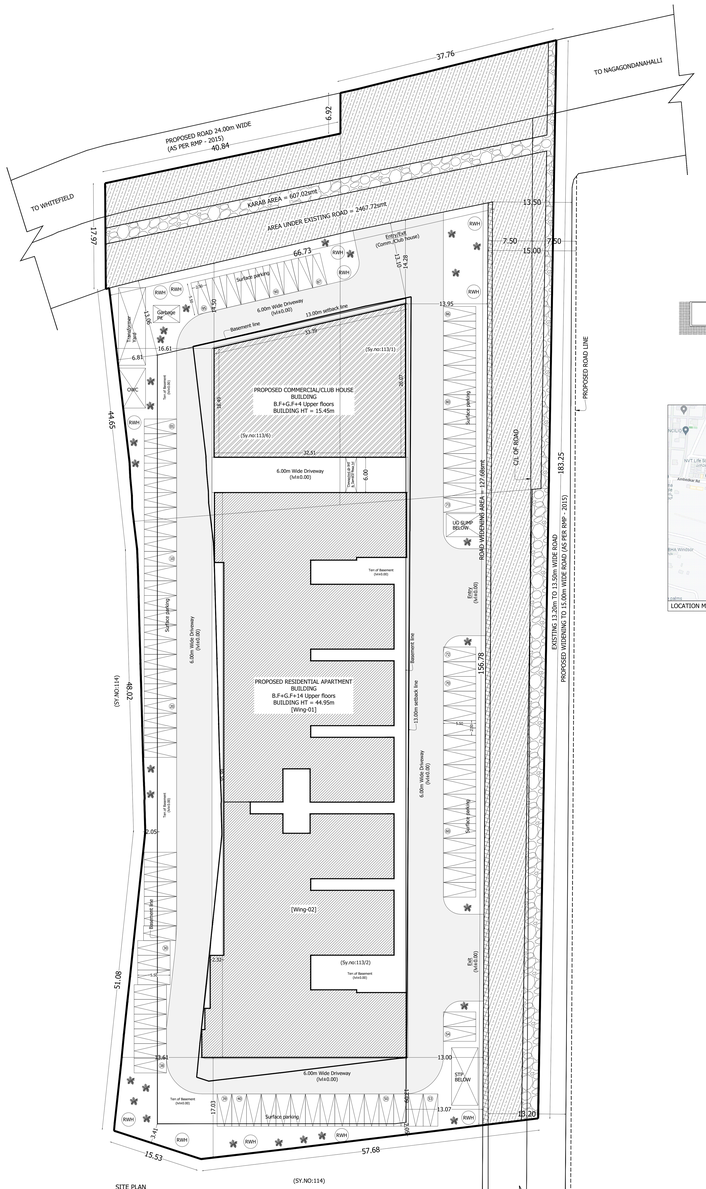
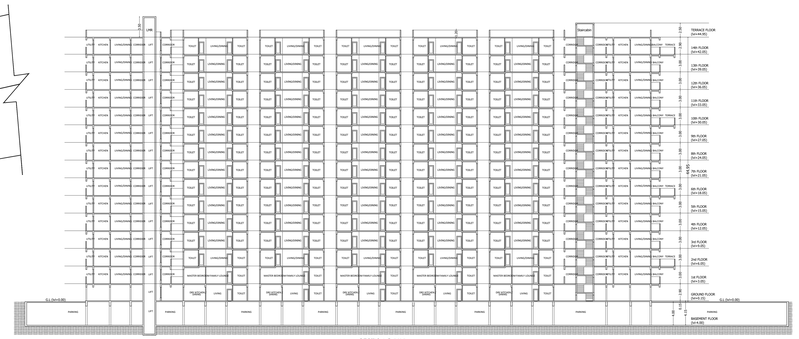
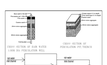








Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Residential/Commercial Building plan (Wing-01) Residential B.F+G.F+14UF & (Wing-02) Commercial B.F+G.F+4UF at Katha no:1119,Sy.no:1131,2 & 6 of Nagondanahalli Village,K.R.puram Hobli,Bangalore East Taluk.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Basement,part of Ground & Surface parking 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.

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

7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for locating 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 / 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 drains. The debris shall be removed and transported to nearby dumping yard.

11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas,which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (Es& D) code leaving 3.00 mts. from the building within the premises.

13.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 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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in 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 â€" IV (Bye-law No. 3.6) under sub section (1-A (a) to (x).

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 â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman 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 â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall 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.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

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

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

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The 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.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, 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 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 NOC from the Labour Department before commencing the construction work is a must.

Block :A (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deductions from Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
Terrace Floor	99.85	0.00	99.85	70.15	24.13	5.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2105.98	327.53	1778.05	168.09	20.06	0.00	0.00	0.00	0.00	0.00	1588.98	0.00	1588.98	00	0.00
Thirteenth Floor	2105.99	73.64	2032.35	56.83	20.98	0.00	0.00	0.00	0.00	0.00	1954.54	0.00	1954.54	16	0.00
Twelveth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Eleventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Tenth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Ninth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Eighth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Seventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Sixth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Fifth Floor	2152.56	115.91	2036.65	115.57	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Fourth Floor	2828.62	169.66	2658.97	95.66	31.24	0.00	389.24	0.08	0.00	0.00	2142.75	0.00	2142.75	16	281.40
Third Floor	2828.62	347.86	2480.76	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2353.78	0.00	2353.78	16	481.45
First Floor	2828.62	132.68	2695.94	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2568.96	0.00	2568.96	16	707.61
Ground Floor	3303.65	9.77	3293.88	91.89	31.24	0.00	0.00	0.00	0.00	0.00	1850.75	641.36	678.64	1320.00	05	167.51
Basement Floor	5717.46	0.00	5717.46	91.89	31.24	0.00	0.00	0.00	284.31	5297.09	12.93	0.00	12.93	00	12.93
Total	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90
Total Number of Same Blocks	1														
Total:	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1651

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built-up Area (Sq.mt.)	Deductions from Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
A (RESIDENTIAL)	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90
Grand Total :	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206.00	1650.90

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	407
A (RESIDENTIAL)	D1	0.90	2.10	435
A (RESIDENTIAL)	ED	1.10	2.10	211
A (RESIDENTIAL)	MD	1.20	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	227
A (RESIDENTIAL)	BW	1.00	2.10	02
A (RESIDENTIAL)	W1	1.53	2.10	24
A (RESIDENTIAL)	W1	1.83	2.10	531
A (RESIDENTIAL)	GW	2.00	2.10	12
A (RESIDENTIAL)	W	2.40	2.10	144

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
THIRD FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
FOURTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
FIFTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
SIXTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
SEVENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
EIGHTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
NINTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
TENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
ELEVENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
TWELFTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
THIRTEENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
FOURTEENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
Total		-	288.60

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,113/2 & 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

SCALE 1:250

N

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.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PKJ0914/20-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 1119	
Nature of Sanction: NEW	City Survey No.: 113/1,113/2 & 113/6	
Location: RING-III	Khata No. (As per Khata Extract): 1119	
Building Line Specified as per Z.R: NA	Locality / Street of the property: NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI,BANGALORE EAST TALUK.	
	Zone: Mahadevapura	
	Ward: Ward-084	
	Planning District: 315-Kithaliballi	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11806.60
Deduction for NetPlot Area		
Road Widening Area		2597.78
Total:		2597.78
NET AREA OF PLOT	(A-Deductions)	9208.82
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4604.41
Proposed Coverage Area (35.77 %)		3293.88
Achieved Net coverage area (35.77 %)		3293.88
Balance coverage area left (14.23 %)		1310.53
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		29516.50
Additional F.A.R within Ring I and II (for amalgamated plot ≥ 50)		29516.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		29516.50
Residential FAR (95.40%)		28147.26
Commercial FAR (4.60%)		1357.29
Proposed FAR Area		29504.54
Achieved Net FAR Area (2.50)		29504.54
Balance FAR Area (0.00)		11.96
BUILT-UP AREA CHECK		
Proposed Built-Up Area		39157.29
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved Built-Up Area		39172.29

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			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	204	-	
			225.001 - 220.001	1	-	2	4	-	
	Commercial	Small Shop	> 0	50	1357.29	1	27	-	
	Total :			-	-	-	235	311	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	235	3231.25	311	4276.25
Visitor's Car Parking	21	288.75	0	0.00
Total Car	256	3520.00	311	4276.25
Two/Wheeler	-	330.00	0	0.00
Other Parking	-	-	-	4209.61
Total :		3850.00		8485.86

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr.V.GOPALKRISHNA @ KITTY MAL UNITED DEVELOPERS (Rep. by its Managing partner) P.SUBRAMANI & R.GANGADHAR Rail No:317,Sai samridhi layout,Belathur village post,Bidarahalli hobli,Bangalore East taluk, Bangalore-87.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4/2841/1-18

PROJECT TITLE :

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,113/2 & 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

DRAWING TITLE :

