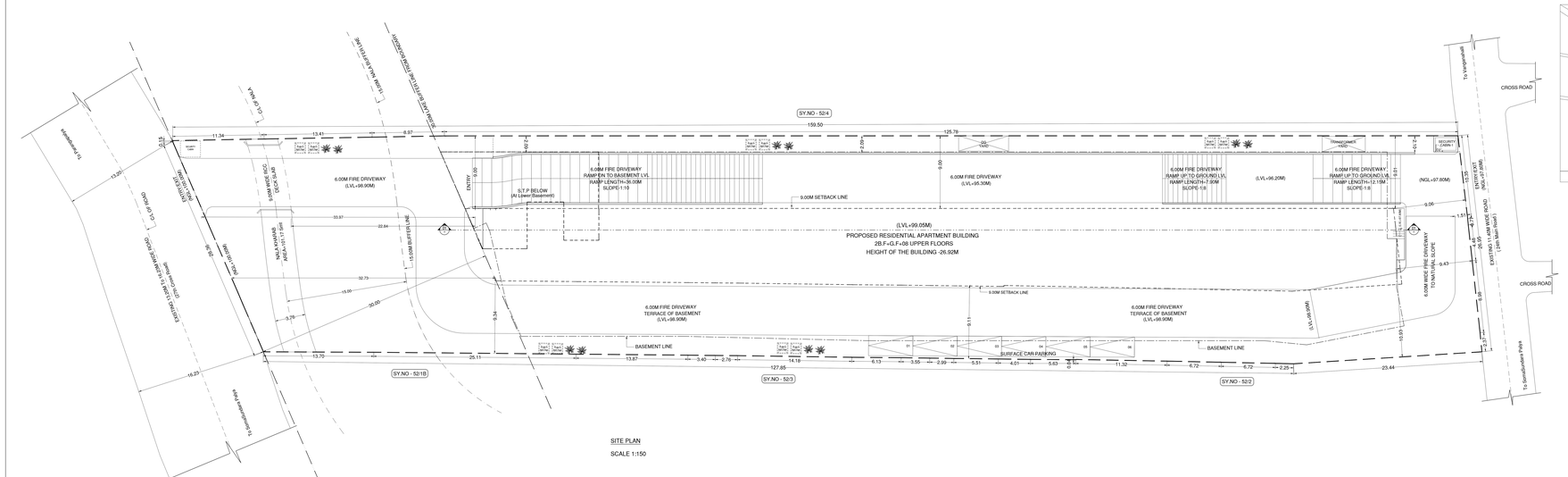

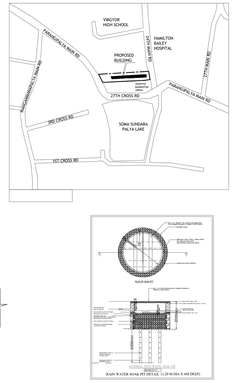

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a).Consisting of 'Block - A (RESIDENTIAL) Wing - A-1 (RESIDENTIAL) Consisting of LOWE R BASEMENT , UPPER BASEMENT, GF+8UPT .
2.The sanction is accorded for Apartment A (RESIDENTIAL) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Adequate drinking water arrangements shall be made as per capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common amenities to any person. The same should be kept open for common use.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(Esk.D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.Technical personnel, applicant or owner as the case may he shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation or footings the case of civil structure, the owner or the structural engineer shall inform the Authority that "Footings / Foundation" has/ shall be obtained.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition to collect the maximum quantity of rainfall and recharge the well of ground water at all times, having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar heters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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 easy access of physically handicapped persons in wheel chairs every.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid nuisance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k.g capacity 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).
30.The applicant shall ensure that the structure is provided with material stability and safety to ensure for soil stabilization during the course of excavation for basements with safe designs for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the Department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipments installed are in good condition and operational and that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building ,one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous permission of the BBMP. In case they do so, they shall be liable for action under the provisions of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a 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 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 cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law-2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law-2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/Commercial building.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Aqua sac, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Howalbag Hoodle) Letter No. LD95LET2015, 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.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" .

