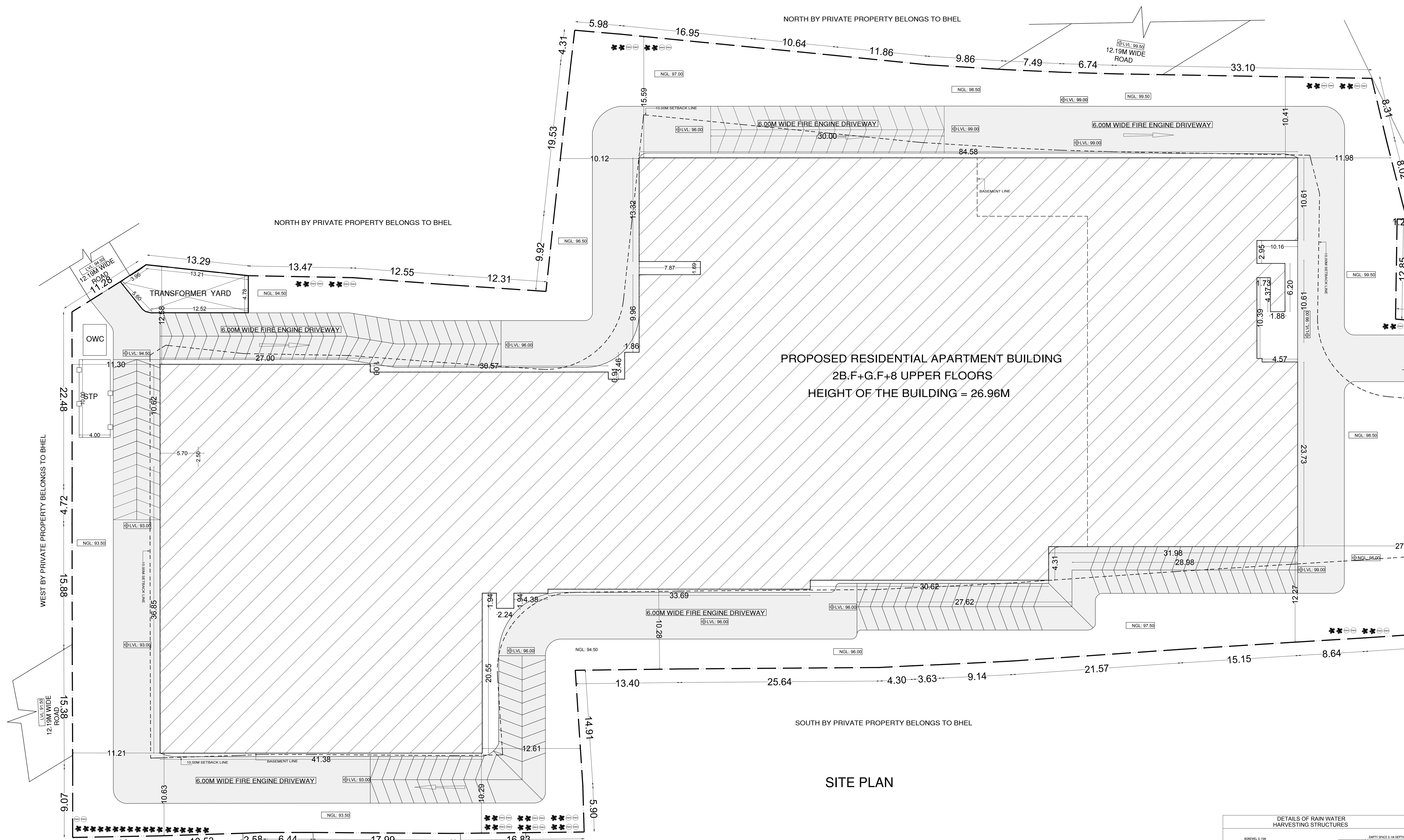
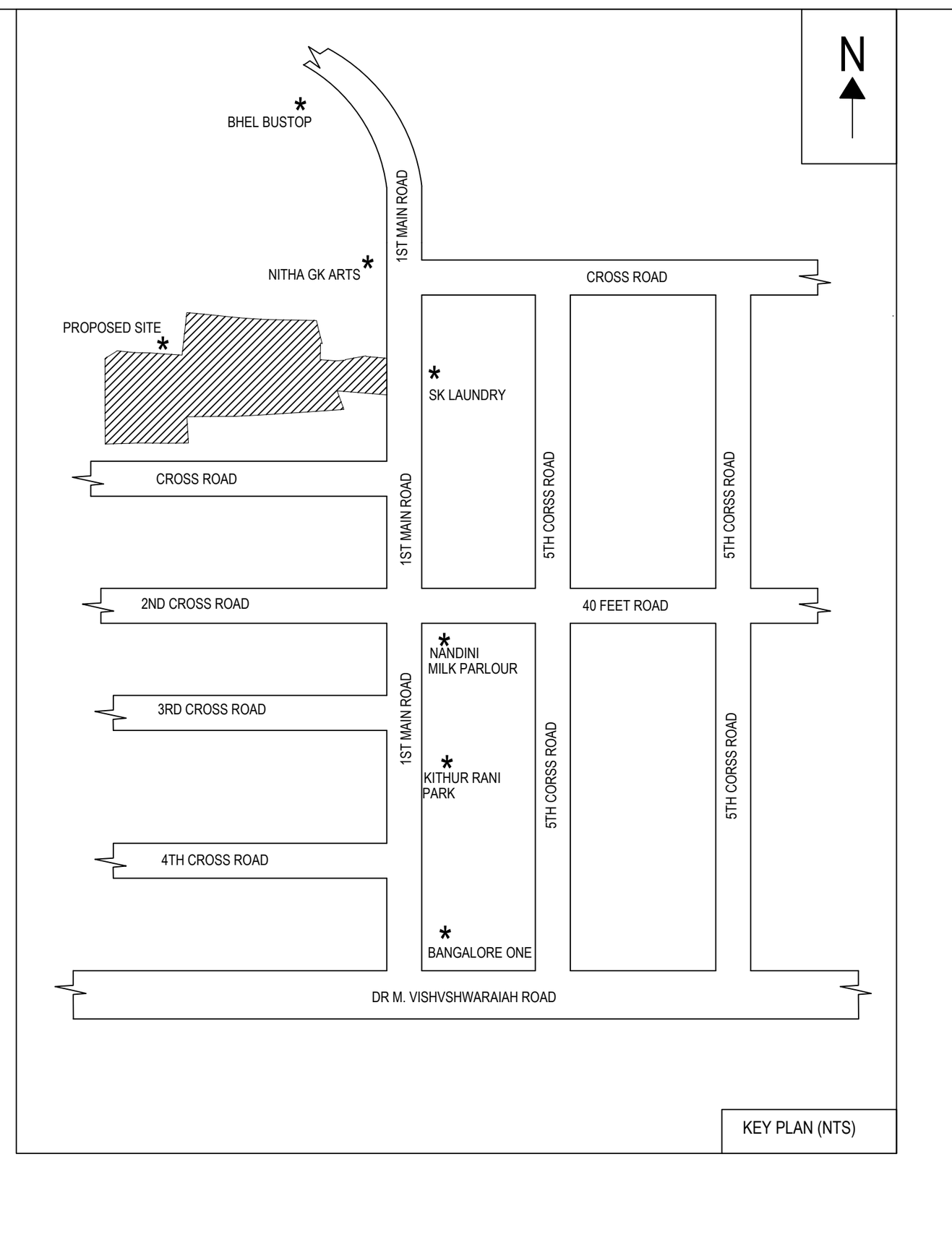
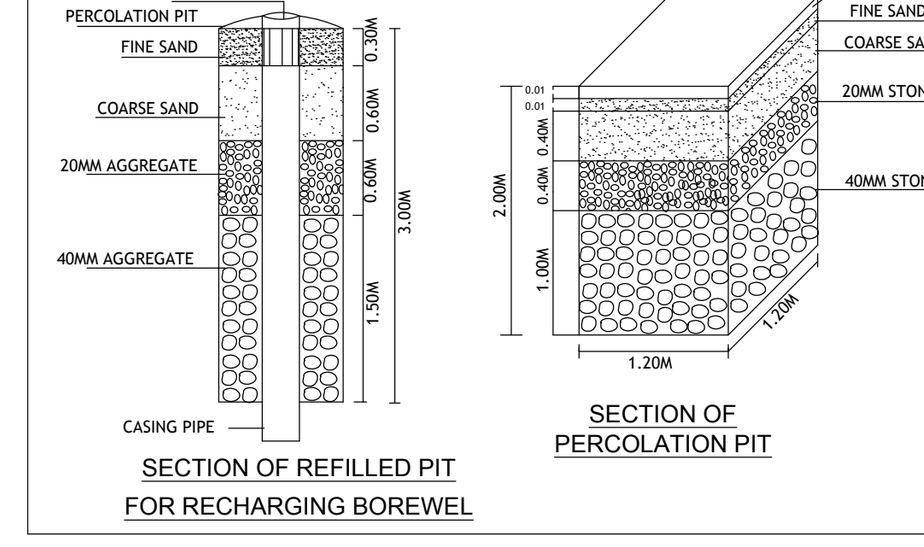


SITE PLAN



KEY PLAN (NTS)

DETAILS OF RAIN WATER HARVESTING STRUCTURES



SECTION OF REFILLED PIT FOR RECHARGING BOREWEL

SECTION OF PERCOLATION PIT

SCALE : 1:150

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.9	
	VERSION DATE: 23/08/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/4287/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 222/222/20/3/20/5/20/6/20/7/186/188	
Nature of Sanction: NEW	City Survey No.: SY NO 20/3/20/5/20/6/20/7	
Location: RING-III	Khata No. (As per Khata Extract): 222/222/20/3/20/5/20/6/20/7/186/188	
Building Line Specified as per Z.R: NA	Locality / Street of the property: PATTANAGERE VILLAGE, KENGERI HOBLI, BANGALORE WARD-198	
Zone: Rajarajeshwarinagar		
Ward: Ward-198		
Planning District: 301-Kengeri		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14062.46
NET AREA OF PLOT	(A-Deductions)	14062.46
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7031.23
Proposed Coverage Area (49.95 %)		7024.23
Achieved Net coverage area (49.95 %)		7024.23
Balance coverage area left (0.05 %)		7.00
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		35156.15
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		35156.15
Residential FAR (100.00%)		35045.99
Proposed FAR Area		35045.99
Achieved Net FAR Area (2.49)		35046.00
Balance FAR Area (0.01)		110.15
BUILT UP AREA CHECK		
Proposed BuiltUp Area		53014.56
Substructure Area Add in BUA (Layout Lvl)		82.03
Achieved BuiltUp Area		53096.59

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car	Car Reqd.	Car Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	321	-
	Total :		-	-	-	-	321	397

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	321	4413.75	397	5458.78
Visitor's Car Parking	33	453.75	0	0.00
Total Car	354	4867.50	397	5458.78
TwoWheeler	-	453.75	0	0.00
Other Parking	-	-	-	9435.22
Total		5321.25		14894.00

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.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. ELEGANT ALTIMA
REP BY ITS PARTNERS
1) S.N.MANJUNATH 2) S.RAJESH
3) S.JAYANTH 4) S.CHANDRAPRAKASH
NO 1/116, NEW KEMPEGOWDA LAYOUT,
B S K 3RD STAGE,
BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
KRUPA.S
NO 9 OPPOSITE TO SBI BANK
KATRIGUPPE MAIN ROAD
BANASHANKARI 3RD STAGE
BANGALORE
BCCL/BL-3.6/E-0173/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @
BBMP KHATHA NO: 222/222/20/3/20/5/20/6/20/7/186/188,
PATTANAGERE VILLAGE,KENGERI HOBLI,
BANGALORE WARD-198

DRAWING TITLE : SITE PLAN, LOCATION PLAN & RWH DETAIL

SHEET NO : 1

SANCTIONING AUTHORITY :

DEPUTY DIRECTOR	JOINT DIRECTOR

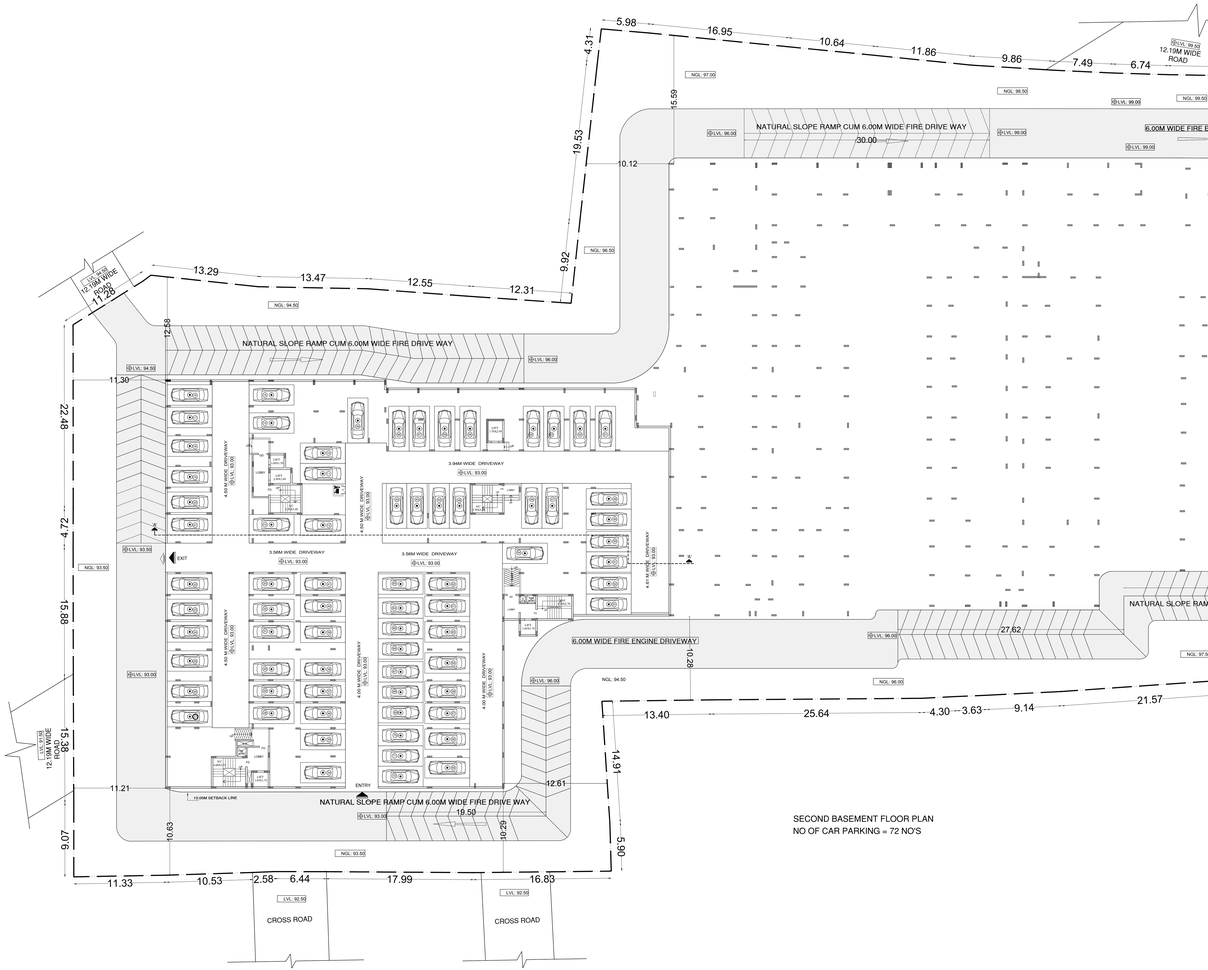
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by V RAKESH KUMAR
Date: 08 Mar 2023 16:32:49
Project No.:PRJ/4287/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0022/22-23

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.