SITE PLAN & SECTION

SHEET NO : 01 OF 08

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

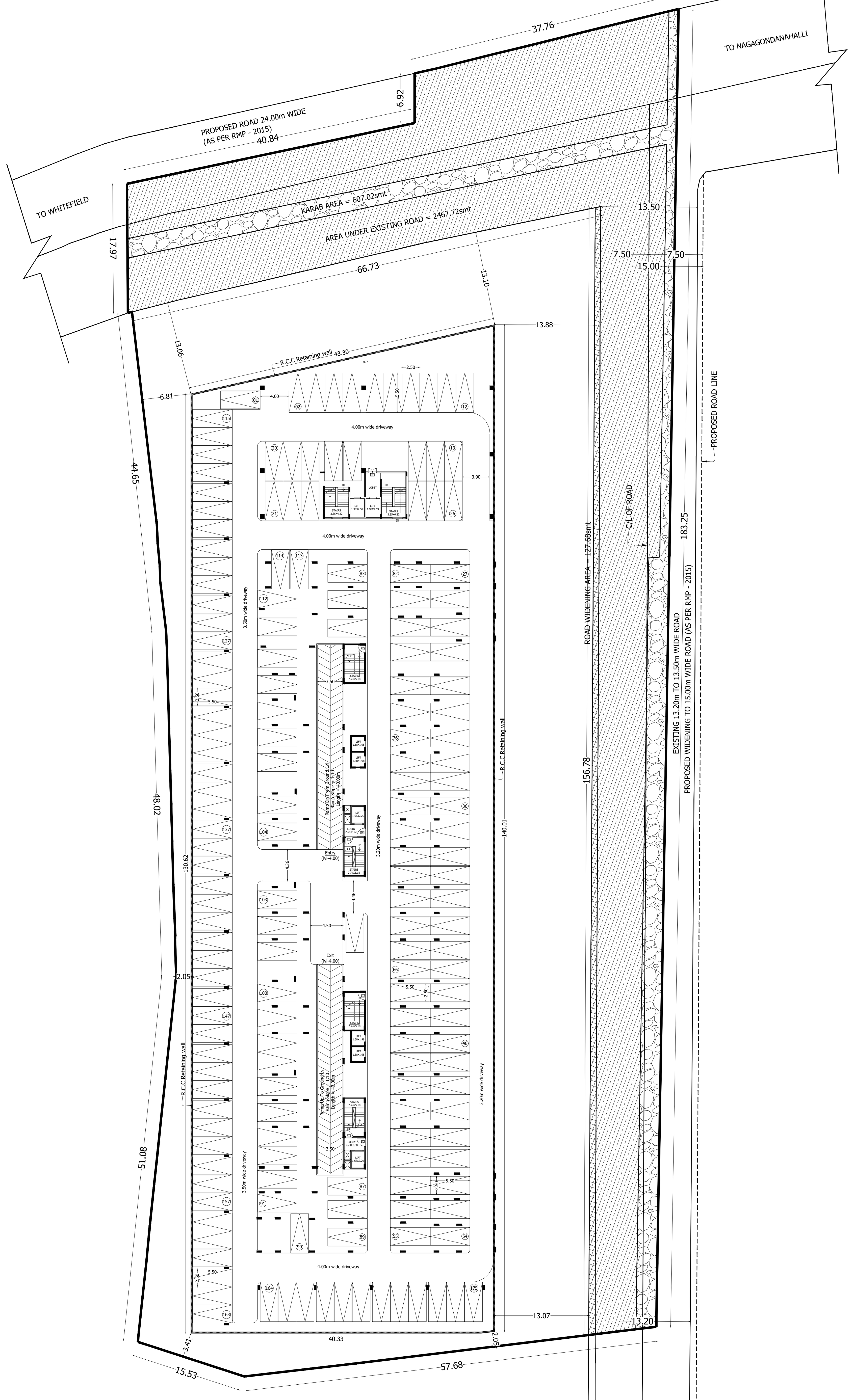
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Bruhat Bengaluru Mahanagara Palike NORTH

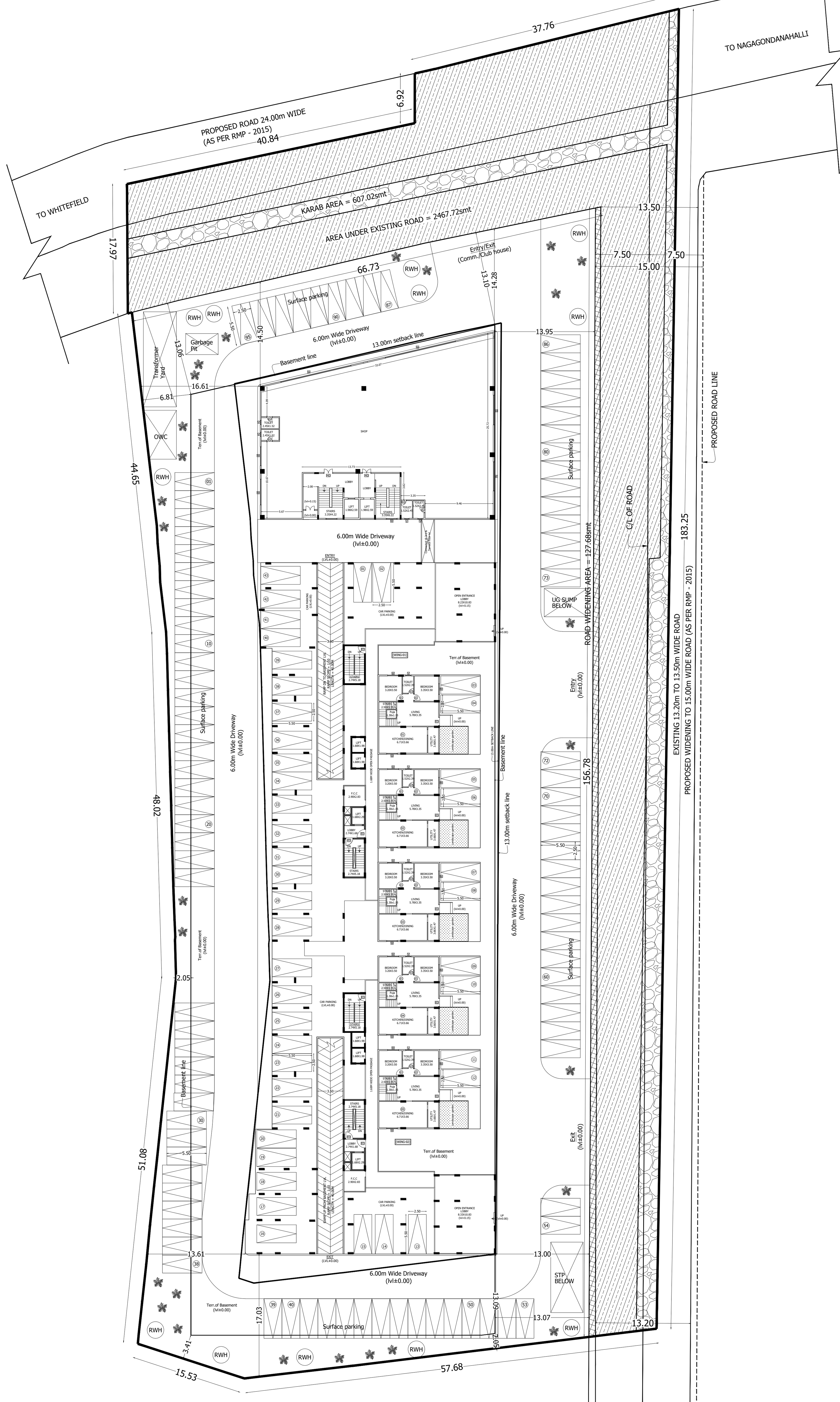
Digitally signed by V KHAKSHI
Date: 31 Feb 2023 10:23:15
Designation: Joint Director (TP)
Organization: Bruhat Bengaluru Mahanagara Palike
Location: Joint Director Office
Reason: I am the author of this document
OID.0.9.2342.19200300.100.1.1=V KHAKSHI,2.5.4.20=6e1c5b

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.



BASEMENT FLOOR PLAN
No.of car parking = 175cars
(lvl-4.00)



GROUND FLOOR PLAN
No.of units = 05units
Ground parking = 43cars
Surface parking = 95cars
(lvl+0.15)

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Residential/Commercial Building plan (Wing-01) Residential B.F+G.F+14UF & (Wing-02) Commercial B.F+G.F+4UFat Katha no:1119,Sy.no:113/1,2 & 6 of Nagondanahalli Village,K.R.puram Hobli,Bangalore East Taluk.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Basement,part of Ground & Surface parking 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas,which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13.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 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.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in 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 â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman 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 â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall 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.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The 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.
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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, 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 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 NOC from the Labour Department before commencing the construction work is a must.