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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 NOC from the Labour Department before commencing the construction work is a must. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	150
A (RESIDENTIAL)	D1	0.90	2.10	139

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	M6	0.85	2.10	09
A (RESIDENTIAL)	M5	1.00	2.10	150
A (RESIDENTIAL)	M2	1.20	2.10	09
A (RESIDENTIAL)	M2	1.80	2.10	54
A (RESIDENTIAL)	M	1.80	2.10	08
A (RESIDENTIAL)	M1	1.80	2.10	54
A (RESIDENTIAL)	M3	2.10	2.10	45
A (RESIDENTIAL)	SD2	2.10	2.10	27
A (RESIDENTIAL)	M8	2.10	2.10	18
A (RESIDENTIAL)	SD1	2.40	2.10	18
A (RESIDENTIAL)	SD4	2.70	2.10	18
A (RESIDENTIAL)	SD1	2.70	2.10	18
A (RESIDENTIAL)	SD1	2.80	2.10	12
A (RESIDENTIAL)	SD2	3.35	2.10	15

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.30 X 1 X 1	4.08	113.06
	1.20 X 3.80 X 1 X 1	4.41	
	1.10 X 4.10 X 1 X 1	4.61	
	1.08 X 4.20 X 1 X 1	4.22	
	1.20 X 3.80 X 1 X 1	4.40	
	1.20 X 4.60 X 1 X 1	5.14	
	1.20 X 4.80 X 1 X 1	5.76	
	1.20 X 5.70 X 1 X 1	6.27	
	1.20 X 3.30 X 1 X 1	3.96	
	1.20 X 3.10 X 1 X 1	3.72	
	1.20 X 3.90 X 1 X 1	4.68	
	1.20 X 7.80 X 1 X 1	9.23	
	1 X 3.30 X 1 X 1	3.30	
	1 X 3.20 X 1 X 1	4.02	
	1 X 3.10 X 1 X 1	3.10	
	1 X 3.30 X 1 X 1	4.34	
	1 X 3.20 X 1 X 1	3.97	
	0.90 X 4.30 X 1 X 1	3.92	
	0.90 X 3.97 X 1 X 1	3.48	
	1 X 4.40 X 1 X 1	4.83	
	1 X 4.70 X 1 X 1	4.97	
	0.70 X 4.80 X 1 X 1	2.99	
SECOND FLOOR PLAN	1.20 X 3.30 X 1 X 1	4.08	197.40
	1.75 X 4.30 X 1 X 1	7.64	
	1.30 X 4.00 X 1 X 1	5.25	
	1.75 X 3.50 X 1 X 1	6.31	
	1.75 X 5.70 X 1 X 1	10.04	
	1.75 X 3.50 X 1 X 1	6.17	
	1.75 X 5.10 X 1 X 1	14.05	
	1.75 X 5.10 X 1 X 1	14.05	
	1.60 X 5.70 X 1 X 1	8.19	
	1.65 X 3.90 X 1 X 1	6.50	
	1.75 X 3.80 X 1 X 1	6.02	
	1.75 X 8.80 X 1 X 1	14.27	
	1.90 X 4.10 X 1 X 1	5.78	
	1.75 X 8.60 X 1 X 1	14.86	
	1.75 X 3.90 X 1 X 1	6.69	
	1.65 X 4.30 X 1 X 1	7.04	
	1.75 X 3.80 X 1 X 1	6.02	
	1.20 X 3.30 X 1 X 1	4.61	
	1.20 X 3.80 X 1 X 1	4.00	
	1.60 X 4.30 X 1 X 1	6.32	
	1.75 X 3.50 X 1 X 1	6.82	
	1.75 X 7.60 X 1 X 1	13.43	
	1.60 X 3.57 X 1 X 1	5.41	
	1.75 X 4.50 X 1 X 1	8.88	
TYPICAL - 3 TO 7 FLOOR PLAN	1.65 X 3.80 X 2 X 6	75.36	1181.70
	1.75 X 4.80 X 1 X 6	47.04	
	1.30 X 4.00 X 1 X 6	31.20	
	1.75 X 3.50 X 1 X 6	36.75	
	1.75 X 5.70 X 1 X 6	59.85	
	1.75 X 5.70 X 1 X 6	57.85	
	1.75 X 5.70 X 1 X 6	60.24	
	1.75 X 3.30 X 1 X 6	34.65	
	1.75 X 3.10 X 1 X 6	32.55	
	1.65 X 3.90 X 1 X 6	38.61	
	1.90 X 3.70 X 1 X 6	37.74	
	1.75 X 3.90 X 1 X 6	40.95	
	1.75 X 7.80 X 1 X 6	82.04	
	1.65 X 3.80 X 1 X 6	34.00	
	1.75 X 3.80 X 1 X 6	39.90	
	1.65 X 4.30 X 1 X 6	41.04	
	1.60 X 4.30 X 1 X 6	40.90	
	1.65 X 4.30 X 1 X 6	39.98	
Total	-	-	1462.76