UserDefinedMetric (1606.00 x 906.00MM)



UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	F-S1	FLAT	80.89	71.97	3	
	F-S2	FLAT	114.09	102.61	11	
	FF-S1	FLAT	114.09	102.60	11	
	FF-S2	FLAT	114.09	102.60	11	
	FF-S3	FLAT	114.09	102.60	11	
	FF-S4	FLAT	87.70	77.39	8	
	FF-S5	FLAT	80.01	67.85	3	
	FF-S6	FLAT	98.19	87.85	3	
	FF-S7	FLAT	98.19	87.85	3	
	FF-S8	FLAT	103.47	92.61	3	
	FF-S9	FLAT	106.26	95.41	3	
	FF-S10	FLAT	72.52	64.82	3	
	FF-S11	FLAT	100.16	89.26	3	
	FF-S12	FLAT	98.19	87.85	3	
	FF-S13	FLAT	103.25	92.29	3	
	FF-S14	FLAT	72.52	64.82	3	
	FF-S15	FLAT	80.89	71.98	3	
	FF-S16	FLAT	114.09	102.60	11	
	FF-S17	FLAT	111.77	100.08	11	35
FIRST, L.S. FLOOR PLAN	F-S1	FLAT	80.89	71.97	3	
	F-S2	FLAT	111.77	100.08	11	
	F-S3	FLAT	114.09	102.60	11	
	F-S4	FLAT	114.09	102.60	11	
	F-S5	FLAT	114.09	102.60	11	
	F-S6	FLAT	87.70	77.39	8	
	F-S7	FLAT	80.01	67.85	3	
	F-S8	FLAT	98.19	87.85	3	
	F-S9	FLAT	98.19	87.85	3	
	F-S10	FLAT	103.47	92.61	3	
	F-S11	FLAT	106.26	95.41	3	
	F-S12	FLAT	72.52	64.82	3	
	F-S13	FLAT	100.16	89.26	3	
	F-S14	FLAT	98.19	87.85	3	
	F-S15	FLAT	103.25	92.29	3	
	F-S16	FLAT	72.52	64.82	3	
	F-S17	FLAT	80.89	71.98	3	
	F-S18	FLAT	114.09	102.60	11	
	F-S19	FLAT	111.77	100.08	11	292
EIGHTH FLOOR PLAN	EH-FLR-S1	FLAT	80.89	71.97	3	
	EH-FLR-S2	FLAT	114.09	102.60	11	
	EH-FLR-S3	FLAT	114.09	102.60	11	
	EH-FLR-S4	FLAT	87.70	77.39	8	
	EH-FLR-S5	FLAT	80.01	67.85	3	
	EH-FLR-S6	FLAT	98.19	87.85	3	
	EH-FLR-S7	FLAT	13.01	64.82	3	
	EH-FLR-S8	FLAT	103.47	92.61	3	
	EH-FLR-S9	FLAT	106.26	95.41	3	
	EH-FLR-S10	FLAT	72.52	64.82	3	
	EH-FLR-S11	FLAT	100.16	89.26	3	
	EH-FLR-S12	FLAT	98.19	87.85	3	
	EH-FLR-S13	FLAT	103.25	92.29	3	
	EH-FLR-S14	FLAT	72.52	64.82	3	
	EH-FLR-S15	FLAT	80.89	71.98	3	
	EH-FLR-S16	FLAT	114.09	102.60	11	
	EH-FLR-S17	FLAT	111.77	100.08	11	
	EH-FLR-S18	FLAT	114.09	102.60	11	
	EH-FLR-S19	FLAT	87.70	77.39	8	
	EH-FLR-S20	FLAT	103.01	103.01	3	
	EH-FLR-S21	FLAT	80.89	71.98	3	
	EH-FLR-S22	FLAT	114.09	102.60	11	
	EH-FLR-S23	FLAT	111.77	100.08	11	
	EH-FLR-S24	FLAT	114.09	102.60	11	
	EH-FLR-S25	FLAT	87.70	77.39	8	
	EH-FLR-S26	FLAT	80.01	67.85	3	
	EH-FLR-S27	FLAT	98.19	87.85	3	
	EH-FLR-S28	FLAT	98.19	87.85	3	
	EH-FLR-S29	FLAT	103.47	92.61	3	
	EH-FLR-S30	FLAT	106.26	95.41	3	
	EH-FLR-S31	FLAT	72.52	64.82	3	
	EH-FLR-S32	FLAT	100.16	89.26	3	
	EH-FLR-S33	FLAT	98.19	87.85	3	
	EH-FLR-S34	FLAT	103.25	92.29	3	
	EH-FLR-S35	FLAT	72.52	64.82	3	
	EH-FLR-S36	FLAT	80.89	71.98	3	
	EH-FLR-S37	FLAT	114.09	102.60	11	
	EH-FLR-S38	FLAT	111.77	100.08	11	34
Total	-	-	3593.39	3196.91	350	321

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for :
a).Consisting of "Block : A (PROPOSED RESI BLD) Wing : A-1 (PROPOSED RESI BLD) Consisting of Cellar + Ground + 19 Upper Floors only.
2.The sanction is accorded for Apartment (PROPOSED RESI BLD) only. The use of the building shall not deviate to any other use.
3.The Owner / Association of premises shall not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.The applicant shall maintain during construction, a pliable of ground level for postal services & space for stunning garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned periodically and disinfected.
7.The applicant shall INSURE all workmen involved in the construction work against any accidental / untoward incidents arising during the time of construction.
8.The applicant shall not store any building materials or debris on footpath or on roads or on drains. The debris shall be removed and transported to road by suitable mode.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facilities mentioned in the plan to any person or association of persons.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Edt 3) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room confirming to 4.5m x 2.5m in the basement for installation of telecom equipment and also to make provisions for telecom services as per bye-law No. 32(a).
12.The applicant shall maintain during construction such barricading as considered necessary to prevent public danger. Entire responsibility rests with the applicant for the safety of people, structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises, The building license and the copies of sanctioned plans with specifications shall be mounted on completion of the work and shall be kept in good condition till occupancy.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing and proceeded against in accordance with the provisions of Section 321 of the Act.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.9) under rule section 14 (f) & (h).
17.The applicant shall not encroach on any road or storm water drain while making compound wall.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the Authority by the applicant before proceeding with the work above foundation. Non-compliance of this condition will render the defaulting portion of the building liable for demolition and shall apply for permission to occupy the building.
19.The building or part thereof shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in order to conserve and not to allow the storm water to flow out of the premises.
22.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" keeping Sno. IS: 1893 (latest revision) in view for the purpose of safety of the building during seismic disturbances.
23.The applicant should provide solar water heaters as per bbmp 17 of Bye-law No. 29 to the building.
24.Facilities for physically handicapped persons prescribed in schedule IX (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the Physically Handicapped persons apart from the toilets provided in the flats / apartments through in survey for the Physically Handicapped persons together with the stipulated slope.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions laid down in G.O. No. UDD 77 BMP 2002 dated 27-09-2002 are complied.
28.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of the 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.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic garbage and the organic garbage shall be composted in the premises itself. Space shall be installed at site for its re-use. (Approx 2Sqfeet/site for Residential units of 20 and above and 2500 Sqm and above built up area for Commercial building).
30.The applicant shall ensure that the building is designed to provide adequate stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and it besides ensuring safety of workmen and general public by erecting safety barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high rise building shall obtain clearance certificate from the Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and Fire Force Department every year.
34.The Owner / Association of high rise building shall get the building inspected by the electrical engineer every year and submit the inspection report certifying the healthiness of the electrical installation / lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
35.The Owner / Association of high rise building shall conduct two mock - drills in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
36.The Structural Engineer / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner / about the risk involved in contravention and the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
37.The construction or reconstruction of a building shall be commenced within a period of two (2) years and shall be completed within five (5) years from the date of issue of the plan and in case extension is sought for, the same shall be sought for before the expiry of the said period under 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 footings before erection of walls on the foundation and in the case of columnar structures before.
38.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority and the Owner / Developer shall not encroach upon the same in any manner. The Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
39.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40.The applicant/owner/developer shall abide by sustainable construction and demolition waste management bye-law 2016 notified vide gazette dated 07.04.2016.
41.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
42.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 160.5qm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/commercial building.
43 In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
44.The Owner shall abide by all the special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADD/KAM (Private)/ Hoodi(e) Letter No. LD/65LET(3)/13, 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 should be displayed on the notice board outside the site by the Labour Enforcement Officer and ensure the registration of establishment and workers working at construction site or work places.

3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers from time to time.

4.At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the 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 s f construction workers in the labour camps / construction sites.
2 Any violation of the conditions mentioned above 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.Approval of the Plan does not construe any approval to work in the road / storm water drain. BBMP will not be responsible for any dispute that may arise in respect of property in question.
5.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Comm. BUA(Area not to be counted)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area of Non Tenement
			Cellar		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESI BLD)	1	53595.07	81.01	53514.06	1454.56	515.16	3.20	386.81	4.84	724.09	14869.27	35040.89	321	483.69
Grand Total:	1	53595.07	81.01	53514.06	1454.56	515.16	3.20	386.81	4.84	724.09	14869.27	35040.89	321.00	483.69

Block :A (PROPOSED RESI BLD)

Floor Name	Gross Built Up Area	Deductions (Area in Sq.mt.) Comm. BUA(Area not to be counted)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area of Non Tenement
		Cellar		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	1610.55	0.00	1610.55	129.00	34.86	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00	
Upper Ground Floor	2767.99	0.00	2767.99	104.06	38.55	0.00	27.66	0.00	0.00	0.00	2577.43	2577.43	34	0.00
Upper Basement Floor	4748.62	0.00	4748.62	106.60	48.52	0.00	50.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Upper Basement Floor	4748.62	0.00	4748.62	106.68	48.52	0.00	50.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Upper Basement Floor	4748.62	0.00	4748.62	106.68	48.52	0.00	50.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Upper Basement Floor	4748.62	0.00	4748.62	106.68	48.52	0.00	50.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Upper Basement Floor	4748.62	0.00	4748.62	106.68	48.52	0.00	50.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Upper Basement Floor	4678.11	81.01	4597.10	142.02	48.52	0.00	49.08	0.00	0.00	0.00	4357.58	4357.58	35	483.69
Upper Ground Floor	7255.01	0.00	7255.01	142.02	48.52	0.00	0.00	0.00	0.00	181.29	6832.97	0.00	00	0.00
Ramp Raised Floor	5828.98	0.00	5828.98	104.06	38.55	0.00	0.00	0.00	0.00	180.75	5506.03	0.00	00	0.00
Basement Second Floor	2971.62	0.00	2971.62	50.82	17.66	0.00	0.00	0.00	0.00	362.55	2541.27	0.00	00	0.00
Total	53595.07	81.01	53514.06	1454.56	515.16	3.20	386.81	4.84	724.09	14869.27	35040.89	35040.89	321	483.69
Total number of same Blocks	1													
Total:	53595.07	81.01	53514.06	1454.56	515.16	3.20	386.81	4.84	724.09	14869.27	35040.89	35040.89	321	483

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D0	0.75	2.10	120
A (PROPOSED RESI BLD)	D3	0.76	2.10	1162
A (PROPOSED RESI BLD)	D1	0.90	2.10	96
A (PROPOSED RESI BLD)	D2	0.91	2.10	1080
A (PROPOSED RESI BLD)	ED	1.10	2.10	321
A (PROPOSED RESI BLD)	D	2.00	2.10	06

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	0.60	1.20	634
A (PROPOSED RESI BLD)	V	1.50	1.20	72
A (PROPOSED RESI BLD)	W4	1.10	1.80	01
A (PROPOSED RESI BLD)	W2	1.52	1.80	96
A (PROPOSED RESI BLD)	W1	1.53	1.80	01
A (PROPOSED RESI BLD)	W1	1.53	1.80	745
A (PROPOSED RESI BLD)	SD1	1.53	2.10	109
A (PROPOSED RESI BLD)	W	1.83	1.80	342
A (PROPOSED RESI BLD)	W	2.00	1.80	48
A (PROPOSED RESI BLD)	SD	2.40	2.10	240
A (PROPOSED RESI BLD)	WS	2.43	1.80	06
A (PROPOSED RESI BLD)	WS	2.43	2.10	11
A (PROPOSED RESI BLD)	GW	5.00	2.10	07

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

SCALE : 1:100

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.: 1.0.2 / VERSION DATE: 31/08/2022

PROJECT DETAIL:
Authority: BBMP — Plot Use: Residential
Inward No: PRJ/2020/20-21 — Plot SubUse: Plotted
Application Type: General — Land Use Zone: Residential (Main)
Proposal Type: Building Permission — Plot/Sub Plot No.: 22/222/223/2/3/2020/2021/186/188
Nature of Sanction: NEW — City Survey No.: TP 15/ 22/222/223/2/3/2020/2021
Location: RING III — Khata No. (As per Khata Extract): 22/222/223/2/3/2020/2021/186/188
Building Line Specified as per Z.R. NA — Locality / Street of the property: VILLAGE KENGERI HOBLI BANGALORE WARD-198
Zone: Rajarajeshwarinagar
Ward: Ward-198
Planning District: 305-Kengeri

AREA DETAILS:
AREA OF PLOT (Minimum) — (A) — 4484.46
NET AREA OF PLOT — (A-Deductions) — 4484.46
COVERAGE CHECK
Permissible Coverage area (65.00 %) — 7623.52
Proposed Coverage Area (65.66 %) — 7024.33
Achieved Net coverage area (65.66 %) — 7024.33
Balance coverage area left (0.00 %) — 7.00
FAR CHECK
Permissible F.A.R as per zoning regulation 2015 (2.50) — 10156.16
Additional F.A.R within Ring I and II (for amalgamated plot -) — 0.00
Allowable TDR Area (60% of Perm.FAR) — 0.00
Premium FAR for Plot within Impact Zone (-) — 0.00
Total Perm. FAR area (2.50) — 10156.16
Residential FAR (100.00%) — 35040.89
Proposed FAR Area — 35040.89
Achieved Net FAR Area (7.81) — 35040.89
Balance FAR Area (-0.31) — 115.15
BUILT-UP AREA CHECK
Proposed BuiltUp Area — 53514.06
Substructure Area Add in BUA (Layout List) — 82.03
Achieved BuiltUp Area — 53596.09