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	99.85	0.00	99.85	70.15	24.13	5.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2105.98	327.93	1778.05	168.09	20.98	0.00	0.00	0.00	0.00	0.00	1588.98	0.00	1588.98	00	0.00
Thirteenth Floor	2105.99	73.64	2032.35	56.83	20.98	0.00	0.00	0.00	0.00	0.00	1954.54	0.00	1954.54	16	0.00
Twelfth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Eleventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Tenth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Ninth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Eighth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Seventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Sixth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Fifth Floor	2152.56	115.91	2036.65	115.57	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Fourth Floor	2828.62	169.65	2658.97	95.66	31.24	0.00	389.24	0.08	0.00	0.00	2142.75	0.00	2142.75	16	281.40
Third Floor	2828.62	347.86	2480.76	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2353.78	0.00	2353.78	16	481.45
Second Floor	2828.62	132.68	2695.94	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2568.96	0.00	2568.96	16	707.61
First Floor	2805.35	287.34	2518.01	124.25	31.24	0.00	0.00	0.08	0.00	0.00	1683.79	678.65	2362.44	09	0.00
Ground Floor	3303.65	9.77	3293.88	91.89	31.24	0.00	0.00	0.00	0.00	1850.75	641.36	678.64	1320.00	05	167.51
Basement Floor	5717.46	0.00	5717.46	91.89	31.24	0.00	0.00	0.00	284.31	5297.09	12.93	0.00	12.93	00	12.93
Total:	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90
Total Number of Same Blocks :	1														
Total:	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1651

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (RESIDENTIAL)	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90
Grand Total:	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206.00	1650.90

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	407
A (RESIDENTIAL)	D1	0.90	2.10	435
A (RESIDENTIAL)	ED	1.10	2.10	211
A (RESIDENTIAL)	MD	1.20	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.00	227
A (RESIDENTIAL)	BW	1.00	2.10	02
A (RESIDENTIAL)	W1	1.53	2.10	24
A (RESIDENTIAL)	W1	1.83	2.10	531
A (RESIDENTIAL)	GW	2.00	2.10	12
A (RESIDENTIAL)	W	2.40	2.10	144

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
THIRD FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
FOURTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
FIFTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
SIXTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
SEVENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
EIGHTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
NINTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
TENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
ELEVENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
TWELFTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
THIRTEENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
FOURTEENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.46 X 3.71 X 1 X 1	5.38	
	0.92 X 3.76 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.90 X 3.76 X 1 X 1	3.38	
Total	-	-	288.60

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,113/2 & 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

SCALE 1:250

N

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.: 1.0.12
	VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/5914/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 1119
Nature of Sanction: NEW	City Survey No.: 113/1,113/2 & 113/6
Location: RING-III	Khata No. (As per Khata Extract): 1119
Building Line Specified as per Z.R: NA	Locality / Street of the property: NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI,BANGALORE EAST TALUK.
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 315-Whitefiled	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11806.60
Deduction for NetPlot Area		
Road Widening Area		2597.78
Total		2597.78
NET AREA OF PLOT	(A-Deductions)	9208.82
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4604.41
Proposed Coverage Area (35.77 %)		3293.88
Achieved Net coverage area (35.77 %)		3293.88
Balance coverage area left (14.23 %)		1310.53
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		29516.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		29516.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		29516.50
Residential FAR (95.40%)		28147.26
Commercial FAR (4.60%)		1357.29
Proposed FAR Area		29504.54
Achieved Net FAR Area (2.50)		29504.54
Balance FAR Area (0.00)		11.96
BUILT UP AREA CHECK		
Proposed BuiltUp Area		39157.29
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		39172.29

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	50 - 225	1	-	1	204	-
			225.001 - 375	1	-	2	4	-
	Commercial	Small Shop	> 0	50	1357.29	1	27	-
	Total :		-	-	-	-	235	311

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	235	3231.25	311	4276.25
Visitor's Car Parking	21	288.75	0	0.00
Total Car	256	3520.00	311	4276.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	4209.61
Total		3850.00		8485.86

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.V.GOPALKRISHNA @ KITTY M/s .UNITED DEVELOPERS
(Rep. by its Managing partners) P.SUBRAMANI & R.GANGADHAR
R/at No:317,Sai sannidhi layout,Belathur village [illegible]godi post,Bidarahalli hobli,Bangalore East taluk, Bangalore-67.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :
PROPOSED RESIDENTIAL/COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,113/2,& 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

DRAWING TITLE :

BASEMENT & GROUND FLOOR PLAN

SHEET NO : 02 of 08

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

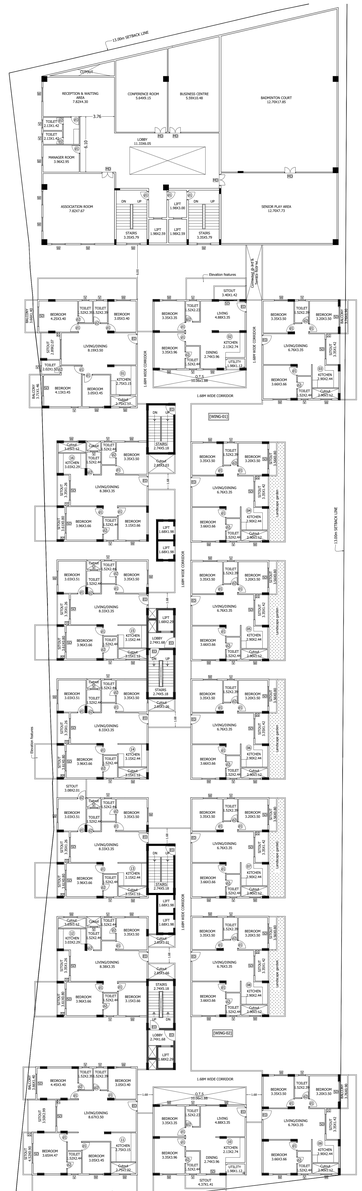
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by V RAKESH KUMAR
Date: 21 Feb 2024 15:21:31
Project No.:PRJ/5914/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0048/22-23

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.





Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Residential/Commercial Building plan (Wing-01) Residential B.F+G.F+1stF & (Wing-02) Commercial B.F+G.F+4UFat Katha no:1119,Sy.no:113/1,2 & 6 of Nagondanahalli Village,K.R.puram Hobli,Bangalore East Taluk.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Basement,part of Ground & Surface parking 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5qm.

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, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas,which shall be accessible to all the tenants and occupants.

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13.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 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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance & warned in 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 â€˜IV (Bye-law No. 3.6) under sub section IV-9 (e) 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-laws.

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 â€˜ 31) of building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approachable through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

28.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman 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 â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall 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.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€˜ 2020.

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

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

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

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The 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.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. DI/95LET/2013, 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 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 NOC from the Labour Department before commencing the construction work is a must.

Block :A (RESIDENTIAL)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenat (No.)	Carpet Area other than Tenaments
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
Terrace Floor	99.85	0.00	99.85	70.15	24.13	5.57	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2105.98	327.93	1778.05	168.09	20.98	0.00	0.00	0.00	0.00	0.00	1588.98	0.00	00	0.00
Thirteenth Floor	2105.99	73.64	2032.35	56.83	20.98	0.00	0.00	0.00	0.00	0.00	1954.54	0.00	16	0.00
Twelth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Eleventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Tenth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Ninth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Eighth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Seventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Sixth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Fifth Floor	2152.56	115.91	2036.65	115.57	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Fourth Floor	2828.62	169.65	2658.97	95.66	31.24	0.00	389.24	0.08	0.00	0.00	2142.75	0.00	16	281.40
Third Floor	2828.62	347.86	2480.76	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2353.78	0.00	16	481.40
Second Floor	2828.62	132.68	2695.94	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2568.96	0.00	16	707.61
First Floor	2855.35	287.34	2518.01	124.25	31.24	0.00	0.00	0.08	0.00	0.00	1683.79	678.65	2382.44	09	0.00
Ground Floor	3303.85	9.77	3293.88	91.89	31.24	0.00	0.00	0.00	0.00	1850.75	641.36	678.64	1320.00	05	167.01
Basement Floor	6717.46	0.00	6717.46	91.89	31.24	0.00	0.00	0.00	284.31	5307.09	12.93	0.00	12.93	00	12.93
Total	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.96
Total Number of Same Blocks	1														
Total	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.96

FAR &Tenement Details

Block	No. of Same Bldg	Gross Buitup Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenat (No.)	Carpet Area other than Tenaments
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
A (RESIDENTIAL)	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.96
Total	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206.00	1650.96

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	407
A (RESIDENTIAL)	D1	0.90	2.10	435
A (RESIDENTIAL)	ED	1.10	2.10	211
A (RESIDENTIAL)	MD	1.20	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.50	227
A (RESIDENTIAL)	BW	1.00	2.10	02
A (RESIDENTIAL)	W1	1.53	2.10	24
A (RESIDENTIAL)	W	1.83	2.10	621
A (RESIDENTIAL)	GW	2.00	2.10	12
A (RESIDENTIAL)	W	2.40	2.10	144