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2/38/KA/136/2/1A, SY NO.52/1A, HARALIKUNTE VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK. (WARD NO.190)

SCALE : 0.150

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.5
		VERSION DATE: 28/06/2022
PROJECT DETAIL		
Authority: BBMP		Plot Use: Residential
Inward No: BBMP/0122/22		Plot SubUse: Apartment
Application Type: Special		Land Use Zone: Residential (Mixed)
Proposal Type: Building Permission		Plot/Sub Plot No.: 2/38/KA/136/2/1A
Nature of Sanction: NEW		City Survey No.: NA
Location: WARD		Khata No. (As per Khata Extract): 2/38/KA/136/2/1A
Building Line Specified as per Z.R.: Hosur Road (Beyond outer Ring Road)		Locality / Street of the property: HARALIKUNTE VILLAGE
PROJECT PROPOSAL		
Road: Road 18M		
Planning District: 318-Begur		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4147.63
NET AREA OF PLOT	(A-Deductions)	4147.63
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2073.82
Proposed Coverage Area (23.74 %)		983.91
Achieved Net coverage area (24.18 %)		983.91
Balance coverage area left (1.43 %)		1123.48
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		9332.62
Additional F.A.R within Ring I and II for amalgamated plot -		0.00
Allowable TDR (Max.35% of Plot/ FAR)		3.05
Premium FAR for Plot within Impact Zone (-)		0.00
Total Permissible FAR (2.30)		9532.45
Residential FAR (100.00%)		9325.48
Proposed FAR Area		9325.48
Achieved Net FAR Area (2.25)		9325.48
Balance FAR Area (0.00)		7.13
BUILT UP AREA CHECK		
Proposed BuiltUp Area		15817.47
Substructure Area Add in BUA (Lateral Lvl)		0.00
Achieved BuiltUp Area		15817.47

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd. Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	20-30 Dwelling Units	1	-	2	37	-
			200.001 - 225	1	-	2	14	-
	Total :		-	-	-	-	51	99

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	51	765.00	99	1485.00
Visitor's Car Parking	6	90.00	6	90.00
Total Car	57	765.75	99	1561.25
Two/Three wheeler	-	60.00	0	0.00
Other Parking	-	-	-	3229.61
Total	-	866.25	-	4790.86

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Carpet BUA Area (Sq.mt.)	Deductions (Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Deductions (Area in Sq.mt.) Lift	Deductions (Area in Sq.mt.) Lift Machine	Deductions (Area in Sq.mt.) Void	Deductions (Area in Sq.mt.) SubStructure	Deductions (Area in Sq.mt.) Ramp	Deductions (Area in Sq.mt.) Parking	Deductions (Area in Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after Resi Tenement
A (RESIDENTIAL)	1	16122.05	304.58	15817.47	964.28	369.01	5.40	60.35	0.16	594.45	4008.36	5325.48	5325.48	44	290.37		
Grand Total:	1	16122.05	304.58	15817.47	964.28	369.01	5.40	60.35	0.16	594.45	4008.36	5325.48	5325.48	44.00	290.37		

