying the building.
7. The applicant shall install rain water harvesting structure in the premises as per the Bye-laws.
8. The applicant shall construct the septic tank, soak pits and other sanitary facilities in the premises as per the Bye-laws.
9. The applicant shall obtain NOC from the Pollution Control Board before occupying the building.
10. The applicant shall provide adequate number of fire extinguishers in the premises.
11. The applicant shall provide a separate open dumping area of 4.0 x 3.0 m in the Sanctioned Plan for the storage of garbage. Segregation of waste should be ensured at the source and the garbage should be disposed as per the Bye-laws.
12. The applicant shall install solar photo voltaic system for street lighting in the premises as per the Bye-laws.
13. The applicant shall plant a sapling of native species for every 80 sq.m of Open area as per the Bye-laws.
14. Provision shall be ensured for easy movement of the fire tender in the premises.
15. Licence from appropriate Local Body shall be posted in a conspicuous place in the sanctioned premises. The Sanctioned Plan is valid for three years from the date of issue.
16. Permission shall be obtained from the Forest Department for felling of trees if any.
17. Permission shall be obtained from the Department of Mines and Geology for the quantity of earth work excavation.
18. The applicant shall ensure that the building is constructed as per the Karnataka Fire and Emergency Services Act, 2014 and Karnataka Fire Prevention and Protection Rules, 2017.
19. The applicant shall ensure that the building is constructed as per the National Building Code 2016 and the National Fire Protection and Life Safety Code, 2016.
20. Compliance of conditions imposed in the Environmental Clearance issued by the State Level Environment Impact Assessment Authority (SEIAA) in the Environmental Clearance Letter No. SEIAA/BBMP/EC/MIS/0066/2019-20 dated 27/09/2019.
21. The applicant shall ensure that the Rain Water Harvesting Structures are constructed as per the approved plan.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the occupancy certificate shall be obtained before occupying the building.
24. The applicant shall ensure that the common areas such as the common open spaces, common amenities, common roads and parking area shall be kept open and shall not be converted for any other purpose.
25. The occupancy certificate will not be considered if any deviation is found in the building.
26. The applicant shall ensure that the accessibility is ensured in the premises for the movement of persons with disabilities and the ramps are constructed as per the National Building Code.
27. The Owner / Association of the apartment should ensure that the Sewage Treatment Plant is operated and maintained in a manner that the treated water is of the prescribed quality for the use of gardening.
28. The Owner / Association of the apartment should ensure that the Solid Waste Management is carried out as per the Karnataka Municipal Solid Waste Management Bye-laws, 2019.
29. The Owner / Association of the apartment should ensure that the Electrical Supply is provided through Renewable Energy Sources to the extent of 10% of the total connected load.
30. The Owner / Association of the apartment should ensure that the Fire Safety Measures are in good and operational condition.
31. The Owner / Association of the apartment should ensure that the building is maintained in a safe and hygienic condition.
32. The Owner / Association of the apartment should ensure that the Electrical Supply is provided through Renewable Energy Sources to the extent of 10% of the total connected load.
33. The Owner / Association of the apartment should ensure that the Sewage Treatment Plant is operated and maintained in a manner that the treated water is of the prescribed quality for the use of gardening.
34. The Owner / Association of the apartment should ensure that the Solid Waste Management is carried out as per the Karnataka Municipal Solid Waste Management Bye-laws, 2019.
35. The Owner / Association of the apartment should ensure that the Fire Safety Measures are in good and operational condition.
36. The Owner / Association of the apartment should ensure that the building is maintained in a safe and hygienic condition.
37. The Owner / Association of the apartment should ensure that the Electrical Supply is provided through Renewable Energy Sources to the extent of 10% of the total connected load.
38. The Owner / Association of the apartment should ensure that the Sewage Treatment Plant is operated and maintained in a manner that the treated water is of the prescribed quality for the use of gardening.
39. The Owner / Association of the apartment should ensure that the Solid Waste Management is carried out as per the Karnataka Municipal Solid Waste Management Bye-laws, 2019.
40. The Owner / Association of the apartment should ensure that the Fire Safety Measures are in good and operational condition.
41. The Owner / Association of the apartment should ensure that the building is maintained in a safe and hygienic condition.
42. The Owner / Association of the apartment should ensure that the Electrical Supply is provided through Renewable Energy Sources to the extent of 10% of the total connected load.
43. The Owner / Association of the apartment should ensure that the Sewage Treatment Plant is operated and maintained in a manner that the treated water is of the prescribed quality for the use of gardening.
44. The Owner / Association of the apartment should ensure that the Solid Waste Management is carried out as per the Karnataka Municipal Solid Waste Management Bye-laws, 2019.
45. The Owner / Association of the apartment should ensure that the Fire Safety Measures are in good and operational condition.
46. The Owner / Association of the apartment should ensure that the building is maintained in a safe and hygienic condition.

Special Conditions as per Letter No. LD2/E/TP/211/ Dated: 16-6-2021

1. Compliance of conditions if imposed by the Owner / Developer and the construction activities undertaken by the Owner / Developer shall be subject to the final orders of the Hon'ble Karnataka Appellate Tribunal in the matter of Environmental Clearance.
2. The Owner / Developer shall obtain the Consent to Operate from the Karnataka State Pollution Control Board before commencement of the activity.
3. The Owner / Developer shall obtain the Consent to Operate from the Karnataka State Pollution Control Board before occupying the building.
4. The Owner / Developer shall ensure that the Rain Water Harvesting Structures are constructed as per the approved plan.
5. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
6. The applicant shall ensure that the occupancy certificate shall be obtained before occupying the building.
7. The applicant shall ensure that the common areas such as the common open spaces, common amenities, common roads and parking area shall be kept open and shall not be converted for any other purpose.
8. The applicant shall ensure that the accessibility is ensured in the premises for the movement of persons with disabilities and the ramps are constructed as per the National Building Code.
9. The applicant shall ensure that the occupancy certificate will not be considered if any deviation is found in the building.

Block : TOWER 1 (RESIDENTIAL)

Floor	Name	Height (in Mts.)	Plotted Area (in Sq.Mts.)	Deductions (in Sq.Mts.)				Total Built Up Area (in Sq.Mts.)	Tot. FAR Area (in Sq.Mts.)
				Stair Case	Lift	Lift Machine	Parking		
Cellar									
Stilt Floor									
Ground Floor									
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
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14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
Total:									

Block : TOWER 1 (RESIDENTIAL)

Floor	Name	Total Built Up Area (in Sq.Mts.)	Deductions (in Sq.Mts.)					Net Area (in Sq.Mts.)	Consists of Tenement
			Common Area (in Sq.Mts.)	Parking Area (in Sq.Mts.)	Resi. Use (in Sq.Mts.)	Commercial Use (in Sq.Mts.)	Total Deduction (in Sq.Mts.)