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRD FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FIFTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SIXTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SEVENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
EIGHTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
NINTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
ELEVENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TWELFTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRTEENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTEENTH FLOOR PLAN	1.40 X 3.66 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
Total			288.60

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,1132 & 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

SCALE 1:150

N

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Inward No: PR/259/432-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 1119,	
Nature of Sanction: NEW	City Survey No.: 113/1,1132 & 113/6	
Location: RING-III	Khata No. (As per Khata Extract): 1119	
Building Line Specified as per Z.R: NA	Locality / Street of the property: NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI,BANGALORE EAST TALUK,	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 315-Whitefield		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11806.60
Deduction for NetPlot Area		
Road Widening Area		2687.78
Total :		2687.78
NET AREA OF PLOT	(A-Deductions)	9208.82
COVERAGE CHECK :		
Permissible Coverage area (60.00 %)		4604.41
Proposed Coverage Area (35.77 %)		3293.88
Achieved Net coverage area (35.77 %)		3293.88
Balance coverage area left (14.23 %)		1310.53
FAR CHECK :		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		29516.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.00)		29516.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		29516.50
Residential FAR (90.40%)		28147.25
Commercial FAR (4.60%)		1357.29
Proposed FAR Area		29504.54
Achieved Net FAR Area (2.50)		29504.54
Balance FAR Area (0.00)		11.96
BUILT UP AREA CHECK :		
Proposed BuiltUp Area		39157.29
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		39172.29

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	Units		Car		
			Area (Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	204	-
			225.001 - 375	1	2	4	-
	Commercial	Small Shop	4.5	50	1357.29	27	-
	Total :		-	-	-	235	311

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achived	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	235	3231.25	311	4278.25
Visitor's Car Parking	21	288.75	0	0.00
Total Car	256	3520.00	311	4278.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	4200.61
Total		3850.00		8485.86

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr V.GOPALKRISHNA REDDY & MRS.JYOTTY MAL LIMITED DEVELOPERS (Rep. by its Managing partners) P.SUBRAMANI & R.GANGADHAR Rail No:317,Sai samridhi layout,Belathur village post,Bidarahalli hobli,Bangalore East taluk, Bangalore-87.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/11-18

PROJECT TITLE :

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,1132 & 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

DRAWING TITLE :

GROUND,1st & 2nd FLOOR PLAN

SHEET NO : 03 of 08

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

NORTH

Digitally signed by V KAVEESH
Location:
Date: 31 Feb 2023 10:23:15
Reason: Approved as per the Bye-laws, Rules and Regulations
Designation: Joint Director Town Planning
Department: Town Planning
Name:
Authority: Head Civil,DAHUP,Hoskote 23-03

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.



Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Residential/Commercial Building plan (Wing-01) Residential B.F+G.F+14UF & (Wing-02) Commercial B.F+G.F+4UFat Katha no:1119,Sy.no:113/1,2 & 6 of Nagondanahalli Village,K.R.puram Hobli,Bangalore East Taluk.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Basement part of Ground & Surface parking 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 foundations 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 Sqm.

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

7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 drains. The debris shall be removed and transported to nearby dumping yard.

11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas,which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13.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 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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

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

30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall 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.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated accordingly by BBMP Act â€˜ 2020.

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

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

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

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The 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.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95LET/2013, 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 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 NOC from the Labour Department before commencing the construction work is a must.

Block :A (RESIDENTIAL)

Floor Name	Gross Built(up) Area	Deductions From Gross Built(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tenet (No.)	Carpet Area other than Tenements
Terrace Floor	99.85	0.00	99.85	70.15	24.13	5.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2105.98	327.93	1778.05	168.09	20.98	0.00	0.00	0.00	0.00	0.00	1588.98	0.00	1588.98	00	0.00
Thirteenth Floor	2105.99	73.64	2032.35	56.83	20.98	0.00	0.00	0.00	0.00	0.00	1954.54	0.00	1954.54	16	0.00
Twelth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Eleventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Tenth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Ninth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Eighth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Seventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Sixth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Fifth Floor	2152.56	115.91	2036.65	115.57	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Fourth Floor	2828.62	169.65	2658.97	95.66	31.24	0.00	389.24	0.08	0.00	0.00	2142.75	0.00	2142.75	16	281.40
Third Floor	2828.62	347.86	2480.76	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2353.78	0.00	2353.78	16	481.40
Second Floor	2828.62	132.68	2695.94	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2568.96	0.00	2568.96	16	707.61
First Floor	2855.35	287.34	2518.01	124.25	31.24	0.00	0.00	0.08	0.00	0.00	1883.79	678.65	2382.44	09	0.00
Ground Floor	3303.85	9.77	3293.88	91.89	31.24	0.00	0.00	0.00	0.00	1850.75	641.36	678.64	1320.00	05	167.01
Basement	6717.46	0.00	6717.46	91.89	31.24	0.00	0.00	0.00	0.00	284.31	5297.09	12.93	0.00	12.93	00	12.93
Total	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.96
Total Number of Same Blocks	1														
Total:	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24								1650.96

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tenet (No.)	Carpet Area other than Tenements
A (RESIDENTIAL)	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24		0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.96
Total:	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24		0.96	284.31	7147.83	28147.25	1357.29	29504.54	206.00	1650.96
Total Number of Same Blocks																	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.75	2.10	407
A (RESIDENTIAL)	D1	0.90	2.10	435
A (RESIDENTIAL)	ED	1.10	2.10	211
A (RESIDENTIAL)	MD	1.20	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.50	227
A (RESIDENTIAL)	BW	1.00	2.10	02
A (RESIDENTIAL)	W1	1.53	2.10	24
A (RESIDENTIAL)	W	1.83	2.10	621
A (RESIDENTIAL)	GW	2.00	2.10	12
A (RESIDENTIAL)	W	2.40	2.10	144

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRD FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FIFTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SIXTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SEVENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
EIGHTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
NINTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
ELEVENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TWELFTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRTEENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTEENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
Total			288.60

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,1132 & 1136 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

SCALE 1:150

N

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL		
Authority: BBMP	Plot Use: Residential	
Project No: PK/SW/420-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 1119,	
Nature of Sanction: NEW	City Survey No.: 113/1,1132 & 1136	
Location: RING-III	Khata No. (As per Khata Extract): 1119	
Building Line Specified as per Z.R. NA	Locality / Street of the property: NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI,BANGALORE EAST TALUK.	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 315-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11806.60
Deduction for NetPlot Area		
Road Widening Area		2687.78
Total:		2687.78
NET AREA OF PLOT	(A-Deductions)	9208.82
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		4604.41
Proposed Coverage Area (35.77 %)		3293.88
Achieved Net coverage area (35.77 %)		3293.88
Balance coverage area left (14.23 %)		1310.53
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		23016.50
Additional F.A.R within Ring I and II (for categories) plot (0.00)		23016.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		23016.50
Residential FAR (92.45%)		28147.25
Commercial FAR (4.80%)		1357.29
Proposed FAR Area		29504.54
Achieved Net FAR Area (2.50)		29504.54
Balance FAR Area (0.00)		11.96
BUILT UP AREA CHECK		
Proposed BuiltUp Area		39157.29
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		39172.29

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	Units Area (Sq.mt.)	Reqd.	Prop.	Car Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	204	-
			225-600	1	-	2	4	-
			375	1	-			
	Commercial	Small Shop	>0	1322.29	-	1	27	-
	Total :		-	-	-	-	235	311

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	235	3231.25	311	4278.25
Visitor's Car Parking	21	288.75	0	0.00
Total Car	256	3520.00	311	4278.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	4200.61
Total		3850.00		8485.86

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr V.GOPALKRISHNA REDDY M/s. UNITED DEVELOPERS (Rep. by its Managing partners) P.SUBRAMANI & R.GANGADHAR Rad No:737,Sai samarth layout,Belathur village post,Bidarahalli hobli,Bangalore East taluk, Bangalore-87.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4632, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/11-18

PROJECT TITLE :

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,1132 & 1136 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI BANGALORE EAST TALUK,WARD NO-84.