Block :A (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions (Area in Sq.mt.) Carpet BUA Area	Deductions (Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Deductions (Area in Sq.mt.) Lift	Deductions (Area in Sq.mt.) Lift Machine	Deductions (Area in Sq.mt.) Void	Deductions (Area in Sq.mt.) Substructure	Deductions (Area in Sq.mt.) Ramp	Deductions (Area in Sq.mt.) Parking	Deductions (Area in Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after Resi Tenement
Terrace Floor	162.36	0.00	162.36	121.15	28.81	5.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Fifth Floor	1201.77	33.46	1168.31	83.39	31.20	0.00	0.00	0.00	0.00	0.00	0.00	1053.70	1053.70	05	0.00	
Seventh Floor	1201.77	33.46	1168.31	83.39	31.20	0.00	0.00	0.02	0.00	0.00	0.00	1053.70	1053.70	05	0.00	
Sixth Floor	1201.77	33.46	1168.31	83.39	31.20	0.00	0.00	0.02	0.00	0.00	0.00	1053.70	1053.70	05	0.00	
First Floor	1201.77	33.46	1168.31	83.39	31.20	0.00	0.00	0.02	0.00	0.00	0.00	1053.70	1053.70	05	0.00	
Fourth Floor	1201.77	33.46	1168.31	83.39	31.20	0.00	0.00	0.02	0.00	0.00	0.00	1053.70	1053.70	05	0.00	
Second Floor	1201.77	33.46	1168.31	83.39	31.20	0.00	0.00	0.02	0.00	0.00	0.00	1053.70	1053.70	05	0.00	
Third Floor	1194.77	33.47	1161.30	83.39	31.20	0.00	0.00	0.02	0.00	0.00	0.00	1046.68	1046.68	05	0.00	
Ground Floor	1112.91	33.98	1078.93	83.39	31.20	0.00	0.00	0.02	0.00	0.00	0.00	964.52	964.52	05	0.00	
Upper Basement Ramp	1214.65	36.37	1178.28	83.39	31.20	0.00	0.00	60.35	0.00	210.67	29.48	768.19	758.19	04	89.53	
Lower Basement Ramp	2615.94	0.00	2615.94	41.31	31.20	0.00	0.00	0.00	0.00	0.00	189.39	2221.22	132.83	132.83	00	116.31
Upper Basement	3920.80	0.00	3920.80	41.31	31.20	0.00	0.00	0.00	0.00	0.00	189.39	3707.90	101.25	101.25	00	84.73
Total:	16122.05	304.58	15817.47	964.28	369.01	5.40	60.35	0.16	594.45	4008.36	5325.48	5325.48	44	290.37		
Total Number of Same Blocks	1															
Total:	16122.05	304.58	15817.47	964.28	369.01	5.40	60.35	0.16	594.45	4008.36	5325.48	5325.48	44	290		

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s Purawankara Limited Represented by Vice Chairman Narc R. Dariwala #55, 7th road, 10th Main, 6th Cross, Coffee Board layout, Kempapura Hebbal, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Anup Nair No.1 St Marks Road, Bangalore. No.1 St Marks Road, Bangalore. BCC/BL-3.2.3/k-10372/2020-23

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.2/38/KA/136/2/1A, SY NO.52/1A, HARALIKUNTE VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK. (WARD NO.190)

DRAWING TITLE :
SITE PLAN & LOWER BASEMENT FLOOR PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

EFFECT OF DOCUMENT ON SITE	DATE OF ISSUE	DESIGNATION	SIGNATURE

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

NORTH

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

UserDefinedMetric (900.00 x 1900.00MM)_1_2_3