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd.	Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	1	321	321
Total :			-	-	-	321	397

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	321	4813.75	397	5958.78
Visitor's Car Parking	33	453.75	0	0.00
Total Car	354	4867.50	397	5958.78
TwoWheeler	-	453.75	0	0.00
Other Parking	-	-	-	3470.22
Total		5321.25		14894.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

Mrs. ELEGANT ALTIMA
REP BY ITS PARTNERS
1) S.N.MANJUNATH 2) S.RAJESH
3) S.JAYANTH 4) S.CHANDRAPRAKASH
NO 1/116, NEW KEMPEGOWDA LAYOUT,
B S K 3RD STAGE,
BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

KRUPA.S
NO 9 OPPOSITE TO SBI BANK
KATRIGUPPE MAIN ROAD
BANASHANKARI 3RD STAGE
BANGALORE
BCC/BL-3.6/E-0173/20-21

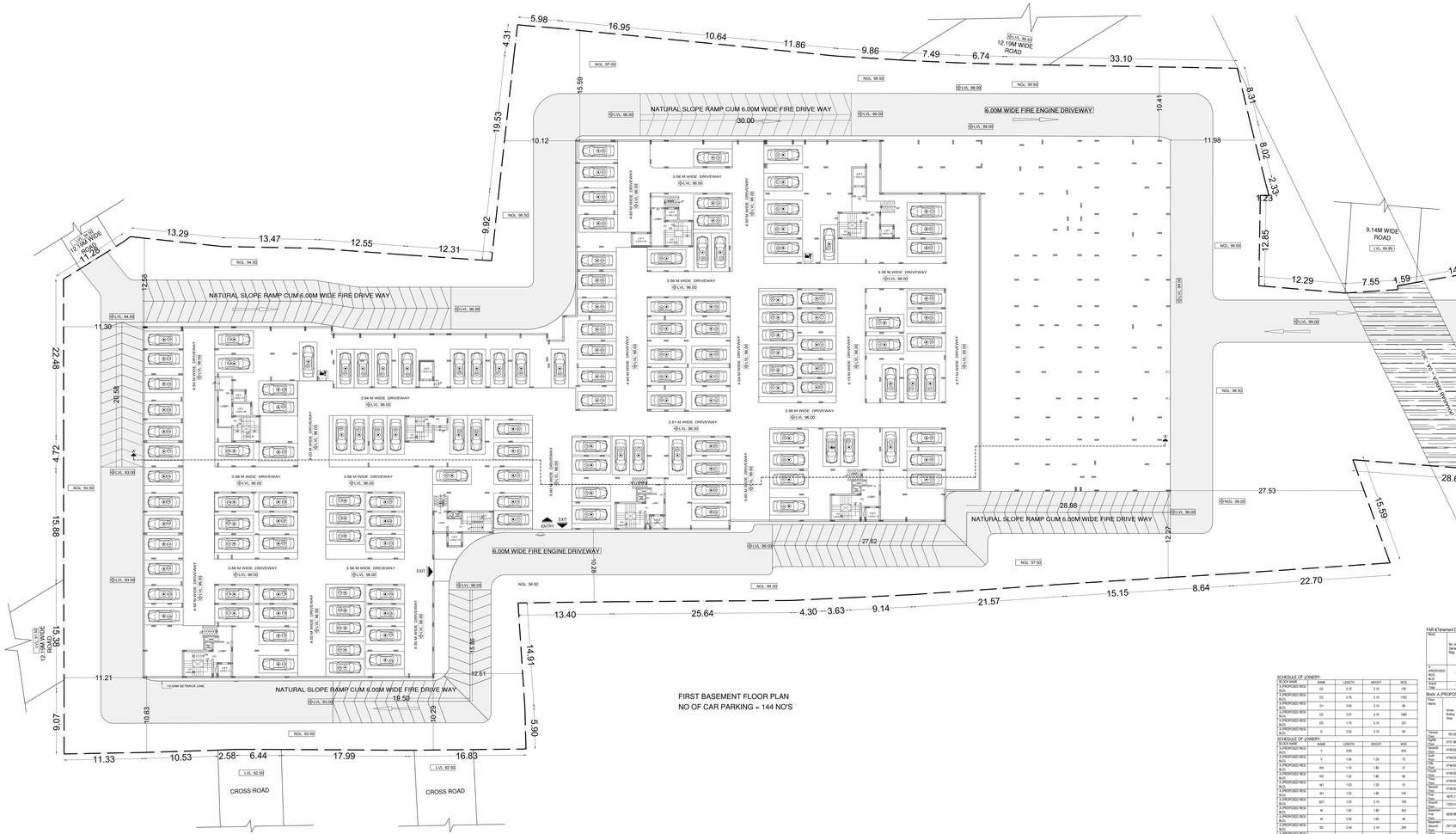
PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP KHATHA NO: 222/222/2/3/2020/2021/186/188, PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-188

DRAWING TITLE : SECOND BASEMENT FLOOR PLAN

SHEET NO : 2

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.

User Defined Metric (1606.00 x 906.00MM)



FIRST BASEMENT FLOOR PLAN
NO OF CAR PARKING = 144 NO'S

UnBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	F-1B	FLAT	80.66	71.97	3	
	F-1A	FLAT	114.58	102.61	3	
	FF-01	FLAT	114.58	102.60	3	
	FF-02	FLAT	114.58	102.60	3	
	FF-03	FLAT	114.58	102.60	3	
	FF-04	FLAT	87.70	77.39	2	
	FF-05	FLAT	80.01	67.80	2	
	FF-06	FLAT	98.19	87.80	3	
	FF-07	FLAT	114.58	102.60	3	
	FF-08	FLAT	103.47	103.47	3	
	FF-09	FLAT	106.26	95.41	3	
	FF-10	FLAT	72.52	64.82	2	
	FF-11	FLAT	100.16	89.26	3	
	FF-12	FLAT	98.19	87.80	3	
	FF-13	FLAT	103.20	103.20	3	
	FF-14	FLAT	72.52	64.82	2	
	FF-15	FLAT	94.36	71.27	3	
	FF-16	FLAT	80.66	71.98	2	
	FF-17	FLAT	111.77	100.08	3	
	FF-18	FLAT	114.58	102.60	3	
	FF-19	FLAT	111.77	100.08	3	
	FF-20	FLAT	87.70	77.39	2	
	FF-21	FLAT	80.66	71.98	2	
	FF-22	FLAT	98.19	87.80	3	
	FF-23	FLAT	114.58	102.60	3	
	FF-24	FLAT	103.20	92.70	3	
	FF-25	FLAT	72.52	64.82	2	
	FF-26	FLAT	94.36	81.93	2	
	FF-27	FLAT	80.66	71.98	2	
	FF-28	FLAT	87.70	77.39	2	
	FF-29	FLAT	98.19	87.80	3	
	FF-30	FLAT	114.58	102.60	3	
	FF-31	FLAT	111.77	100.08	3	
	FF-32	FLAT	103.47	103.47	3	
	FF-33	FLAT	106.26	95.41	3	
	FF-34	FLAT	72.52	64.82	2	
	FF-35	FLAT	100.16	89.26	3	
	FF-36	FLAT	98.19	87.80	3	
	FF-37	FLAT	103.20	103.20	3	
	FF-38	FLAT	72.52	64.82	2	
	FF-39	FLAT	94.36	81.93	2	
	FF-40	FLAT	80.66	71.98	2	
	FF-41	FLAT	87.70	77.39	2	
	FF-42	FLAT	98.19	87.80	3	
	FF-43	FLAT	114.58	102.60	3	
	FF-44	FLAT	111.77	100.08	3	
	FF-45	FLAT	103.47	103.47	3	
	FF-46	FLAT	106.26	95.41	3	
	FF-47	FLAT	72.52	64.82	2	
	FF-48	FLAT	100.16	89.26	3	
	FF-49	FLAT	98.19	87.80	3	
	FF-50	FLAT	103.20	103.20	3	
	FF-51	FLAT	72.52	64.82	2	
	FF-52	FLAT	94.36	81.93	2	
	FF-53	FLAT	80.66	71.98	2	
	FF-54	FLAT	87.70	77.39	2	
	FF-55	FLAT	98.19	87.80	3	
	FF-56	FLAT	114.58	102.60	3	
	FF-57	FLAT	111.77	100.08	3	
	FF-58	FLAT	103.47	103.47	3	
	FF-59	FLAT	106.26	95.41	3	
	FF-60	FLAT	72.52	64.82	2	
	FF-61	FLAT	100.16	89.26	3	
	FF-62	FLAT	98.19	87.80	3	
	FF-63	FLAT	103.20	103.20	3	
	FF-64	FLAT	72.52	64.82	2	
	FF-65	FLAT	94.36	81.93	2	
	FF-66	FLAT	80.66	71.98	2	
	FF-67	FLAT	87.70	77.39	2	
	FF-68	FLAT	98.19	87.80	3	
	FF-69	FLAT	114.58	102.60	3	
	FF-70	FLAT	111.77	100.08	3	
EIGHTH FLOOR PLAN	EH-FLR-01	FLAT	114.58	102.60	3	
	EH-FLR-02	FLAT	114.58	102.60	3	
	EH-FLR-03	FLAT	114.58	102.60	3	
	EH-FLR-04	FLAT	87.70	77.39	2	
	EH-FLR-05	FLAT	80.01	67.80	2	
	EH-FLR-06	FLAT	98.19	87.80	3	
	EH-FLR-07	FLAT	72.51	64.82	2	
	EH-FLR-08	FLAT	100.16	89.26	3	
	EH-FLR-09	FLAT	98.19	87.80	3	
	EH-FLR-10	FLAT	103.20	103.20	3	
	EH-FLR-11	FLAT	72.52	64.82	2	
	EH-FLR-12	FLAT	94.36	81.93	2	
	EH-FLR-13	FLAT	80.66	71.98	2	
	EH-FLR-14	FLAT	87.70	77.39	2	
	EH-FLR-15	FLAT	98.19	87.80	3	
	EH-FLR-16	FLAT	114.58	102.60	3	
	EH-FLR-17	FLAT	111.77	100.08	3	
	EH-FLR-18	FLAT	103.47	103.47	3	
	EH-FLR-19	FLAT	106.26	95.41	3	
	EH-FLR-20	FLAT	72.52	64.82	2	
	EH-FLR-21	FLAT	100.16	89.26	3	
	EH-FLR-22	FLAT	98.19	87.80	3	
	EH-FLR-23	FLAT	103.20	103.20	3	
	EH-FLR-24	FLAT	72.52	64.82	2	
	EH-FLR-25	FLAT	94.36	81.93	2	
	EH-FLR-26	FLAT	80.66	71.98	2	
	EH-FLR-27	FLAT	87.70	77.39	2	
	EH-FLR-28	FLAT	98.19	87.80	3	
	EH-FLR-29	FLAT	114.58	102.60	3	
	EH-FLR-30	FLAT	111.77	100.08	3	
Total			35002.58	27146.91	3952	321

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a).Consisting of "Block :A (PROPOSED RESI BLD) Wing : A-1 (PROPOSED RESI BLD) Consisting of Ground + 7 Upper Floors (Part) + 8th Floor (Part) only.
2.The sanction is accorded for Apartment (PROPOSED RESI BLD) only. The use of the building shall not deviate to any other use.
3.The Owner / Developer shall see that no one should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.The applicant shall make provision for street furniture, cutbinks at ground level for postal services & space for scanning garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned periodically and maintained properly.
7.The applicant shall INSURE all workmen involved in the construction work against any accidental / untoward incidents arising during the time of construction.
8.The applicant shall not stack any building materials in the road / footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facilities provided in the scheme to anybody in any manner whatsoever.
10.The applicant shall provide a space for locating the distribution boards/meters & equipment equipment as per K.E.R.C (Sub:3) code leaving 0.09 mts. from the building within the premises.
11.The applicant shall provide a ramp/slope not exceeding a 1:8 to 1:20 in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 32.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent public access to other areas endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises, The building license and the copies of sanctioned plans with specifications shall be mounted on completion of the work and shall be kept in good condition till the occupancy.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing and if contravention persists, disciplinary action will be taken as per Bye-law No.3(3).
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3 (3) under sub section IV-B (a) to (k).
17.The applicant shall get the building licensed before the commencement of the work.
18.On completion of foundation or footing applicant intimation of erection of walls on the boundaries and in the case of columnar structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the Authority by the applicant before proceeding with the work further. Similarly, after the completion of the first slab of stairs & before & efore one month after its completion shall apply for permission to occupy the building.
19.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in order to conserve water as per the assured standards of BWSSB.
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS: 1893-1984 (Fourth revision) while taking up the construction of the building in seismic zone-II & III.
24.The applicant should provide solar water heaters as per bbmp 27 of Bye-law No. 29 for the building.
25.The facilities for physically handicapped persons prescribed in schedule-IX (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the Physically Handicapped persons and also ramps in appropriate places for easy movement from the road to the Physically Handicapped persons together with the stipped end.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions No. 21, 22, 23, 24, 25 & 26 are complied with.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of the 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic and the organic waste shall be processed in the Bio-methanation plant to be provided / installed at site for its re-use. (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30.The applicant shall submit the plan showing the pedestrian facilities and safety & ensure for exit facilities during the course of evacuation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general safety by erecting safety barricades.