DRAWING TITLE :

3rd,4th & 5th FLOOR PLAN

SHEET NO : 04 of 08

SANCTIONING AUTHORITY :			
ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

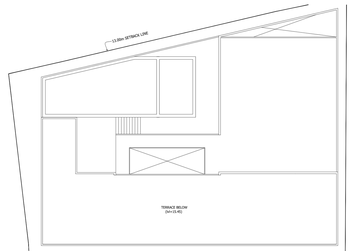
NORTH

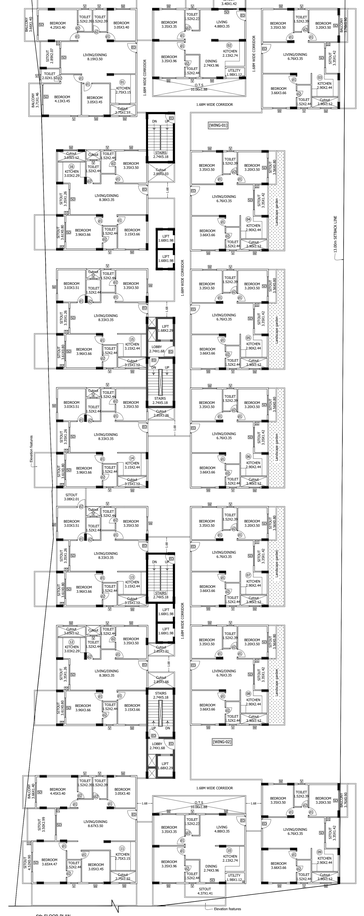
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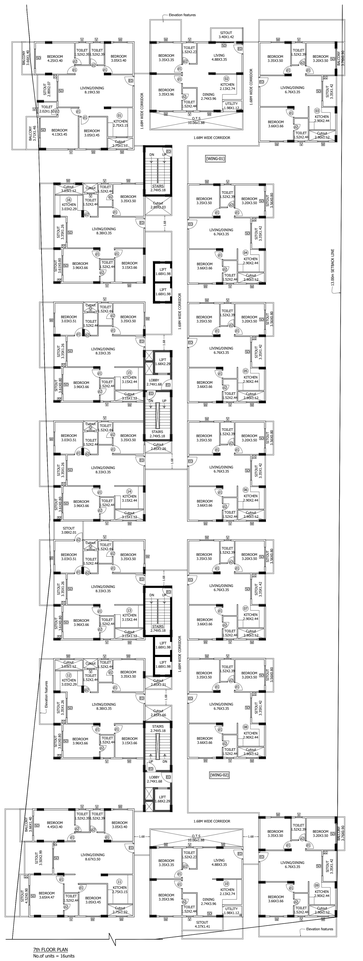
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

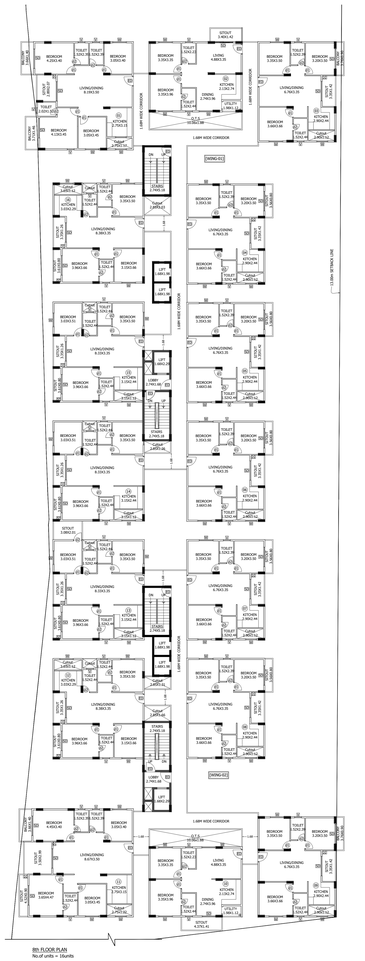
Digitally signed by V KAVERI
Date: 31 Feb 2023 10:23:10
Reason: Approved
Location: Organizational Unit: Bangalore
Organization: Joint Director Town Planning
Name: Kaveri
Email: kaveri.bbmp@gmail.com
Phone: 22 22

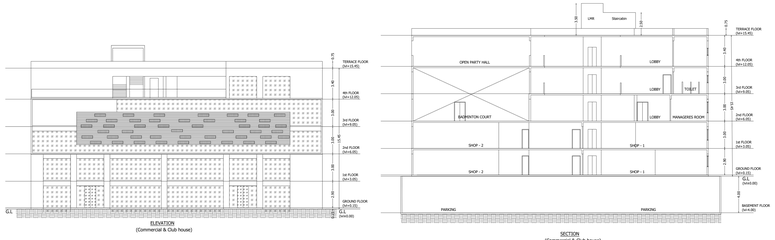
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Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Residential/Commercial Building plan (Wing-D1) Residential B+G+5 F+14UF & (Wing-D2) Commercial B+G+5 F+4UFat Katha no:1119,Sy.no:113/1,2 & 6 of Nagondanahalli Village,K.R.puram Hobli,Bangalore East Taluk.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Basement,part of Ground & Surface parking 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5qm.

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, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 drains. The debris shall be removed and transported to nearby dumping yard.

11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas,which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13.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 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 persons & structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance & warned in 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 â€˜IV (Bye-law No. 3.6) under sub section IV-9 (e) 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 soil conditions 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 â€˜ 31) of building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman 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 â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall 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.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated; 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

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

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

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The 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.

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 as claiming the ownership of the property.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. D/95/LET/2013, 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 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 NOC from the Labour Department before commencing the construction work is a must.

Block :A (RESIDENTIAL)

Floor Name	Gross Built(up) Area	Deductions From Gross Built(Area in Sq.mts.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mts.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tenet (No.)	Carpet Area other than Tenements
Terrace Floor	99.85	0.00	99.85	70.15	24.13	5.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2105.98	327.93	1778.05	168.09	20.98	0.00	0.00	0.00	0.00	0.00	1588.98	0.00	1588.98	00	0.00
Thirteenth Floor	2105.99	73.64	2032.35	56.83	20.98	0.00	0.00	0.00	0.00	0.00	1954.54	0.00	1954.54	16	0.00
Twelth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Eleventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Tenth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Ninth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Eighth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Seventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Sixth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Fifth Floor	2152.56	115.91	2036.65	115.57	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Fourth Floor	2828.62	169.65	2658.97	95.66	31.24	0.00	389.24	0.08	0.00	0.00	2142.75	0.00	2142.75	16	281.46
Third Floor	2828.62	347.86	2480.76	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2353.78	0.00	2353.78	16	481.46
Second Floor	2828.62	132.68	2695.94	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2568.96	0.00	2568.96	16	707.61
First Floor	2855.35	287.34	2518.01	124.25	31.24	0.00	0.00	0.08	0.00	0.00	1683.79	678.65	2362.44	09	0.00
Ground Floor	3303.65	9.77	3293.88	91.89	31.24	0.00	0.00	0.00	0.00	1850.75	641.36	678.64	1320.00	05	167.01
Basement Floor	6717.40	0.00	6717.40	91.89	31.24	0.00	0.00	0.00	284.31	5267.09	12.93	0.00	12.93	00	12.93
Total:	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90
Total Number of Same Blocks	1														
Total:	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mts.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tenet (No.)	Carpet Area other than Tenements
A (RESIDENTIAL)	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90
Total:	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206.00	1650.90

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	407
A (RESIDENTIAL)	D1	0.90	2.10	435
A (RESIDENTIAL)	ED	1.10	2.10	211
A (RESIDENTIAL)	MD	1.20	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	2.10	227
A (RESIDENTIAL)	BW	1.00	2.10	52
A (RESIDENTIAL)	W1	1.53	2.10	24
A (RESIDENTIAL)	W	1.83	2.10	621
A (RESIDENTIAL)	GW	2.00	2.10	12
A (RESIDENTIAL)	W	2.40	2.10	144

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRD FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FIFTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SIXTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SEVENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
EIGHTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
NINTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
ELEVENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TWELFTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRTEENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTEENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
Total			288.60

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,1132 & 1136 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

SCALE 1:150

N

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
PROPOSED WORK (Not Covered Area)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/259/432-22	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 1119,
Nature of Sanction: NEW	City Survey No.: 113/1,1132 & 1136
Location: RING-III	Khata No. (As per Khata Extract): 1119
Building Line Specified as per Z.R. NA	Locality / Street of the property: NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI,BANGALORE EAST TALUK,
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 315-Whitefield	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11806.60
Deduction for NetPlot Area		
Road Widening Area		2687.78
Total:		2687.78
NET AREA OF PLOT	(A-Deductions)	9208.82
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		4604.41
Proposed Coverage Area (35.77 %)		3293.88
Achieved Net coverage area (35.77 %)		3293.88
Balance coverage area left (14.23 %)		1310.53
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		2951650
Additional F.A.R within Ring I and II (for amalgamated plot 2.00)		2951650
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		2951650
Residential FAR (92.45%)		28147.25
Commercial FAR (4.80%)		1357.29
Proposed FAR Area		29504.54
Achieved Net FAR Area (2.50)		29504.54
Balance FAR Area (0.00)		11.96
BUILT UP AREA CHECK		
Proposed BuiltUp Area		39157.29
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		39172.29

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.	Prop.	Car Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	204	-
			225-300 - 375	1	-	2	4	-
	Commercial	Small Shop	0 - 500	50	1357.29	1	27	-
	Total :		-	-	-	-	235	311

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	235	3231.25	311	4278.25
Visitor's Car Parking	21	288.75	0	0.00
Total Car	256	3520.00	311	4278.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	4200.61
Total		3850.00		8485.86

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr V.GOPALKRISHNA @ KITTY M/s. UNITED DEVELOPERS (Rep. by its Managing partners) P.SUBRAMANI & R.GANGADHAR Rail No:317,Sai samridhi layout,Belathur village post,Bidarahalli hobli,Bangalore East taluk, Bangalore-87.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4289/11-18

PROJECT TITLE :

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,1132 & 1136 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

DRAWING TITLE :

6th,7th & 8th FLOOR PLAN, ELEVATION & SECTION (Comm./Club house)

SHEET NO : 05 of 08

SANCTIONING AUTHORITY :

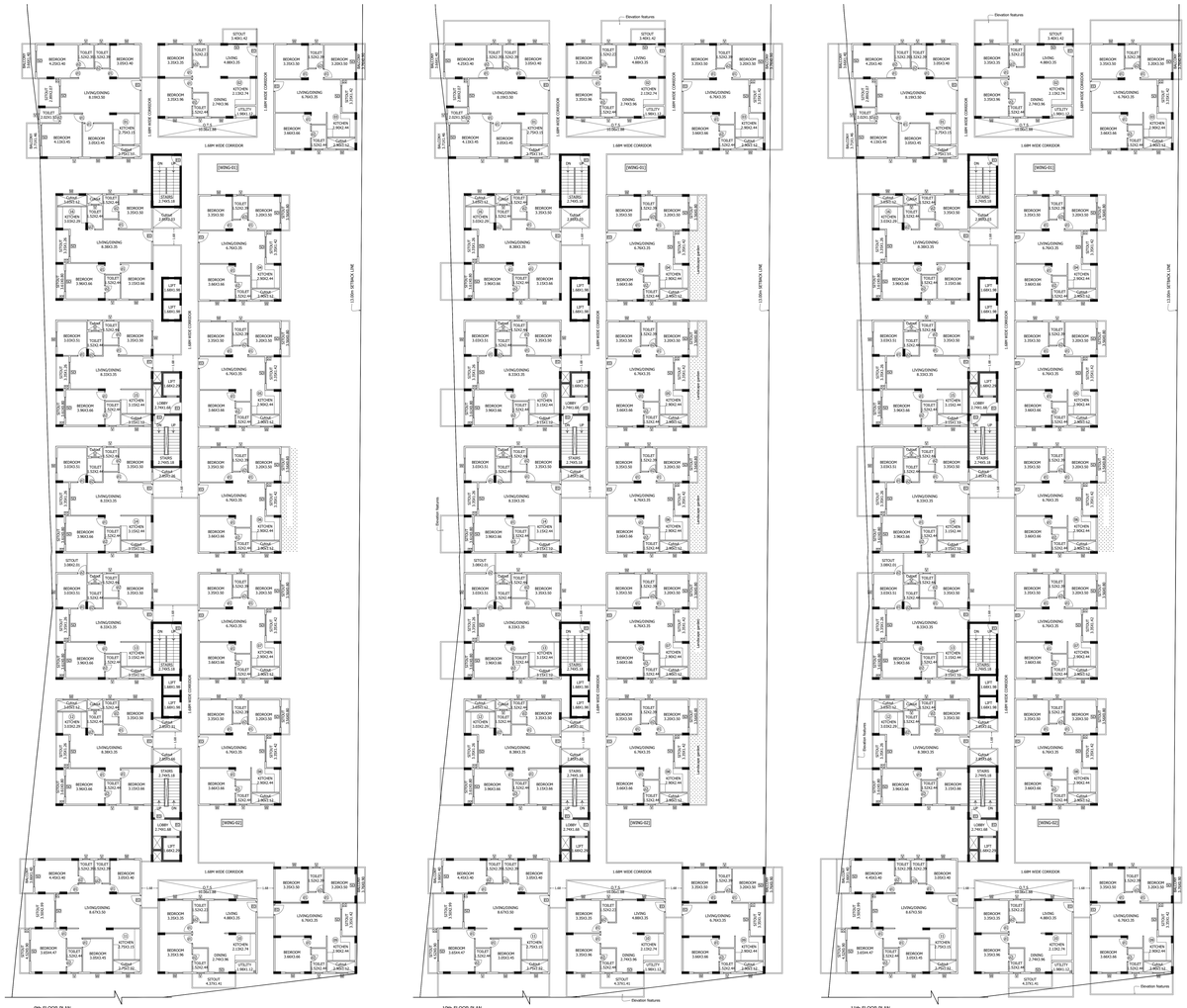
SECRETARY / JOINT DIRECTOR / ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	BTM/TP DIRECTOR	JOINT DIRECTOR

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.

Digitally signed by V KHAVESH
Date: 21 Feb 2023 10:23:33
Reason: Approved
Location: Bruhat Bengaluru Mahanagara Palike
Designation: Joint Director Town Planning (East)
Name: V KHAVESH
Email: vkhavesh@gmail.com

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.



Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Residential/Commercial Building plan (Wing-D1) Residential B-F+G.F+14UF & (Wing-D2) Commercial B-F+G.F+4UFat Katha no:1119,Sy.no:113/1,2 & 6 of Nagondanahalli Village,K.R.puram Hobli,Bangalore East Taluk.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Basement,part of Ground & Surface parking 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5qm.

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, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 drains. The debris shall be removed and transported to nearby dumping yard.

11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas,which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13.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 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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in 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 â€˜IV (Bye-law No. 3.6) under sub section IV-9 (e) 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" by Relevant 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 â€˜ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman 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 â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 BBMP.

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42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The 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.

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 as claiming the ownership of the property.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. DI/95LET/2013, 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 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 NOC from the Labour Department before commencing the construction work is a must.

Block :A (RESIDENTIAL)

Floor Name	Gross Built(up) Area	Deductions From Gross Built(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenet (No.)	Carpet Area other than Tenements
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
Terrace Floor	99.85	0.00	99.85	70.15	24.13	5.57	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2105.98	327.93	1778.05	168.09	20.98	0.00	0.00	0.00	0.00	0.00	1588.98	0.00	00	0.00
Thirteenth Floor	2105.99	73.64	2032.35	56.83	20.98	0.00	0.00	0.00	0.00	0.00	1954.54	0.00	16	0.00
Twelfth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Eleventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Tenth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Ninth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Eighth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Seventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Sixth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Fifth Floor	2152.66	115.91	2036.65	115.57	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	16	0.00
Fourth Floor	2828.62	169.65	2658.97	95.66	31.24	0.00	389.24	0.08	0.00	0.00	2142.75	0.00	16	281.40
Third Floor	2828.62	347.86	2480.76	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2353.78	0.00	16	481.40
Second Floor	2828.62	132.68	2695.94	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2568.96	0.00	16	707.61
First Floor	2855.35	287.34	2518.01	124.25	31.24	0.00	0.00	0.08	0.00	0.00	1683.79	678.65	2382.44	09	0.00
Ground Floor	3303.85	9.77	3293.88	91.89	31.24	0.00	0.00	0.00	0.00	1850.75	641.36	678.64	1320.00	05	167.01
Basement Floor	6717.46	0.00	6717.46	91.89	31.24	0.00	0.00	0.00	284.31	5297.08	12.93	0.00	12.93	00	12.93
Total	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.96
Total Number of Same Blocks	1													
Total	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.96

FAR &Tenement Details

Block	No. of Same Bldg	Deductions From Gross Built(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenet (No.)	Carpet Area other than Tenements
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
A (RESIDENTIAL)	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.96
Grand Total :	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206.00	1650.96

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	407
A (RESIDENTIAL)	D1	0.90	2.10	435
A (RESIDENTIAL)	ED	1.10	2.10	211
A (RESIDENTIAL)	MD	1.20	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.50	2.10	227
A (RESIDENTIAL)	BW	1.00	2.10	02
A (RESIDENTIAL)	W1	1.53	2.10	24
A (RESIDENTIAL)	W	1.83	2.10	621
A (RESIDENTIAL)	GW	2.00	2.10	12
A (RESIDENTIAL)	W	2.40	2.10	144

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRD FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FIFTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SIXTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SEVENTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
EIGHTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
NINTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TENTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
ELEVENTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TWELFTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRTEENTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTEENTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
Total			288.60

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,1132 & 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

SCALE 1:150

N

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (Duly Signed)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Project No: PR/259/420-22	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 1119
Nature of Sanction: NEW	City Survey No.: 113/1,1132 & 113/6
Location: RING-III	Khata No. (As per Khata Extract): 1119
Building Line Specified as per Z.R: NA	Locality / Street of the property: NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI,BANGALORE EAST TALUK.
Zone: Mahadevapura	
Ward: Ward-084	
Planning District: 315-Whitefield	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum) (A)	11806.60
Deduction for NetPlot Area	
Road Widening Area	2687.78
Total :	2687.78
NET AREA OF PLOT (A-Deductions)	9208.82
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	4604.41
Proposed Coverage Area (35.77 %)	3293.88
Achieved Net coverage area (35.77 %)	3293.88
Balance coverage area left (14.23 %)	1310.53
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	2951.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.00)	2809.50
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (2.50)	2951.50
Residential FAR (92.40%)	28147.25
Commercial FAR (4.60%)	1357.29
Proposed FAR Area	29504.54
Achieved Net FAR Area (2.50)	29504.54
Balance FAR Area (0.00)	11.96
BUILT UP AREA CHECK	
Proposed BuiltUp Area	39157.29
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	39172.29