31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of High rise building shall get the building inspected by the Karnataka Fire and Emergency Department every year. Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation before the expiry of the said period, otherwise necessary action will be taken.
34.The Owner / Association of high rise building shall get the building inspected by the concerned agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in working condition and the certificate in this regard shall be submitted to the Corporation and Fire Force Department every year.
35.The Owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate every year with regard to the electrical installations and get the lifts inspected periodically by Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The applicant shall not stack any inflammable material and construct two mosts / stalls in the building / site before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
37.The Owner / Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without the previous approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years and shall be completed within five (5) years from the date of issue of the license and intimation is received to BBMP (Overlooking 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 footings before erection of walls above the ground level within the time limit specified in the above rule.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority and the same shall be developed accordingly and shall not be converted for any purpose by the Development Authority while approving the Development Plan for the project should be strictly adhered to.
40.The Owner / Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management bye-law 2017 notified vide gazette dated 25.09.2017.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a/c sites measuring 160.5qm.as a 240 Sqm.for minimum of two trees for sites measuring with more than 240 Sqm. (1) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/commercial building.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.The sanction is accorded for the special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide NO(KE)/ALW (Private)/ Amendment Letter No. LD/60LET(3)/13, 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 should be displayed on the notice board at the entrance to enable the Labour Enforcement Officer to inspect the site and ensure the registration of establishment and workers working at construction site or to work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers employed time to time.
4.At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the 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 s f construction workers in the labour camps / construction sites.
2.Safety measures in building operations 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.Payment of cess under the Building and other construction workers act in the construction work is a must.
5.BBMP will not be responsible for any disputes that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE : 1:100

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.: 1.0.2 / VERSION DATE: 31/08/2022

PROJECT DETAIL:

Authority: BBMP	Plot Use: Residential
Inward No: PRJ/4295/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 222/2220/3/20/3/20/2020/2071/186188
Nature of Sanction: NEW	City Survey No.: 57 / 57
Location: RING III	Khata No. (As per Khata Extract): 222/2220/3/20/3/20/2020/2071/186188
Building Line Specified as per Z.R. NA	Locality / Street of the property: PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198
Zone: Rajarajeshwarinagar	
Ward: Ward-198	
Planning District: 305-Kengeri	

AREA DETAILS:

AREA OF PLOT (Minimum)	(A-Deductions)	4350.40
NET AREA OF PLOT	(A-Deductions)	4350.40

COVERAGE DETAILS:

Permissible Coverage area (65.00 %)		7624.33
Proposed Coverage Area (65.00 %)		7624.33
Achieved Net coverage area (65.00 %)		7624.33
Balance coverage area left (0.00 %)		1.00

FAR DETAILS:

Permissible F.A.R as per zoning regulation 2015 (2.50)	10150.16
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Permissible FAR	10150.16
Residential FAR (100.00%)	10045.66
Proposed FAR Area	35045.66
Achieved Net FAR Area (7.90)	35045.66
Balance FAR Area (0.01)	115.15

BUILT-UP AREA CHECK

Proposed BuiltUp Area	53414.66
Substructure Area Add in BUA (Lacuna's etc)	82.03
Achieved BuiltUp Area	53496.69

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.Mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	1	321	397
Total :			-	-	-	321	397

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	321	4813.75	397	5458.78
Visitor's Car Parking	33	453.75	0	0.00
Total Car	354	4867.50	397	5458.78
TwoWheeler	-	453.75	0	0.00
Other Parking	-	-	-	3435.22
Total		5321.25		14894.00

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions (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.)	Tenant	Total Dwelling Units	Carpet Area (Sq.mt.) Non Tenement
			Void	Cellar		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.				
A (PROPOSED RESI BLD)	1	53095.07	81.01	0314.56	1454.56	315.15	3.20	386.81	4.84	724.09	14869.27	35045.66	35045.66	321	321	483.69
Total :	1	53095.07	81.01	0314.56	1454.56	315.15	3.20	386.81	4.84	724.09	14869.27		35045.66	321	321	483.69

Block :A (PROPOSED RESI BLD)

Floor Name	Gross Built Up Area	Deductions (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.)	Tenant	Carpet Area (Sq.mt.) Non Tenement
		Void		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	163.55	0.00	163.55	126.55	34.99	3.20	0.00	0.00	0.00	0.00	0.00	00	00	0.00
Typical Floor	3797.99	0.00	3797.99	104.06	38.55	0.00	27.66	0.00	0.00	0.00	2677.43	2677.43	34	0.00
Typical Floor	4748.62	0.00	4748.62	148.00	48.52	0.00	30.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.68	48.52	0.00	30.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.68	48.52	0.00	30.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.68	48.52	0.00	30.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.68	48.52	0.00	30.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.68	48.52	0.00	30.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.68	48.52	0.00	30.56	0.00	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4679.11	81.01	4598.10	142.02	48.52	0.00	40.08	0.00	0.00	0.00	4337.58	4337.58	35	483.69
Ground Floor	7255.51	0.00	7255.51	142.02	48.52	0.00	0.00	0.00	0.00	191.29	6832.97	0.00	00	00
Podium Floor	5828.98	0.00	5828.98	104.06	38.55	0.00	0.00	0.00	0.00	180.76	5506.03	0.00	00	00
Basement Second Floor	2971.62	0.00	2971.62	50.82	17.66	0.00	0.00	0.00	0.00	362.55	2541.27	0.00	00	00
Total :	53095.07	81.01	53014.06	1454.56	515.15	3.20	386.81	4.84	724.09	14869.27	35045.66	35045.66	321	483.69
Total Number of same Blocks	1													
Total :	53095.07	81.01	53014.06	1454.56	515.15	3.20	386.81	4.84	724.09	14869.27	35045.66	35045.66	321	483

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.75	2.10	120
A (PROPOSED RESI BLD)	D3	0.76	2.10	1162
A (PROPOSED RESI BLD)	D1	0.90	2.10	96
A (PROPOSED RESI BLD)	D2	0.91	2.10	1080
A (PROPOSED RESI BLD)	ED	1.10	2.10	321
A (PROPOSED RESI BLD)	D	2.00	2.10	96

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	0.60	1.20	634
A (PROPOSED RESI BLD)	V	1.50	1.20	72
A (PROPOSED RESI BLD)	W4	1.10	1.80	01
A (PROPOSED RESI BLD)	W2	1.52	1.80	96
A (PROPOSED RESI BLD)	W1	1.53	1.20	01
A (PROPOSED RESI BLD)	W1	1.53	1.80	745
A (PROPOSED RESI BLD)	SD1	1.53	2.10	109
A (PROPOSED RESI BLD)	W	1.53	1.80	342
A (PROPOSED RESI BLD)	W	2.00	1.80	48
A (PROPOSED RESI BLD)	SD	2.40	2.10	240
A (PROPOSED RESI BLD)	WS	2.43	1.80	96
A (PROPOSED RESI BLD)	WS	2.43	2.10	11
A (PROPOSED RESI BLD)	GW	5.50	2.10	07

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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

Mrs. ELEGANT ALTIMA
REP BY ITS PARTNERS
1) S.N.MANJUNATH 2) S.RAJESH
3) S.JAYANTH 4) S.CHANDRAPRAKASH
NO 1/116, NEW KEMPEGOWDA LAYOUT,
B.S.K 3RD STAGE,
BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

KRUPA.S
NO 9 OPPOSITE TO SBI BANK
KATRIGUPPE MAIN ROAD
BANASHANKARI 3RD STAGE
BANGALORE
BCC/BL-3.6/E-0173/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP KHATHA NO: 222/2220/3/20/3/20/2020/2071/186188, PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198

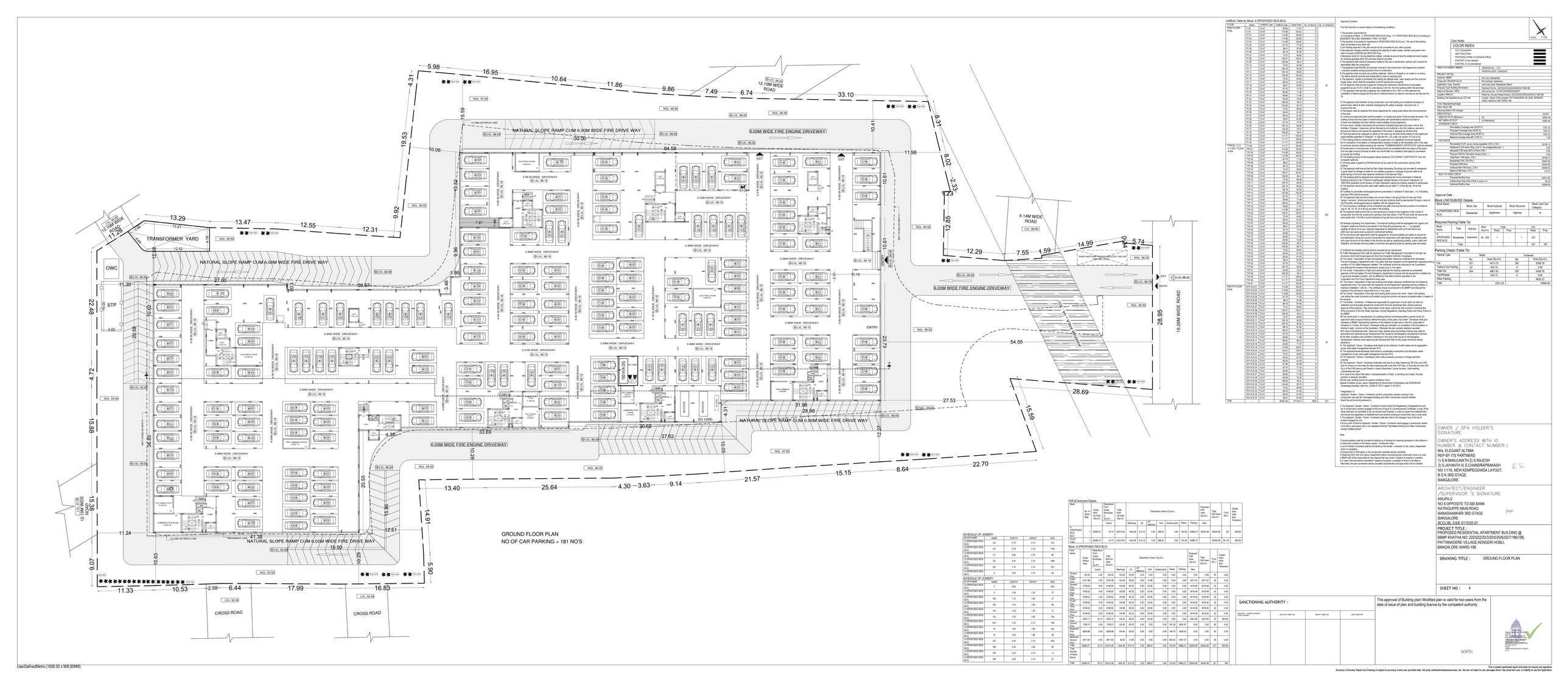
DRAWING TITLE : FIRST BASEMENT FLOOR PLAN

SHEET NO : 3

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.

User Defined Metric (1606.00 x 906.00MM)



UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	F-1B	FLAT	80.66	71.97	3	31
	F-1C	FLAT	114.59	102.61	3	
	FF-01	FLAT	114.58	102.60	3	
	FF-02	FLAT	114.58	102.60	3	
	FF-03	FLAT	114.58	102.60	3	
	FF-04	FLAT	87.70	77.39	2	
	FF-05	FLAT	86.01	87.89	3	
	FF-06	FLAT	98.19	87.89	3	
	FF-07	FLAT	113.47	102.47	3	
	FF-08	FLAT	103.47	102.47	3	
	FF-09	FLAT	106.26	95.41	3	
	FF-10	FLAT	73.53	64.89	2	
	FF-11	FLAT	100.16	89.26	3	
	FF-12	FLAT	98.19	87.89	3	
	FF-13	FLAT	103.25	102.26	3	
	FF-14	FLAT	73.52	64.82	2	
	FF-15	FLAT	89.34	81.55	3	
	FF-16	FLAT	98.19	87.89	3	
	FF-17	FLAT	113.77	102.08	3	
	FF-18	FLAT	114.77	102.08	3	
	FF-19	FLAT	80.66	71.98	2	
	FF-20	FLAT	87.70	77.39	2	
	FF-21	FLAT	80.66	71.98	2	
	FF-22	FLAT	114.59	102.61	3	
	FF-23	FLAT	114.58	102.60	3	
	FF-24	FLAT	114.58	102.60	3	
	FF-25	FLAT	103.25	92.70	3	
	FF-26	FLAT	73.53	64.82	2	
	FF-27	FLAT	89.34	81.55	3	
	FF-28	FLAT	98.19	87.89	3	
	FF-29	FLAT	113.77	102.08	3	
	FF-30	FLAT	114.77	102.08	3	
	FF-31	FLAT	80.66	71.98	2	
	FF-32	FLAT	87.70	77.39	2	
	FF-33	FLAT	80.66	71.98	2	
	FF-34	FLAT	114.59	102.61	3	
	FF-35	FLAT	114.58	102.60	3	
	FF-36	FLAT	114.58	102.60	3	
	FF-37	FLAT	103.25	92.70	3	
	FF-38	FLAT	73.52	64.82	2	
	FF-39	FLAT	89.34	81.55	3	
	FF-40	FLAT	98.19	87.89	3	
	FF-41	FLAT	113.77	102.08	3	
	FF-42	FLAT	114.77	102.08	3	
	FF-43	FLAT	80.66	71.98	2	
	FF-44	FLAT	87.70	77.39	2	
	FF-45	FLAT	80.66	71.98	2	
	FF-46	FLAT	114.59	102.61	3	
	FF-47	FLAT	114.58	102.60	3	
	FF-48	FLAT	114.58	102.60	3	
	FF-49	FLAT	103.25	92.70	3	
	FF-50	FLAT	73.52	64.82	2	
	FF-51	FLAT	89.34	81.55	3	
	FF-52	FLAT	98.19	87.89	3	
	FF-53	FLAT	113.77	102.08	3	
	FF-54	FLAT	114.77	102.08	3	
EIGHTH FLOOR PLAN	8TH FLR-F-1B	FLAT	80.66	71.98	2	31
	8TH FLR-F-1C	FLAT	114.59	102.61	3	
	8TH FLR-FF-01	FLAT	114.58	102.60	3	
	8TH FLR-FF-02	FLAT	114.58	102.60	3	
	8TH FLR-FF-03	FLAT	87.70	77.39	2	
	8TH FLR-FF-04	FLAT	86.01	87.89	3	
	8TH FLR-FF-05	FLAT	98.19	87.89	3	
	8TH FLR-FF-06	FLAT	113.47	102.47	3	
	8TH FLR-FF-07	FLAT	103.47	102.47	3	
	8TH FLR-FF-08	FLAT	106.26	95.41	3	
	8TH FLR-FF-09	FLAT	73.53	64.89	2	
	8TH FLR-FF-10	FLAT	100.16	89.26	3	
	8TH FLR-FF-11	FLAT	98.19	87.89	3	
	8TH FLR-FF-12	FLAT	103.25	102.26	3	
	8TH FLR-FF-13	FLAT	73.52	64.82	2	
	8TH FLR-FF-14	FLAT	89.34	81.55	3	
	8TH FLR-FF-15	FLAT	98.19	87.89	3	
	8TH FLR-FF-16	FLAT	113.77	102.08	3	
	8TH FLR-FF-17	FLAT	114.77	102.08	3	
	8TH FLR-FF-18	FLAT	80.66	71.98	2	
	8TH FLR-FF-19	FLAT	87.70	77.39	2	
	8TH FLR-FF-20	FLAT	80.66	71.98	2	
	8TH FLR-FF-21	FLAT	114.59	102.61	3	
	8TH FLR-FF-22	FLAT	114.58	102.60	3	
	8TH FLR-FF-23	FLAT	114.58	102.60	3	
	8TH FLR-FF-24	FLAT	103.25	92.70	3	
	8TH FLR-FF-25	FLAT	73.52	64.82	2	
	8TH FLR-FF-26	FLAT	89.34	81.55	3	
	8TH FLR-FF-27	FLAT	98.19	87.89	3	
	8TH FLR-FF-28	FLAT	113.77	102.08	3	
	8TH FLR-FF-29	FLAT	114.77	102.08	3	
	8TH FLR-FF-30	FLAT	80.66	71.98	2	
	8TH FLR-FF-31	FLAT	87.70	77.39	2	
	8TH FLR-FF-32	FLAT	80.66	71.98	2	
	8TH FLR-FF-33	FLAT	114.59	102.61	3	
	8TH FLR-FF-34	FLAT	114.58	102.60	3	
	8TH FLR-FF-35	FLAT	114.58	102.60	3	
	8TH FLR-FF-36	FLAT	103.25	92.70	3	
	8TH FLR-FF-37	FLAT	73.52	64.82	2	
	8TH FLR-FF-38	FLAT	89.34	81.55	3	
	8TH FLR-FF-39	FLAT	98.19	87.89	3	
	8TH FLR-FF-40	FLAT	113.77	102.08	3	
	8TH FLR-FF-41	FLAT	114.77	102.08	3	
	8TH FLR-FF-42	FLAT	80.66	71.98	2	
	8TH FLR-FF-43	FLAT	87.70	77.39	2	
	8TH FLR-FF-44	FLAT	80.66	71.98	2	
	8TH FLR-FF-45	FLAT	114.59	102.61	3	
	8TH FLR-FF-46	FLAT	114.58	102.60	3	
	8TH FLR-FF-47	FLAT	114.58	102.60	3	
	8TH FLR-FF-48	FLAT	103.25	92.70	3	
	8TH FLR-FF-49	FLAT	73.52	64.82	2	
	8TH FLR-FF-50	FLAT	89.34	81.55	3	
	8TH FLR-FF-51	FLAT	98.19	87.89	3	
	8TH FLR-FF-52	FLAT	113.77	102.08	3	
	8TH FLR-FF-53	FLAT	114.77	102.08	3	
	8TH FLR-FF-54	FLAT	80.66	71.98	2	
Total			8560.99	7746.91	2662	321