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	Units / Area (Sq.mt.)	Car			
				Reqd.	Prop.	Reqd./Unit	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	204	-
			226-500	1	2	4	-
			375	1	-	-	-
	Commercial	Small Shop	1357.29	1	27	-	-
	Total :		-	-	-	235	311

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	235	3231.25	311	4278.25
Visitor's Car Parking	21	288.75	0	0.00
Total Car	256	3520.00	311	4278.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	4200.61
Total		3850.00		8485.86

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr V.GOPALKRISHNA BY HIS M/s. UNITED DEVELOPERS (Rep. by its Managing partners) P.SUBRAMANI & R.GANGADHAR Rail No:317,Sai samridhi layout,Belathur village post,Bidarahalli hobli,Bangalore East taluk, Bangalore-87.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Ganesh N 4632, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4/2561/18

PROJECT TITLE :

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,1132 & 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

DRAWING TITLE :

9th,10th & 11th FLOOR PLAN

SHEET NO : 06 of 08

SANCTIONING AUTHORITY :

SECRETARY / JOINT DIRECTOR / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

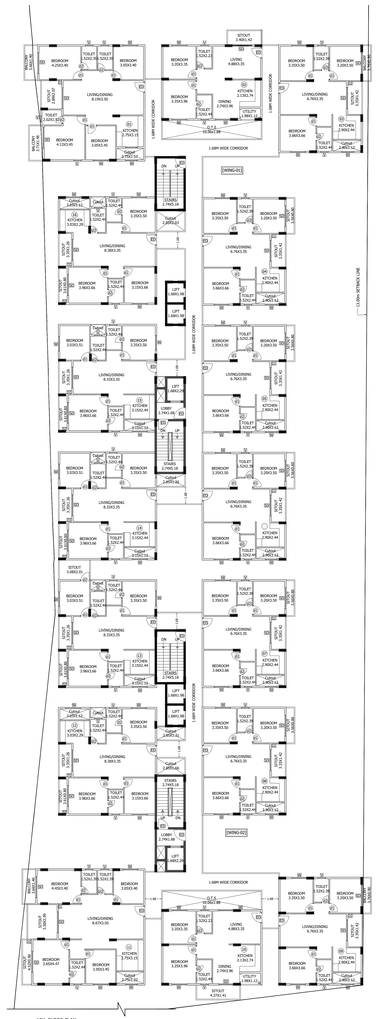
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by V KAVEESH
Date: 31 Feb 2024 10:23:15
Reason: Approved Building Plan
Organization: Bruhat Bengaluru Mahanagara Palike
Designation: Joint Director Town Planning (East)
Name: V KAVEESH
Location: Head Civil Office/Yelahanka 10:23

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.



12th FLOOR PLAN
No.of units = 1Sunits



13th FLOOR PLAN
No.of units = 1Sunits



14th FLOOR PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Residential/Commercial Building plan (Wing-01) Residential B.F+G.F+14UF & (Wing-02) Commercial B.F+G.F+4UFat Katha no:1119,Sy.no:113/1,2 & 6 of Nagondanahalli Village,K.R.puram Hobli,Bangalore East Taluk.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Basement part of Ground & Surface parking 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5pm.

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, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 drains. The debris shall be removed and transported to nearby dumping yard.

11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas,which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13.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 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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed 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 â€˜IV (Bye-law No. 3.6) under sub section IV-9 (e) 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 â€˜ 31) of building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman 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 â€˜ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall 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.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€˜ 2020.

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

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

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

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. DI/95LET/2013, dated: 01-04-2013 :

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Note:

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Block :A (RESIDENTIAL)

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		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
Terrace Floor	99.85	0.00	99.85	70.15	24.13	5.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fourteenth Floor	2105.98	327.93	1778.05	168.09	20.98	0.00	0.00	0.00	0.00	0.00	1588.98	0.00	1588.98	00
Thirteenth Floor	2105.99	73.64	2032.35	56.83	20.98	0.00	0.00	0.00	0.00	0.00	1954.54	0.00	1954.54	16
Twelfth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16
Eleventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16
Tenth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16
Ninth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16
Eighth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16
Seventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16
Sixth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16
Fifth Floor	2152.66	115.91	2036.65	115.57	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16
Fourth Floor	2828.62	169.65	2658.97	95.66	31.24	0.00	389.24	0.08	0.00	0.00	2142.75	0.00	2142.75	16
Third Floor	2828.62	347.86	2480.76	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2353.78	0.00	2353.78	16
Second Floor	2828.62	132.68	2695.94	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2568.96	0.00	2568.96	16
First Floor	2855.35	287.34	2518.01	124.25	31.24	0.00	0.00	0.08	0.00	0.00	1683.79	678.65	2362.44	09
Ground Floor	3303.85	9.77	3293.88	91.89	31.24	0.00	0.00	0.00	0.00	1850.75	641.36	678.64	1320.00	05
Basement Floor	6717.46	0.00	6717.46	91.89	31.24	0.00	0.00	0.00	0.00	0.00	284.31	3267.59	12.93	0.00
Total:	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206
Total Number of Same Blocks	1													
Total:	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206

FAR &Tenement Details

Block	No. of Same Bldg	Deductions From Gross Built(Area in Sq.mts.)		Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)						Proposed FAR Area (Sq.mts.)		Total FAR Area (Sq.mts.)	Tenet (No.)	Carpet Area other than Tenements
		Gross Built Up Area (Sq.mts.)	Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
A (RESIDENTIAL)	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90
Total:	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.75	2.10	407
A (RESIDENTIAL)	D1	0.90	2.10	435
A (RESIDENTIAL)	ED	1.10	2.10	211
A (RESIDENTIAL)	MD	1.20	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.50	2.10	227
A (RESIDENTIAL)	BW	1.00	2.10	72
A (RESIDENTIAL)	W1	1.53	2.10	24
A (RESIDENTIAL)	W	1.83	2.10	621
A (RESIDENTIAL)	GW	2.00	2.10	12
A (RESIDENTIAL)	W	2.40	2.10	144

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRD FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FIFTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SIXTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SEVENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
EIGHTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
NINTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
ELEVENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TWELFTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRTEENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTEENTH FLOOR PLAN	1.40 X 3.88 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.48 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
Total			288.60

PROPOSED RESIDENTIAL / COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,1132 & 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

SCALE 1:150

N

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022

PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward No: PR/259/432/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 1119	
Nature of Sanction: NEW	City Survey No.: 113/1,1132 & 113/6	
Location: RING-III	Khata No. (As per Khata Extract): 1119	
Building Line Specified as per Z.R. No.	Locality / Street of the property: NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI,BANGALORE EAST TALUK.	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 315-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11806.60
Deduction for NetPlot Area		
Road Widening Area		2687.78
Total:		2687.78
NET AREA OF PLOT	(A-Deductions)	9208.82
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		4604.41
Proposed Coverage Area (35.77 %)		3293.88
Achieved Net coverage area (35.77 %)		3293.88
Balance coverage area left (14.23 %)		1310.53
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		2951.50
Additional F.A.R within Ring I and II (for amalgamated plot 2.00)		2909.50
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		2951.50
Residential FAR (90.40%)		2667.26
Commercial FAR (4.60%)		1357.29
Proposed FAR Area		29504.54
Achieved Net FAR Area (2.50)		2504.54
Balance FAR Area (0.00)		11.96
BUILT UP AREA CHECK		
Proposed BuiltUp Area		39157.29
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		39172.29

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		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	204
			225.001 - 375	-	-	2	4
	Commercial	Small Shop	0 - 500	50	1357.29	1	27
	Total :		-	-	-	-	235

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	235	3231.25	311	4278.25
Visitor's Car Parking	21	288.75	0	0.00
Total Car	256	3520.00	311	4278.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	4200.61
Total		3850.00		8485.86

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr V.GOPALKRISHNA REDDY M/s. UNITED DEVELOPERS (Rep. by its Managing partners) P.SUBRAMANI & R.GANGADHAR Rail No:317,Sai samridhi layout,Belathur village post,Bidarahalli hobli,Bangalore East taluk, Bangalore-87.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Ganesh N 4022, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289417-18

PROJECT TITLE :

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO:1119,Sy.no:113/1,1132 & 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

DRAWING TITLE :

12th,13th & 14th FLOOR PLAN

SHEET NO : 07 of 08

SANCTIONING AUTHORITY :