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a).Consisting of "Block : A (PROPOSED RESI BLD) Wing : A-1 (PROPOSED RESI BLD) Consisting of Ground Floor + 8 Upper Floors only" in Residential Zone.
2.The sanction is accorded for Apartment (PROPOSED RESI BLD) only. The use of the building shall not deviate to any other use.
3.The car parking spaces shall not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.The applicant shall maintain the existing trees, avenues at ground level for period 5 years & space for accruing garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned periodically and maintained.
7.The applicant shall INSURE all workmen involved in the construction work against any accidents / untoward incidents arising during the time of construction.
8.The applicant shall not store any building materials or debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facilities provided in the scheme to anybody in any manner at any point of time.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Edt 3) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room (preferably a 4.50 x 3.00 m) for caretakers for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 32.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent public danger. Such barricade should be of adequate strength to prevent accidents.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approval plans shall be posted in a conspicuous place of the licensed premises.The building license and the copies of sanctioned plans with specifications shall be mounted on completion of the work and shall be kept in good condition till occupancy.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing and proceeded against in accordance with the provisions of Section 321 of the Act.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV (Bye-law No. 3.9) under sub section IV-A (a) to (k).
17.The applicant shall obtain the necessary permission from the competent authority before felling trees.
18.On completion of foundation or footing before erection of walls on the foundations and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the Authority by the applicant and no work shall be carried out without obtaining the certificate. Failure to comply with the date of issue of license & will-fine one month after its completion shall apply for permission to occupy the building.
19.The building or part thereof shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in accordance with the requirements and as per Bye-law No. 32(a).
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS: 1893-1984 (Part-I) published by the Bureau of Indian Standards, to withstand the effects of earthquake.
24.The applicant should provide solid waste chutes as per bye-law 31 of bye-law No. 32 for the building.
25.The facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the physically handicapped persons and the toilet shall be designed in such a way that it is approached through a ramp for the Physically Handicapped persons together with the stipped entry.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions mentioned in Sl.No. 25 & 26 above are complied with.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of the 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic garbage and the organic garbage shall be disposed of in the Bio-methanation plant to be installed at site for its re-use. (Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30.The applicant shall ensure that the building is designed for adequate stability and safety to ensure for soil stabilization during the course of excavation for basements etc with adequate design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and towards ensuring safety of workmen and general public by erecting safety barricades.

31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high rise building shall obtain clearance certificate from the Karnataka Fire and Emergency Department every year. Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation before the release of electrical connection every year.
34.The Owner / Association of high rise building shall get the building inspected by the various agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are maintained in working condition and certificate to that effect shall be submitted to the Fire Department and the Fire & Emergency Department every year.
35.The Owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate every year. Two years with due inspection by the Electrical Inspectorate regarding working of Electrical installation / lifts etc., The certificate should be produced to the Corporation before the release of the permission issued first once in Two years.
36.The Owner / Association of high rise building shall not construct two mesh - trellis in the building ,one below the sheet of summer and another during the summer and ensure complete safety in respect of fire hazards.
37.The Owner / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plans, without the written approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years and shall be completed within five (5) years from the date of issue of the plan and in default of which extension by BBMP (Overlooking 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 footings before erection of walls in the case of buildings in which basements are not contemplated.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority and the same shall be developed accordingly and handed over to the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
40.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 32(7).
41.The applicant/owner/developer shall abide by sustainable construction and demolition waste management bye-law 32(8) and Government Order dated 31.03.2009.
42.The Applicant / Owners / Developers shall make necessary provisions to charge electrical vehicles.
43.The Applicant / Owner / Developer shall plant one tree for a/c sites measuring 160.5qm.as to 240 Sqm.to minimum of two trees for sites measuring with more than 240 Sqm. (i) One tree for every 240 Sq.m of the FAR area as per Premium in case of Apartment / group housing / multi-dwelling unit complex is provided.
44.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
45.The Owner / Builder shall abide by special conditions, if any.
Special Condition as per Lalbagh Department all trees vides vide No.H2/DCF/LB/ (Proceeding/ Hoodikeri Letter No. LDB/GLT/201/13. 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 registration of the employment of the building at the time of Commencement Certificate. A copy of the same should be submitted to the Assistant Director of Town Planning (Engineering) who is inspect the work 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 working in the site.
4.At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the 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 s f construction workers in the labour camps / construction sites.
2.Water supply, sanitary facilities 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.Permission shall be obtained from Labour Department before commencement of construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE : 1:1000

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.: 1.0.2 / VERSION DATE: 31/08/2022

PROJECT DETAIL:
Authority: BBMP — Plot Use: Residential
Inward No: BBMP/Addl.Dc/0122/20 — Plot SubUse: Apartment
Application Type: General — Land Use Zone: Residential (Main)
Proposal Type: Building Permission — Plot/Sub Plot No.: 222/220/2/20/3/20/5/20/6/20/7/186/188
Nature of Sanction: NEW — City Survey No.: 57 / 57
Location: RING III — Khata No. (As per Khata Extract): 222/220/2/20/3/20/5/20/6/20/7/186/188
Building Line Specified as per Z.R. NA — Locality / Street of the property: PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198
Zone: Rajarajeshwarinagar
Ward: Ward-198
Planning District: 305-Kengeri

AREA DETAILS:
AREA OF PLOT (Minimum) — (A) 3424.87 — (A-Deductions) 1459.46
NET AREA OF PLOT — 1965.41
COVERAGE CHECK
Permissible Coverage area (65.00 %) — 1824.33
Proposed Coverage Area (65.00 %) — 1524.33
Achieved Net coverage area (65.00 %) — 1524.33
Balance coverage area left (0.00 %) — 1.00
FAR CHECK
Permissible F.A.R as per zoning regulation 2015 (2.50) — 8318.16
Additional F.A.R within Ring I and II (for amalgamated plot -) — 0.00
Allowable TDR Area (60% of Permissible FAR) — 0.00
Premium FAR for Plot within Impact Zone (-) — 0.00
Total Permissible FAR — 8318.16
Residential FAR (100.00%) — 8318.16
Proposed FAR Area — 3540.89
Achieved Net FAR Area (1.80) — 3540.89
Balance FAR Area (0.51) — 115.15
BUILT-UP AREA CHECK
Proposed BuiltUp Area — 12014.58
Substructure Area Add in BUA (Layout List) — 82.03
Achieved BuiltUp Area — 12096.61

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Name	Type	SubUse	Area (Sq.Mt.)	Units		Car	
				Reqd.	Prop.	Reqd.	Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	81 - 225	1	-	1	321
Total :			-	-	-	321	397

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)
Car	321	4813.75	397	5459.78
Visitor's Car Parking	33	453.75	0	0.00
Total Car	354	4867.50	397	5459.78
Two/Wheeler	-	453.75	0	0.00
Other Parking	-	-	-	3470.22
Total		5321.25		14894.00

FAR &Tenement Details

Block	No. of Same Bldg	Gross BuiltUp Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Tenement	Carpet Area (Sq.mt.)
			StairCase	Lift		StairCase	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.				
A (PROPOSED RESI BLD)	1	53595.07	81.01	53414.56	1404.58	310.15	3.20	386.81	4.84	724.09	14865.27		39540.89	39540.89	321	483.69
Grand Total:	1	53595.07	81.01	53414.56	1404.58	310.15	3.20	386.81	4.84	724.09	14865.27		39540.89	39540.89	321.00	483.69

Block :A (PROPOSED RESI BLD)

Floor Name	Gross BuiltUp Area	Deductions (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.)	Tenement (No.)	Carpet Area (Sq.mt.)
		Void		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	163.55	0.00	163.55	126.55	34.86	3.20	0.00	0.00	0.00	0.00	0.00	00	00	0.00
First Floor	2767.56	0.00	2767.56	104.06	38.55	0.00	27.66	0.00	0.00	0.00	2577.43	2577.43	34	0.00
Second Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	0.00	4518.48	4518.48	42	0.00
Third Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	0.00	4518.48	4518.48	42	0.00
Fourth Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	0.00	4518.48	4518.48	42	0.00
Fifth Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	0.00	4518.48	4518.48	42	0.00
Sixth Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	0.00	4518.48	4518.48	42	0.00
Seventh Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	0.00	4518.48	4518.48	42	0.00
Eighth Floor	4678.11	81.01	4597.10	142.02	48.52	0.00	40.58	0.00	0.00	0.00	4357.98	4357.98	35	483.69
Overhead Tank	7255.01	0.00	7255.01	142.02	48.52	0.00	0.00	0.00	181.29	6832.97	0.00	0.00	00	0.00
Basement Floor	5828.88	0.00	5828.88	104.06	38.55	0.00	0.00	0.00	180.75	5506.53	0.00	0.00	00	0.00
Basement Second Floor	2971.82	0.00	2971.82	50.82	17.66	0.00	0.00	0.00	362.55	2541.27	0.00	0.00	00	0.00
Total :	53595.07	81.01	53514.06	1404.58	510.15	3.20	386.81	4.84	724.09	14865.27	39540.89	39540.89	321	483.69
Total Number of Same Blocks	1													
Total:	53595.07	81.01	53514.06	1404.58	510.15	3.20	386.81	4.84	724.09	14865.27	39540.89	39540.89	321	483

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.76	2.10	120
A (PROPOSED RESI BLD)	D3	0.76	2.10	1162
A (PROPOSED RESI BLD)	D1	0.90	2.10	96
A (PROPOSED RESI BLD)	D2	0.91	2.10	1080
A (PROPOSED RESI BLD)	ED	1.10	2.10	321
A (PROPOSED RESI BLD)	D	2.00	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	0.60	1.20	634
A (PROPOSED RESI BLD)	V	1.50	1.20	72
A (PROPOSED RESI BLD)	W4	1.10	1.80	01
A (PROPOSED RESI BLD)	W2	1.52	1.80	96
A (PROPOSED RESI BLD)	W1	1.50	1.20	01
A (PROPOSED RESI BLD)	W1	1.53	1.80	745
A (PROPOSED RESI BLD)	SW1	1.53	2.10	109
A (PROPOSED RESI BLD)	W	1.50	1.80	342
A (PROPOSED RESI BLD)	W	2.00	1.80	48
A (PROPOSED RESI BLD)	SD	2.40	2.10	240
A (PROPOSED RESI BLD)	WS	2.43	1.80	06
A (PROPOSED RESI BLD)	WS	2.43	2.10	11
A (PROPOSED RESI BLD)	GW	5.00	2.10	07

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / OVERSEER	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.

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

Mrs. ELEGANT ALTIMA,
REP BY ITS PARTNERS
1) S.N.MANJUNATH 2) S.RAJESH
3) S.JAYANTH 4) S.CHANDRAPRAKASH
NO 1/116, NEW KEMPEGOWDA LAYOUT,
B S K 3RD STAGE,
BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

KRUPA.S
NO 9 OPPOSITE TO SBI BANK
KATRIGUPPE MAIN ROAD
BANASHANKARI 3RD STAGE
BANGALORE
BCC/BL-3.6/E-0173/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP KHATHA NO: 222/220/2/20/3/20/5/20/6/20/7/186/188, PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4

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.

User Defined Metric (1606.00 x 906.00MM)





UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No of Rooms	No of Tenement
FIRST FLOOR PLAN	F-S1	FLAT	85.89	71.37	3	35
	F-S2	FLAT	114.09	102.67	3	
	FF-S1	FLAT	114.08	102.65	3	
	FF-S2	FLAT	114.08	102.65	3	
	FF-S3	FLAT	114.08	102.65	3	
	FF-S4	FLAT	87.70	77.35	2	
	FF-S5	FLAT	85.01	67.85	2	
	FF-S6	FLAT	98.19	87.85	3	
	FF-S7	FLAT	114.08	102.65	3	
	FF-S8	FLAT	153.41	143.47	4	
	FF-S9	FLAT	106.26	95.41	3	
	FF-S10	FLAT	73.53	64.85	2	
	FF-S11	FLAT	100.16	89.26	3	
	FF-S12	FLAT	98.19	87.85	3	
	FF-S13	FLAT	153.29	143.35	4	
	FF-S14	FLAT	73.53	64.85	2	
	FF-S15	FLAT	84.56	73.21	2	
	FF-S16	FLAT	87.70	77.35	2	
	FF-S17	FLAT	114.08	102.65	3	
	FF-S18	FLAT	114.08	102.65	3	
	FF-S19	FLAT	114.08	102.65	3	
	FF-S20	FLAT	87.70	77.35	2	
	FF-S21	FLAT	40.68	11.98	1	
	FF-S22	FLAT	114.08	102.65	3	
	FF-S23	FLAT	84.56	73.21	2	
	FF-S24	FLAT	105.29	95.73	3	
	FF-S25	FLAT	73.53	64.85	2	
	FF-S26	FLAT	84.56	61.93	2	
	FF-S27	FLAT	87.70	77.35	2	
	FF-S28	FLAT	98.19	87.85	3	
	FF-S29	FLAT	87.70	77.35	2	
	FF-S30	FLAT	153.41	143.47	4	
	FF-S31	FLAT	114.08	102.65	3	
	FF-S32	FLAT	114.08	102.65	3	
	FF-S33	FLAT	114.08	102.65	3	
	FF-S34	FLAT	87.70	77.35	2	
	FF-S35	FLAT	111.77	100.08	3	
PARKING + S, S & S.M. FLOOR PLAN	TF-S1	FLAT	111.77	100.08	3	252
	TF-S2	FLAT	114.08	102.65	3	
	TF-S3	FLAT	114.08	102.65	3	
	TF-S4	FLAT	87.70	77.35	2	
	TF-S5	FLAT	98.01	87.85	3	
	TF-S6	FLAT	84.56	73.21	2	
	TF-S7	FLAT	73.53	64.85	2	
	TF-S8	FLAT	153.41	143.47	4	
	TF-S9	FLAT	106.26	95.41	3	
	TF-S10	FLAT	73.53	64.85	2	
	TF-S11	FLAT	100.16	89.26	3	
	TF-S12	FLAT	73.53	64.85	2	
	TF-S13	FLAT	153.29	143.35	4	
	TF-S14	FLAT	73.53	64.85	2	
	TF-S15	FLAT	84.56	73.21	2	
	TF-S16	FLAT	87.70	77.35	2	
	TF-S17	FLAT	114.08	102.65	3	
	TF-S18	FLAT	114.08	102.65	3	
	TF-S19	FLAT	114.08	102.65	3	
	TF-S20	FLAT	87.70	77.35	2	
	TF-S21	FLAT	40.68	11.98	1	
	TF-S22	FLAT	114.08	102.65	3	
	TF-S23	FLAT	84.56	73.21	2	
	TF-S24	FLAT	105.29	95.73	3	
	TF-S25	FLAT	73.53	64.85	2	
	TF-S26	FLAT	84.56	61.93	2	
	TF-S27	FLAT	87.70	77.35	2	
	TF-S28	FLAT	98.19	87.85	3	
	TF-S29	FLAT	87.70	77.35	2	
	TF-S30	FLAT	153.41	143.47	4	
	TF-S31	FLAT	114.08	102.65	3	
	TF-S32	FLAT	114.08	102.65	3	
	TF-S33	FLAT	114.08	102.65	3	
	TF-S34	FLAT	87.70	77.35	2	
	TF-S35	FLAT	111.77	100.08	3	
EIGHTH FLOOR PLAN	ETH-FLR-S1	FLAT	114.08	102.65	3	34
	ETH-FLR-S2	FLAT	114.08	102.65	3	
	ETH-FLR-S3	FLAT	114.08	102.65	3	
	ETH-FLR-S4	FLAT	87.70	77.35	2	
	ETH-FLR-S5	FLAT	98.01	87.85	3	
	ETH-FLR-S6	FLAT	84.56	73.21	2	
	ETH-FLR-S7	FLAT	73.53	64.85	2	
	ETH-FLR-S8	FLAT	153.41	143.47	4	
	ETH-FLR-S9	FLAT	106.26	95.41	3	
	ETH-FLR-S10	FLAT	73.53	64.85	2	
	ETH-FLR-S11	FLAT	100.16	89.26	3	
	ETH-FLR-S12	FLAT	73.53	64.85	2	
	ETH-FLR-S13	FLAT	153.29	143.35	4	
	ETH-FLR-S14	FLAT	73.53	64.85	2	
	ETH-FLR-S15	FLAT	84.56	73.21	2	
	ETH-FLR-S16	FLAT	87.70	77.35	2	
	ETH-FLR-S17	FLAT	114.08	102.65	3	
	ETH-FLR-S18	FLAT	114.08	102.65	3	
	ETH-FLR-S19	FLAT	114.08	102.65	3	
	ETH-FLR-S20	FLAT	87.70	77.35	2	
	ETH-FLR-S21	FLAT	40.68	11.98	1	
	ETH-FLR-S22	FLAT	114.08	102.65	3	
	ETH-FLR-S23	FLAT	84.56	73.21	2	
	ETH-FLR-S24	FLAT	105.29	95.73	3	
	ETH-FLR-S25	FLAT	73.53	64.85	2	
	ETH-FLR-S26	FLAT	84.56	61.93	2	
	ETH-FLR-S27	FLAT	87.70	77.35	2	
	ETH-FLR-S28	FLAT	98.19	87.85	3	
	ETH-FLR-S29	FLAT	87.70	77.35	2	
	ETH-FLR-S30	FLAT	153.41	143.47	4	
	ETH-FLR-S31	FLAT	114.08	102.65	3	
	ETH-FLR-S32	FLAT	114.08	102.65	3	
	ETH-FLR-S33	FLAT	114.08	102.65	3	
	ETH-FLR-S34	FLAT	87.70	77.35	2	
	ETH-FLR-S35	FLAT	111.77	100.08	3	
Total			8063.38	7146.91	282	321

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a).Creating of 'Block :A (PROPOSED RESI BLD) Wing - A-1 (PROPOSED RESI BLD) Consisting of Ground + 7 Upper Floors + Terrace Floor Only.
2.The sanction is accorded for Apartment (PROPOSED RESI BLD) only. The use of the building shall not deviate to any other use.
3.The car parking spaces shall not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.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.
6.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
7.A Licence 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 at a conspicuous place during the period of construction.
8.If any owner / builder contravenes the provisions of Building Rule bare acts or rules in force, the Architect / Engineer / Supervisor will be informed to the Authority in the first instance, warned in writing and forwarded a copy of such intimation to the owner / builder under intimation to us.
9).Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bare law 19) under sub section 14 B (a) (b).
10.The applicant shall not encroach on the road or storage any building materials in the road.
11.On completion of foundation or footings before erection of walls on the foundation are in the case of columned structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the Authority by submitting the relevant documents. Failure to comply with this condition will result from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
12.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
13.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
14.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in order to conserve and recharge rain water as per the Laws in force.
15.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: 1893-1984 (Fourth revision) while taking up the construction of the buildings in seismic zone-II & III.
16.The applicant should provide solar water heaters as per bylaw 17 of Bye-law No. 32 for the buildings.
17.The lifts for physically handicapped persons prescribed in schedule IX (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
18.The applicant shall provide at least one common toilet in the ground floor for the use of the persons with disabilities in case the building is constructed for the use of persons approached through a ramp for the Physically Handicapped persons together with the stipulated width.
21.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions mentioned in Rule 32 (1) (a) to (f) are complied with.
22.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

23.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic garbage and the organic garbage shall be disposed of in the Bio-gas plant to be 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).
24.The applicant shall ensure that the building is constructed with adequate stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general safety by erecting safety barricades.

25.Sufficient two wheeler parking shall be provided as per requirement.
26.IT/ BPO Management Firm shall be obtained from Facility Management Consultant for all high rise structure which shall be got approved from the Competent Authority if necessary.
27.The Owner / Association of high rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation Authorities as and when demanded otherwise suitable action will be taken.
28.The Owner / Association of high rise building shall get the building inspected by the competent agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are maintained in working condition at all times and get renewal clearance certificate from the Corporation and Fire Force Department every year.
29.The Owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate every year. The Electrical installation shall be got inspected by a competent person and the Electrical installation / lifts etc., The certificate issued by the competent person shall get the renewal of the permission issued that once in Two years.
30.The Owner / Association of high rise building shall conduct two mock - drills in the building one before the onset of summer and another during the summer completes before the onset of monsoon in respect of fire hazards.
31.The Owner / Builder / Contractor / Professional responsible for supervision of work shall not shall not undertake and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Zoning Orders and Policy Orders of the BBMP.
32.The construction or reconstruction of a building shall be commenced within a period of two (2) years and shall be completed within five (5) years from the date of issue of the permit and in case of failure or refusals to BBMP (Bangalore Authority) of the intention to erect a building as mentioned in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footings before erection of walls on the foundation and also on completion of the building.
33.In case of Development Land, Parks and Open Spaces and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority and the same shall be developed accordingly and handed over to the Bangalore Development Authority while applying the Occupancy Certificate for the project should be strictly adhered to.
34.The Owner / Builder / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management bye-law 2016 notified vide G.O.No.BMP/EE(SW)/CR-19/2015-16.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for at sites measuring 160.0sqm.to 240 Sqm.to minimum of two trees for sites measuring with more than 240 Sqm. (1)One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/commercial building.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.The sanction is accorded for the special conditions, if any.
Special Condition as per Lokayukt Department of Government vide no ADD/KAN/ (Protected Monument) Letter No. LD95/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 should be displayed on the project site and should be kept present in order to inspect the same 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 from time to time.
4.At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the 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 anfcrols for imparting education to the children s if construction workers in the labour camps / construction sites.
2.Safety measures at work place 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.Disputes if any, in the labour department pertaining to building construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCALE : 1:100

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.: 1.0.0 / VERSION DATE: 22/06/2022

PROJECT DETAIL:

Authority: BBMP	Plot Use: Residential
Inward No: PRJ/NEW/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 222/222/203/203/205/206/207/1186/188
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 222/222/203/203/205/206/207/1186/188
Location: RING-III	Khata Category: BENGALURU URBAN (BBMP)
Building Line Specified as per Z.R: NA	Locality / Street of the property: KALKERE KENGERI HOBLI BANGALORE WARD-198
Zone: Rajarajeshwarinagar	
Ward: Ward-198	
Planning District: 305-Kengeri	

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	3242.87
NET AREA OF PLOT	(A-Deductions)	14362.40

COVERAGE DETAILS

Permissible Coverage area (65.00 %)	7923.32
Proposed Coverage Area (49.88 %)	7224.23
Achieved Net coverage area (49.88 %)	7224.23
Balance coverage area left (0.00 %)	1.09

FAR DETAILS:

Permissible F.A.R. as per zoning regulation 2015 (2.50)	32155.16
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm.FAR area (2.50)	32155.16
Residential FAR (100.00%)	32155.16
Proposed FAR Area	35945.99
Achieved Net FAR Area (2.48)	35945.99
Balance FAR Area (0.01)	115.16

BUILT UP AREA CHECK

Proposed BuiltUp Area	53514.88
Substructure Area Add in BUA (Layout Lvl)	82.03
Achieved BuiltUp Area	53596.91

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Name	Type	SubUse	Area (Sq.Mt.)	Units		Car	
				Reqd.	Prop.	Reqd.	Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	30 - 225	1	-	1	321
Total :			-	-	-	321	397

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	321	4813.75	397	5958.78
Visitor's Car Parking	33	453.75	0	0.00
Total Car	354	4867.50	397	5958.78
Two/Wheeler	-	453.75	0	0.00
Other Parking	-	-	0	3470.22
Total		5321.25		14894.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.76	2.10	133
A (PROPOSED RESI BLD)	D3	0.76	2.10	1162
A (PROPOSED RESI BLD)	D1	0.90	2.10	96
A (PROPOSED RESI BLD)	D2	0.91	2.10	1090
A (PROPOSED RESI BLD)	D3	1.10	2.10	321
A (PROPOSED RESI BLD)	D	2.00	2.10	96

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	0.60	1.20	624
A (PROPOSED RESI BLD)	V	1.50	1.20	72
A (PROPOSED RESI BLD)	W4	1.10	1.80	51
A (PROPOSED RESI BLD)	W2	1.52	1.80	96
A (PROPOSED RESI BLD)	W1	1.53	1.20	51
A (PROPOSED RESI BLD)	W1	1.53	1.80	745
A (PROPOSED RESI BLD)	SV1	1.53	2.10	109
A (PROPOSED RESI BLD)	W	1.50	1.80	342
A (PROPOSED RESI BLD)	W	2.00	1.80	48
A (PROPOSED RESI BLD)	SD	2.40	2.10	240
A (PROPOSED RESI BLD)	W5	2.40	1.80	96
A (PROPOSED RESI BLD)	W5	2.43	2.10	11
A (PROPOSED RESI BLD)	GW	5.50	2.10	57

Block :A (PROPOSED RESI BLD)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions (Area Gross Built Up Area) (Sq.mt.)	Total Net Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area other than Tenement
				StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	163.55	0.00	163.55	126.55	34.99	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Floor	2757.56	0.00	2757.56	104.06	38.55	0.00	27.90	0.00	0.00	0.00	2577.43	34	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4679.11	61.01	4618.10	142.02	48.32	0.00	40.08	0.00	0.00	4387.68	4387.68	35	483.69
Ground Floor	7255.91	0.00	7255.91	142.02	48.32	0.00	0.00	0.00	191.29	6832.97	0.00	00	0.00
Basement Floor	5828.98	0.00	5828.98	104.06	38.55	0.00	0.00	0.00	180.76	5506.03	0.00	00	0.00
Basement Second Floor	2971.82	0.00	2971.82	50.82	17.66	0.00	0.00	0.00	362.55	2541.27	0.00	00	0.00
Total :	53596.91	61.01	53514.88	1434.36	515.19	0.00	369.91	4.64	734.26	14880.27	35945.99	321	483.69
Total Number of same Blocks	1												
Total :	53596.91	61.01	53514.88	1434.36	515.19	0.00	369.91	4.64	734.26	14880.27	35945.99	321	483

FAR &Tenement Details

Block	No. of Same Blg.	Gross Built Up Area (Sq.mt.)	Deductions (Area Gross Built Up Area in Sq.mt.)	Total Net 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.			
A (PROPOSED RESI BLD)	1	53596.91	81.01	53514.88	1434.36	515.19	0.00	369.91	4.64	734.26	14880.27	35945.99	321	483.69
Total :	1	53596.91	81.01	53514.88	1434.36	515.19	0.00	369.91	4.64	734.26	14880.27	35945.99	321.00	483.69

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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

Mrs. ELEGANT ALTIMA
REP BY ITS PARTNERS
1) S.N.MANJUNATH 2) S.RAJESH
3) S.JAYANTH 4) S.CHANDRAPRAKASH
NO 1/116, NEW KEMPEGOWDA LAYOUT,
B.S.K 3RD STAGE,
BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

KRUPA.S
NO 9 OPPOSITE TO SBI BANK
KATRIGUPPE MAIN ROAD
BANASHANKARI 3RD STAGE
BANGALORE
BCC/BL-3.6/E-0173/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP KHATHA NO: 222/222/203/203/205/206/207/1186/188, PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198

DRAWING TITLE : FIRST FLOOR PLAN AND TYPICAL FLOOR PLAN (SECOND FLOOR PLAN TO SEVENTH FLOOR PLAN)

SHEET NO : 5

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.





UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	F-G5	FLAT	85.66	71.97	3	31
	F-I5	FLAT	114.59	102.61	3	
	FF-D1	FLAT	114.58	102.60	3	
	FF-D2	FLAT	114.58	102.60	3	
	FF-D3	FLAT	114.58	102.60	3	
	FF-D4	FLAT	87.70	77.39	2	
	FF-D5	FLAT	85.51	67.89	3	
	FF-E6	FLAT	98.19	87.85	3	
	FF-E7	FLAT	98.19	87.85	3	
	FF-I8	FLAT	153.47	142.47	4	
	FF-I9	FLAT	106.26	95.41	3	
	FF-I10	FLAT	113.53	64.89	3	
	FF-I11	FLAT	102.16	90.26	3	
	FF-I12	FLAT	102.16	90.26	3	
	FF-I13	FLAT	102.16	103.29	3	
	FF-I14	FLAT	72.52	64.82	2	
	FF-I15	FLAT	85.51	67.89	3	
	FF-I16	FLAT	98.19	87.85	3	
	FF-I17	FLAT	98.19	87.85	3	
	FF-I18	FLAT	153.47	142.47	4	
	FF-I19	FLAT	106.26	95.41	3	
	FF-I20	FLAT	113.53	64.89	3	
	FF-I21	FLAT	80.68	71.98	3	
	FF-I22	FLAT	85.51	67.89	3	
	FF-I23	FLAT	98.19	87.85	3	
	FF-I24	FLAT	105.26	95.73	3	
	FF-I25	FLAT	72.52	64.82	2	
	FF-I26	FLAT	69.34	61.93	2	
	FF-I27	FLAT	87.70	77.39	3	
	FF-I28	FLAT	98.19	87.85	3	
	FF-I29	FLAT	98.19	87.85	3	
	FF-I30	FLAT	111.77	100.08	3	
	FF-I31	FLAT	111.77	100.08	3	
	FF-I32	FLAT	111.77	100.08	3	
	FF-I33	FLAT	104.80	93.82	3	
	FF-I34	FLAT	80.68	71.97	3	
FIRST,2, 3,4,5,6, 7,8,9 FLOOR PLAN	F-G5	FLAT	85.66	71.97	3	292
	F-I5	FLAT	114.59	102.61	3	
	TYP-D1	FLAT	114.58	102.60	3	
	TYP-D2	FLAT	114.58	102.60	3	
	TYP-D3	FLAT	114.58	102.60	3	
	TYP-D4	FLAT	87.70	77.39	2	
	TYP-D5	FLAT	85.51	67.89	3	
	TYP-E6	FLAT	98.19	87.85	3	
	TYP-E7	FLAT	98.19	87.85	3	
	TYP-I8	FLAT	153.47	142.47	4	
	TYP-I9	FLAT	106.26	95.41	3	
	TYP-I10	FLAT	113.53	64.89	3	
	TYP-I11	FLAT	102.16	90.26	3	
	TYP-I12	FLAT	102.16	90.26	3	
	TYP-I13	FLAT	102.16	103.29	3	
	TYP-I14	FLAT	72.52	64.82	2	
	TYP-I15	FLAT	85.51	67.89	3	
	TYP-I16	FLAT	98.19	87.85	3	
	TYP-I17	FLAT	98.19	87.85	3	
	TYP-I18	FLAT	153.47	142.47	4	
	TYP-I19	FLAT	106.26	95.41	3	
	TYP-I20	FLAT	113.53	64.89	3	
	TYP-I21	FLAT	80.68	71.98	3	
	TYP-I22	FLAT	85.51	67.89	3	
	TYP-I23	FLAT	98.19	87.85	3	
	TYP-I24	FLAT	105.26	95.73	3	
	TYP-I25	FLAT	72.52	64.82	2	
	TYP-I26	FLAT	69.34	61.93	2	
	TYP-I27	FLAT	87.70	77.39	3	
	TYP-I28	FLAT	98.19	87.85	3	
	TYP-I29	FLAT	98.19	87.85	3	
	TYP-I30	FLAT	111.77	100.08	3	
	TYP-I31	FLAT	111.77	100.08	3	
	TYP-I32	FLAT	111.77	100.08	3	
	TYP-I33	FLAT	104.80	93.82	3	
	TYP-I34	FLAT	80.68	71.97	3	
EIGHTH FLOOR PLAN	8TH-FLR-D1	FLAT	114.58	102.60	3	34
	8TH-FLR-D2	FLAT	114.58	102.60	3	
	8TH-FLR-D3	FLAT	114.58	102.60	3	
	8TH-FLR-D4	FLAT	87.70	77.39	2	
	8TH-FLR-D5	FLAT	85.51	67.89	3	
	8TH-FLR-E6	FLAT	98.19	87.85	3	
	8TH-FLR-E7	FLAT	98.19	87.85	3	
	8TH-FLR-I8	FLAT	153.47	142.47	4	
	8TH-FLR-I9	FLAT	106.26	95.41	3	
	8TH-FLR-I10	FLAT	113.53	64.89	3	
	8TH-FLR-I11	FLAT	102.16	90.26	3	
	8TH-FLR-I12	FLAT	102.16	90.26	3	
	8TH-FLR-I13	FLAT	102.16	103.29	3	
	8TH-FLR-I14	FLAT	72.52	64.82	2	
	8TH-FLR-I15	FLAT	85.51	67.89	3	
	8TH-FLR-I16	FLAT	98.19	87.85	3	
	8TH-FLR-I17	FLAT	98.19	87.85	3	
	8TH-FLR-I18	FLAT	153.47	142.47	4	
	8TH-FLR-I19	FLAT	106.26	95.41	3	
	8TH-FLR-I20	FLAT	113.53	64.89	3	
	8TH-FLR-I21	FLAT	80.68	71.98	3	
	8TH-FLR-I22	FLAT	85.51	67.89	3	
	8TH-FLR-I23	FLAT	98.19	87.85	3	
	8TH-FLR-I24	FLAT	105.26	95.73	3	
	8TH-FLR-I25	FLAT	72.52	64.82	2	
	8TH-FLR-I26	FLAT	69.34	61.93	2	
	8TH-FLR-I27	FLAT	87.70	77.39	3	
	8TH-FLR-I28	FLAT	98.19	87.85	3	
	8TH-FLR-I29	FLAT	98.19	87.85	3	
	8TH-FLR-I30	FLAT	111.77	100.08	3	
	8TH-FLR-I31	FLAT	111.77	100.08	3	
	8TH-FLR-I32	FLAT	111.77	100.08	3	
	8TH-FLR-I33	FLAT	104.80	93.82	3	
	8TH-FLR-I34	FLAT	80.68	71.97	3	
Total			8560.98	7746.91	3562	321

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.76	2.10	130
A (PROPOSED RESI BLD)	D3	0.76	2.10	1162
A (PROPOSED RESI BLD)	D1	0.90	2.10	96
A (PROPOSED RESI BLD)	D2	0.91	2.10	1090
A (PROPOSED RESI BLD)	D3	1.10	2.10	321
A (PROPOSED RESI BLD)	D	2.00	2.10	96

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	0.60	1.20	634
A (PROPOSED RESI BLD)	V	1.50	1.20	72
A (PROPOSED RESI BLD)	W4	1.10	1.80	01
A (PROPOSED RESI BLD)	W2	1.52	1.80	96
A (PROPOSED RESI BLD)	W1	1.50	1.20	01
A (PROPOSED RESI BLD)	W1	1.53	1.80	745
A (PROPOSED RESI BLD)	SD1	1.53	2.10	109
A (PROPOSED RESI BLD)	W	1.50	1.80	342
A (PROPOSED RESI BLD)	W	2.00	1.80	48
A (PROPOSED RESI BLD)	SD	2.40	2.10	240
A (PROPOSED RESI BLD)	W5	2.43	1.80	96
A (PROPOSED RESI BLD)	W5	2.43	2.10	11
A (PROPOSED RESI BLD)	GW	5.50	2.10	07

Block :A (PROPOSED RESI BLD)

Floor Name	Gross Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area (Sq.mt.)
		Total Built-Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Parking	Parking	Resi.				
Terrace Floor Plan	163.55	0.00	163.55	126.55	34.99	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor Plan	2757.56	0.00	2757.56	104.56	38.55	0.00	27.90	0.00	0.00	2577.43	2577.43	34	0.00
First Floor Detail	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.48	4518.48	42	0.00
Typical Floor Plan	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.48	4518.48	42	0.00
Typical Floor Detail	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.48	4518.48	42	0.00
Typical Floor Detail	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.48	4518.48	42	0.00
Typical Floor Detail	4748.62	0.00	4748.62	130.66	48.32	0.00	50.56	0.00	0.00	4518.48	4518.48	42	0.00
Typical Floor Detail	4678.11	61.01	4569.10	142.02	48.32	0.00	40.56	0.00	0.00	4337.08	4337.08	35	483.69
Ground Floor Plan	7255.01	0.00	7255.01	142.02	48.32	0.00	0.00	0.00	181.29	6832.97	0.00	00	0.00
Basement Floor Plan	5828.98	0.00	5828.98	104.56	38.55	0.00	0.00	0.00	180.76	5506.03	0.00	00	0.00
Basement Second Floor	2971.62	0.00	2971.62	50.92	17.66	0.00	0.00	0.00	362.55	2541.27	0.00	00	0.00
Total	43350.87	61.01	43414.88	1404.36	515.19	0.00	368.81	4.64	724.05	34880.27	30045.98	321	483.69
Total Number of same Blocks	1												
Total	43350.87	61.01	43414.88	1404.36	515.19	0.00	368.81	4.64	724.05	34880.27	30045.98	321	483

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for :
a).Consisting of "Block : A (PROPOSED RESI BLD) Wing : A-1 (PROPOSED RESI BLD) Consisting of Ground Floor + 8 Upper Floors" only and not for any other purpose.
2.The sanction is accorded for Apartment (PROPOSED RESI BLD) only. The use of the building shall not deviate to any other use.
3.The building or premises or part thereof should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.The applicant shall not encroach the road or footpath, cellsite of ground level for postal services & space for scavenging garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned periodically and maintained.
7.The applicant shall INSURE all workmen involved in the construction work against any accidents / untoward incidents arising during the time of construction.
8.The applicant shall not store any building materials or debris on footpath or on roads or on drains. The debris shall be removed and transported to nearer by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facilities provided in the scheme to anybody in any manner whatsoever.
10.The applicant shall provide a space to locate the distribution boards/meters & associated equipment as per K.E.R.C (Sub.S) code leaving 0.09 mts. from the building within the premises.
11.The applicant shall provide a separate room of preferably a 4.5m X 3.0m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Sub-law No. 16.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises.The building license and the copies of sanctioned plans with specifications shall be mounted on completion of the work and shall be kept in good condition till occupancy.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing and if contravention persists, disciplinary action will be taken as per Bye-law No.3(xiii).
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule- IV (Bye-law No. 3.9) under sub section 14 (f) & (h).
17.The applicant shall not encroach on the road or any other Government land while developing the site.
18.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 from the competent authority and shall then proceed with the erection of walls and columns and shall obtain from the later of issue of license & within one month after its completion shall apply for permission to occupy the building.
19.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in accordance with the Building Bye-laws relating to Rain Water Harvesting.
23.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" keeping Sis. 5 (Part-1)-1978 in mind and adopting proper factor of safety in the design of the structural members & facades
24.The applicant should provide solar water heaters as per bye-law 17 of Bye-law No. 32 to the building.
25.Provisions for physically handicapped persons prescribed in schedule IX (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the Physically Handicapped persons and also shall make other provisions as are enumerated through a survey for the Physically Handicapped persons together with the aforesaid work.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions mentioned at Sl.No. 25 & 26 are complied with.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic garbage and the organic garbage shall be disposed of in the pits to be formed and maintained at site for its re-use / disposal.Applicable for Residential cum of 20 and above and 2000 Sqm and above built up area for Commercial building.
30.The applicant shall ensure that all the electrical wirings and switches shall be neatly installed and adequate precautions shall be taken to avoid any hazards and to ensure the safety and welfare of the occupants during the course of evacuation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and to ensure safety of workmen and general public by erecting safe barricades.

31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high rise building shall get the building audited once in two years by the Fire and Emergency Department authorities. Two years audit due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation before the completion of two years from the occupancy certificate issued.
34.The Owner / Association of high rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in working condition and certificate to that effect should be produced to the authorities by the Corporation and Fire Force Department every year.
35.The Owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate, Government of Karnataka, before commissioning the installations energized after providing electrical installation / lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of high rise building shall not conduct two shows - Walks in the building premises simultaneously and in case of organizing any show, necessary permission shall be obtained at site by one month in advance.
37.The Owner / Developer / Contractor / Professional responsible for supervision of work shall not shall not unilaterally and structurally deviate the construction from the sanctioned plans without the written approval of the authority. They shall explain to the owner s 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.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years and shall be completed within five (5) years from the date of issue of the license and in case of extension to BBMP (Advertising 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 footings before erection of walls on the foundation and in the case of columnar structure before erecting.
39.In case of Development Plan Parks and Open Spaces and/or Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority and the same shall be developed and maintained by the owners / developers at their own cost to the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
40.The applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
43.The applicant/owner/developer shall abide by sustainable construction and demolition waste management bye-law 2016 while undertaking construction work.
44.The applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
45.The applicant / Owner / Developer shall plant one tree for an sites measuring 160.0Sqm.to 240 Sqm.A minimum of two trees for sites measuring with more than 240 Sqm. (i) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/commercial building.
46.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47.The sanction is subject to the special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide no.ADD/KAM (Prelawlapg) Hoodidevi Letter No. LD/WLE/13/2013, 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 shall also inform the changes if any of the list of construction workers.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in the 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 s f construction workers in the labour camps / construction sites.
2.Employment of child labour in the construction activities strictly prohibited.
3.Employment of child labour in the construction activities during construction work is a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (Sq.mt.)
			Total Built-Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Parking	Parking	Resi.			
A (PROPOSED RESI BLD)	1	43350.87	61.01	43414.88	1404.36	515.19	0.00	368.81	4.64	724.05	34880.27	30045.98	321	483.69
Total:	1	43350.87	61.01	43414.88	1404.36	515.19	0.00	368.81	4.64	724.05	34880.27	30045.98	321	483.69

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

SCALE : 1:100

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.: 1.0.2
	VERSION DATE: 22/06/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/4429/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 222/222/20/3/20/5/20/6/20/7/186/188,
Nature of Sanction: NEW	City Survey No.: 0
Location: RING-III	Khata No. (As per Khata Extract): 222/222/20/3/20/5/20/6/20/7/186/188
Building Line Specified as per Z.R. NA	Locality / Street of the property: KALKERE KENGERI HOBLI
	BOBLI BANGALORE WARD-198
Zone: Rajarajeshwarinagar	
Ward: Ward-198	
Planning District: 305-Kengeri	
AREA DETAILS :	
AREA OF PLOT (Minimum)	(A-Deductions) 3
NET AREA OF PLOT	(A-Deductions) 4
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	7623.33
Proposed Coverage Area (59.98 %)	7624.33
Achieved Net coverage area (59.98 %)	7624.33
Balance coverage area left (0.00 %)	1.00
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	30156.16
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (60% of Permissible FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Permissible FAR area	30045.98
Residential FAR (100.00%)	30045.98
Proposed FAR Area	30045.98
Achieved Net FAR Area (2.50)	30045.97
Balance FAR Area (0.01)	115.16
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	43414.88
Substructure Area Add in BUA (Layout Lvl)	42.03
Achieved BuiltUp Area	32998.00

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd.	Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	30 - 225	1	1	321	397
Total :			-	-	-	321	397

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	321	4813.75	397	5458.78
Visitor's Car Parking	33	453.75	0	0.00
Total Car	354	4867.50	397	5458.78
TwoWheeler	-	453.75	0	0.00
Other Parking	-	-	1	3470.22
Total		5321.25		14894.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

Mrs. ELEGANT ALTIMA
REP BY ITS PARTNERS
1) S.N.MANJUNATH 2) S.RAJESH
3) S.JAYANTH 4) S.CHANDRAPRAKASH
NO.1/116, NEW KEMPEGOWDA LAYOUT,
B.S.K 3RD STAGE,
BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

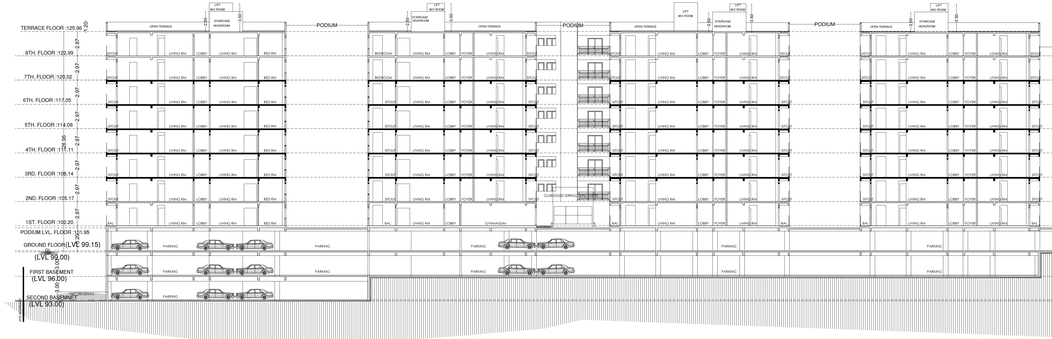
KRUPA.S
NO.9 OPPOSITE TO SBI BANK
KATRIGUPPE MAIN ROAD
BANASHANKARI 3RD STAGE
BANGALORE
BCC/BL-3.6/E-0173/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP KHATHA NO. 222/222/20/3/20/5/20/6/20/7/186/188, PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198

DRAWING TITLE : EIGTH FLOOR PLAN AND TERRACE FLOOR PLAN

SHEET NO : 6

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.



SECTION @ 'A' - 'A'



ELEVATION

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.76	2.10	130
A (PROPOSED RESI BLD)	D3	0.76	2.10	1162
A (PROPOSED RESI BLD)	D1	0.90	2.10	96
A (PROPOSED RESI BLD)	D2	0.91	2.10	1060
A (PROPOSED RESI BLD)	D3	1.10	2.10	321
A (PROPOSED RESI BLD)	D	2.00	2.10	96

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	0.60	1.20	634
A (PROPOSED RESI BLD)	V	1.50	1.20	72
A (PROPOSED RESI BLD)	W4	1.10	1.80	51
A (PROPOSED RESI BLD)	W2	1.52	1.80	96
A (PROPOSED RESI BLD)	W1	1.53	1.20	51
A (PROPOSED RESI BLD)	W1	1.53	1.80	745
A (PROPOSED RESI BLD)	SD1	1.53	2.10	109
A (PROPOSED RESI BLD)	W	1.50	1.80	342
A (PROPOSED RESI BLD)	W	2.50	1.80	48
A (PROPOSED RESI BLD)	SD	2.40	2.10	240
A (PROPOSED RESI BLD)	WS	2.43	1.80	99
A (PROPOSED RESI BLD)	WS	2.43	2.10	11
A (PROPOSED RESI BLD)	GW	5.50	2.10	57

UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Apartment
FIRST FLOOR PLAN	F-05	FLAT	80.66	71.97	3	35
	F-10	FLAT	114.08	102.61	11	
	FF-01	FLAT	114.08	102.60	11	
	FF-02	FLAT	114.08	102.60	11	
	FF-03	FLAT	114.08	102.60	11	
	FF-04	FLAT	87.70	77.39	8	
	FF-05	FLAT	80.67	67.80	3	
	FF-06	FLAT	98.19	87.80	9	
	FF-07	FLAT	87.70	77.39	8	
	FF-08	FLAT	103.41	92.47	9	
	FF-09	FLAT	106.26	95.41	9	
	FF-10	FLAT	72.52	64.82	6	
	FF-11	FLAT	102.16	90.26	9	
	FF-12	FLAT	94.34	83.93	7	
	FF-13	FLAT	103.41	92.47	9	
	FF-14	FLAT	103.29	102.29	9	
	FF-15	FLAT	94.36	75.27	9	
	FF-16	FLAT	80.66	71.97	3	
	FF-17	FLAT	114.08	102.61	11	
	FF-18	FLAT	111.77	100.08	11	
SECOND FLOOR PLAN	S-05	FLAT	80.66	71.97	3	292
	S-10	FLAT	114.08	102.61	11	
	SF-01	FLAT	114.08	102.60	11	
	SF-02	FLAT	114.08	102.60	11	
	SF-03	FLAT	87.70	77.39	8	
	SF-04	FLAT	72.52	64.82	6	
	SF-05	FLAT	80.67	67.80	3	
	SF-06	FLAT	98.19	87.80	9	
	SF-07	FLAT	87.70	77.39	8	
	SF-08	FLAT	103.41	92.47	9	
	SF-09	FLAT	106.26	95.41	9	
	SF-10	FLAT	72.52	64.82	6	
	SF-11	FLAT	102.16	90.26	9	
	SF-12	FLAT	94.34	83.93	7	
	SF-13	FLAT	103.41	92.47	9	
	SF-14	FLAT	103.29	102.29	9	
	SF-15	FLAT	94.36	75.27	9	
	SF-16	FLAT	80.66	71.97	3	
	SF-17	FLAT	114.08	102.61	11	
	SF-18	FLAT	111.77	100.08	11	
EIGHTH FLOOR PLAN	EIGHTH FLOOR-01	FLAT	80.66	71.97	3	34
	EIGHTH FLOOR-02	FLAT	114.08	102.60	11	
	EIGHTH FLOOR-03	FLAT	114.08	102.60	11	
	EIGHTH FLOOR-04	FLAT	87.70	77.39	8	
	EIGHTH FLOOR-05	FLAT	80.67	67.80	3	
	EIGHTH FLOOR-06	FLAT	98.19	87.80	9	
	EIGHTH FLOOR-07	FLAT	72.51	64.82	6	
	EIGHTH FLOOR-08	FLAT	103.41	92.47	9	
	EIGHTH FLOOR-09	FLAT	106.26	95.41	9	
	EIGHTH FLOOR-10	FLAT	72.53	64.83	6	
	EIGHTH FLOOR-11	FLAT	102.16	90.26	9	
	EIGHTH FLOOR-12	FLAT	94.34	83.93	7	
	EIGHTH FLOOR-13	FLAT	103.41	92.47	9	
	EIGHTH FLOOR-14	FLAT	103.29	102.29	9	
	EIGHTH FLOOR-15	FLAT	94.36	75.27	9	
	EIGHTH FLOOR-16	FLAT	80.66	71.97	3	
	EIGHTH FLOOR-17	FLAT	114.08	102.61	11	
	EIGHTH FLOOR-18	FLAT	111.77	100.08	11	
Total	-	-	35002.58	27146.91	3552	321

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for :
a).Consisting of 'Block : A (PROPOSED RESI BLD)' Wing : A-1 (PROPOSED RESI BLD) Consisting of Ground + 8 Upper Floors + Terrace Floor.
2.The sanction is accorded for Apartment.(PROPOSED RESI BLD only). The use of the building shall not deviate to any other use.
3.The building shall not be used for any purpose not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Sufficient two wheeler parking shall be provided as per requirement.
6.The applicant shall provide adequate drinking water facilities, toilets for construction workers & separate equipment as per K.E.R.C (Sub.S) code leaving 3.00 mts. from the building within the premises.
7.The applicant shall provide a separate room for watchmen & 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 32.
8.The applicant shall maintain during construction such barricading as considered necessary to prevent accident or damage to other institutes endangering the safety of people / structures etc. in & around the site.
9.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
10.Licensed and approved plan is to 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 completion of the building and shall be kept till the occupancy certificate is issued.
11.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 or cautioned and if contravention persists, the registration is liable to be kept in abeyance.
12.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.5) under sub section 14 & (e) to (k).
13.The applicant shall not encroach on road or storm water drain while putting up the compound wall.
14.On completion of foundation or footings before erection of walls the owner or the builder or the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the Authority by submitting an application in the prescribed form stating that the work will be taken up from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
15.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
16.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
17.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in accordance with the provisions stipulated in Bye-law No. 32(a).
18.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(Part-1)-2002 published by the Bureau of Indian Standards, to withstand the effects of earthquake.
19.The applicant should provide solar water heaters as per bye-'f' of Bye-law No. 32 to the building.
20.Adequate facilities for physically handicapped persons prescribed in schedule IX (Bye-laws - 31) of Building bye-laws 2003 shall be ensured.
26.The applicant shall provide at least one common toilet in the ground floor for the use of the persons with disabilities in case the same is not provided in the building and approached through a ramp for the Physically Handicapped persons together with the stipped ends.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions mentioned at Sl.No. 26 are complied with in all respects.
28.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic and the organic waste shall be processed in the Organic Waste Converter to be installed at site for its re-use / disposal.(Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building).
30.The applicant shall ensure that adequate measures are taken for stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and thereby ensuring safety of workmen and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every year. Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation before renewal of the trade license every year(Applicable for high rise).
34.The Owner / Association of high rise building shall obtain clearance certificate from the Electrical Inspectorate every year. Two years with due inspection by the Electrical Inspectorate regarding working of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
35.The Owner / Association of high rise building shall conduct two mock - drills in the building one before the onset of summer and another during the summer and assess complete safety in respect of fire hazards.
36.The Owner / Association / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
37.The construction or reconstruction of a building shall be commenced within a period of two (2) years and shall be completed within five (5) years from the date of issue of the license and in the event of failure to comply with the same, the sanction shall deem to have been revoked and the fees paid forfeited to the Authority. Further, the Owner / Developer shall give intimation on completion of the foundation or footings before erection of walls in the case of columnar structure before erecting the columns.
38.In case of Development plan / Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority and the applicant / developer shall not encroach upon the same in any manner. The Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
39.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
40.The applicant/owner/developer shall abide by sustainable construction and demolition waste management bye-law 2016 notified vide G.O.No.HUD 244 MNX 2015.
42.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
43.(a) The Applicant / Owner / Developer shall plant one tree for a) sites measuring 160.5sq.m to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/commercial complex.
45.In case if any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.The sanction is subject to the following special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide its NO(S)KAM (Private)sep/ Amendes/ Letter No. LD/66/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 should be displayed in a conspicuous place at the site. He should also submit the list of workers 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 from time to time.
4.At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the 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 s if construction workers in the labour camps / construction sites.
2 The above sanction conditions 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 Disposal of C & D waste shall be disposed as per solid waste management bye-law 2016 and as a must.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block :A (PROPOSED RESI BLD)

Floor Name	Gross Buil Up Area (Sq.m.)	Deductions (Area in Sq.mt.) Stair Case	LR	LR Machine	Void	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area other than Tenement
Terrace Floor	163.55	0.00	163.55	126.55	34.99	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Floor	2757.99	0.00	2757.99	104.39	39.55	0.00	27.90	0.00	0.00	2577.42	2577.42	34	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4748.62	0.00	4748.62	130.66	48.52	0.00	50.56	0.00	0.00	4518.46	4518.46	42	0.00
Typical Floor	4678.11	81.01	4585.10	142.52	48.52	0.00	40.28	0.00	0.00	4267.68	4267.68	35	483.69
Ground Floor	7255.01	0.00	7255.01	142.52	48.52	0.00	0.00	0.00	181.29	6832.97	0.00	00	0.00
Basement Floor	5828.98	0.00	5828.98	104.39	39.55	0.00	0.00	0.00	180.75	5008.03	0.00	00	0.00
Basement Second	2971.62	0.00	2971.62	50.82	17.88	0.00	0.00	0.00	362.55	2541.27	0.00	00	0.00
Total :	53060.57	81.01	53014.58	1434.36	515.19	0.00	369.51	4.64	724.29	14890.27	35045.99	321	483.69
Total Number of Same Blocks	1												
Total :	53060.57	81.01	53014.58	1434.36	515.19	0.00	369.51	4.64	724.29	14890.27	35045.99	321	483.69

FAR &Tenement Details

Block	No. of Same Blg.	Gross Buil Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Total Buil. Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Stair Case	LR	LR Machine	Void	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (PROPOSED RESI BLD)	1	53060.57	81.01	53014.58	1434.36	515.19	0.00	369.51	4.64	724.29	14890.27	35045.99	321	483.69
Total :	1	53060.57	81.01	53014.58	1434.36	515.19	0.00	369.51	4.64	724.29	14890.27	35045.99	321	483.69

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / OVERSEER	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

SCALE : 1:100

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.: 1.0.2
	VERSION DATE: 23/08/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PRJ/4265/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 222/2/2/20/3/20/5/20/6/20/7/186/188
Nature of Sanction: NEW	City Survey No.: 57-A/ 20/3/20/5/20/6/20/7
Location: RING-III	Khata No. (As per Khata Extract): 222/2/2/20/3/20/5/20/6/20/7/186/188
Building Line Specified as per Z.R: NA	PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198
Zone: Rajarajeshwarinagar	
Ward: Ward-198	
Planning District: 301-Kengeri	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 3424.87
NET AREA OF PLOT	(A-Deductions) 3424.87
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	1624.32
Proposed Coverage Area (47.66 %)	1524.33
Achieved Net coverage area (47.66 %)	1524.33
Balance coverage area left (0.00 %)	1.00
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	8156.16
Additional F.A.R within Ring I and II (for underground sft.)	0.00
Allowable TDR Area (30% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Permissible FAR	8156.16
Residential FAR (100.00%)	8045.99
Proposed FAR Area	35045.99
Achieved Net FAR Area (7.80)	35045.99
Balance FAR Area (0.01)	110.16
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	53014.58
Substructure Area Add in BUA (Lacuna Lot)	82.03
Achieved BuiltUp Area	53096.61

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (PROPOSED RESI BLD)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	81-225	1	1	321	397
	Total :	-	-	-	-	321	397

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achived No.	Achived Area (Sq.mt.)
Car	321	4413.75	397	5459.78
Visitor's Car Parking	33	453.75	0	0.00
Total Car	354	4867.50	397	5459.78
Two/Wheeler	-	453.75	0	0.00
Other Parking	-	-	-	3435.22
Total				14894.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

Mrs. ELEGANT ALTIMA,
REP BY ITS PARTNERS
1) S.N.MANJUNATH 2) S.RAJESH
3) S.JAYANTH 4) S.CHANDRAPRAKASH
NO 1/116, NEW KEMPEGOWDA LAYOUT,
B S K 3RD STAGE,
BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

KRUPA.S
NO 9 OPPOSITE TO SBI BANK
KATRIGUPPE MAIN ROAD
BANASHANKARI 3RD STAGE
BANGALORE
BCC/BL-3.5/E-0173/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ BBMP KHATHA NO: 222/2/2/20/3/20/5/20/6/20/7/186/188, PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198

DRAWING TITLE : SECTION AND ELEVATION

SHEET NO : 7

This is system generated report and does not require any signature.

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User Defined Metric (1606.00 x 906.00MM)