SECRETARY / HOME OFFICER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

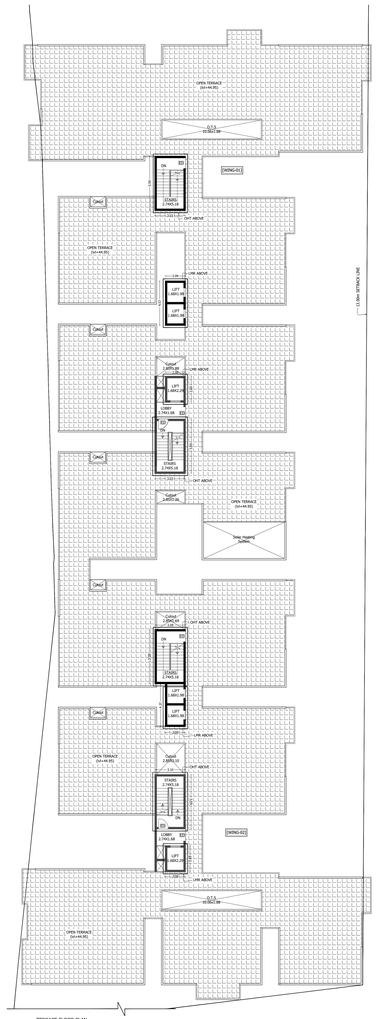
NORTH

Digitally signed by V KAVEESH
Date: 31 Feb 2024 10:23:15
Reason: Approved Building Plan
Organization: Bruhat Bengaluru Mahanagara Palike
Designation: Joint Director Town Planning (Planning)
Name: V KAVEESH
Location: Head Civil Office/PR Number: 23-03

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 800.00MM)_1_2



TERRACE FLOOR PLAN



ELEVATION

Block :A (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deductions From Gross Built-Up Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenements	Carpet Area other than Tenements
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
Terrace Floor	99.85	0.00	99.85	70.15	24.13	5.57	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2105.98	327.93	1778.05	168.09	20.98	0.00	0.00	0.00	0.00	0.00	1588.98	0.00	1588.98	00	0.00
Thirteenth Floor	2105.99	73.64	2032.35	56.83	20.98	0.00	0.00	0.00	0.00	0.00	1954.54	0.00	1954.54	16	0.00
Twelfth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Eleventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Tenth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Ninth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Eighth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Seventh Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Sixth Floor	2093.82	115.91	1977.91	56.83	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Fifth Floor	2152.56	115.91	2036.65	115.57	20.98	0.00	0.00	0.08	0.00	0.00	1900.02	0.00	1900.02	16	0.00
Fourth Floor	2828.62	169.65	2658.97	95.66	31.24	0.00	389.24	0.08	0.00	0.00	2142.75	0.00	2142.75	16	281.40
Third Floor	2828.62	347.86	2480.76	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2353.78	0.00	2353.78	16	481.40
Second Floor	2828.62	132.68	2695.94	95.66	31.24	0.00	0.00	0.08	0.00	0.00	2568.96	0.00	2568.96	16	707.61
First Floor	2805.35	287.34	2518.01	124.25	31.24	0.00	0.00	0.08	0.00	0.00	1683.79	678.65	2362.44	09	0.00
Ground Floor	3303.65	9.77	3293.88	91.89	31.24	0.00	0.00	0.08	0.00	0.00	1850.75	641.36	678.64	1320.00	05	167.01
Basement Floor	6717.46	0.00	6717.46	91.89	31.24	0.00	0.00	0.08	0.00	0.00	284.31	5257.59	12.93	0.00	05	12.93
Total	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90
Total Number of Same Blocks	1														
Total:	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1651

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built-Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenements	Carpet Area other than Tenements
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.	Commercial			
A (RESIDENTIAL)	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206	1650.90
Grand Total:	1	41433.44	2276.15	39157.29	1403.46	421.37	5.57	389.24	0.96	284.31	7147.83	28147.25	1357.29	29504.54	206.00	1650.90

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	407
A (RESIDENTIAL)	D1	0.90	2.10	435
A (RESIDENTIAL)	ED	1.10	2.10	211
A (RESIDENTIAL)	MD	1.20	2.10	02

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.20	1.20	227
A (RESIDENTIAL)	BW	1.00	2.10	02
A (RESIDENTIAL)	W1	1.53	2.10	24
A (RESIDENTIAL)	W1	1.83	2.10	531
A (RESIDENTIAL)	GW	2.00	2.10	12
A (RESIDENTIAL)	W	2.40	2.10	144

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRD FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FIFTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SIXTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
SEVENTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
EIGHTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
NINTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TENTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
ELEVENTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
TWELFTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
THIRTEENTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
FOURTEENTH FLOOR PLAN	1.40 X 3.86 X 1 X 1	5.12	22.20
	1.40 X 3.71 X 1 X 1	5.38	
	0.92 X 3.79 X 1 X 1	3.46	
	1.40 X 3.46 X 1 X 1	4.86	
	0.92 X 3.79 X 1 X 1	3.38	
Total	-	-	288.60

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1.Sanction is accorded for the Residential/Commercial Building plan (Wing-01) Residential B.F+G.F+14Uf & (Wing-02) Commercial B.F+G.F+4Uf at Katha no.1119,Sy.no.113/1,2 & 6 of Nagondanahalli Village,K.R.puram Hobli,Bangalore East Taluk.

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3.Basement,part of Ground & Surface parking 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 columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.

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

7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

9.The applicant shall INSURE all workmen involved in the construction work against any accident / 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 drains. The debris shall be removed and transported to nearby dumping yard.

11.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas,which shall be accessible to all the inmates and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ds& D) code leaving 3.00 mts. from the building within the premises.

13.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 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.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in 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 â€˜IV (Bye-law No. 3.6) under sub section IV-8 (e) 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 â€˜ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its 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 basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s 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 workman 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 â€˜ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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 BBMP.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall 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.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A(W)2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€˜ 2020.

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

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

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

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The 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.

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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, 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 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 NOC from the Labour Department before commencing the construction work is a must.

SCHEME : PROPOSED RESIDENTIAL / COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO.1119,Sy.no.113/1,1132 & 113/6 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

SCALE 1:150

N

Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (SCHEMAGE AREA)
PROPOSED WORK (Covered)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PR/259/420-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 1119	
Nature of Sanction: NEW	City Survey No.: 113/1,1132 & 113/6	
Location: RING-III	Khata No. (As per Khata Extract): 1119	
Building Line Specified as per Z.R. NA	Locality / Street of the property: NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI,BANGALORE EAST TALUK.	
Zone: Mahadevapura		
Ward: Ward-084		
Planning District: 315-Whitefield		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11806.60
Deduction for NetPlot Area		
Road Widening Area		2681.78
Total :		2681.78
NET AREA OF PLOT	(A-Deductions)	9206.82
COVERAGE CHECK :		
Permissible Coverage area (60.00 %)		4604.41
Proposed Coverage Area (35.77 %)		3293.88
Achieved Net coverage area (35.77 %)		3293.88
Balance coverage area left (14.23 %)		1310.53
FAR CHECK :		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		2951650
Additional F.A.R within Ring I and II (for amalgamated plot 2.50)		2951650
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		2951650
Residential FAR (92.45%)		28147.25
Commercial FAR (4.80%)		1357.29
Proposed FAR Area		29504.54
Achieved Net FAR Area (2.50)		29504.54
Balance FAR Area (0.00)		11.96
BUILT UP AREA CHECK :		
Proposed BuiltUp Area		39157.29
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		39172.29

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		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	204	-
			225.001 - 375	1	-	2	4	-
	Commercial	Small Shop	1357.29	50	1357.29	1	27	-
	Total :		-	-	-	-	235	311

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	235	3231.25	311	4278.25
Visitor's Car Parking	21	288.75	0	0.00
Total Car	256	3520.00	311	4278.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	4200.61
Total		3850.00		8485.86

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

Mr.V.GOPALKRISHNA @ ATTY M/s. UNITED DEVELOPERS (Rep. by its Managing partners) P.SUBRAMANI & R.GANGADHAR Rail No.317,Sai Krishna Nivas,Belathur village post,Bidarahalli hobli,Bangalore East taluk, Bangalore-87.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Ganesh N 4632, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :

PROPOSED RESIDENTIAL/COMMERCIAL BUILDING WITH CLUB HOUSE @ KHATA NO.1119,Sy.no.113/1,1132 & 1146 OF NAGONDANAHALLI VILLAGE,K.R.PURAM HOBLI, BANGALORE EAST TALUK,WARD NO-84.

DRAWING TITLE :

ELEVATION & TERRACE FLOOR PLAN

SHEET NO : 08 of 08

SANCTIONING AUTHORITY :

SECRETARY / HOME OFFICER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

NORTH

Digitally signed by V KHAKSH Date: Fri Feb 2024 10:23:15 IST Reason: Approved Location: Organization: Bruhat Bengaluru Mahanagara Palike Designation: Joint Director Town Planning Phone: Email: Contact Info: Email:vkhaksh@gmail.com,Phone:

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