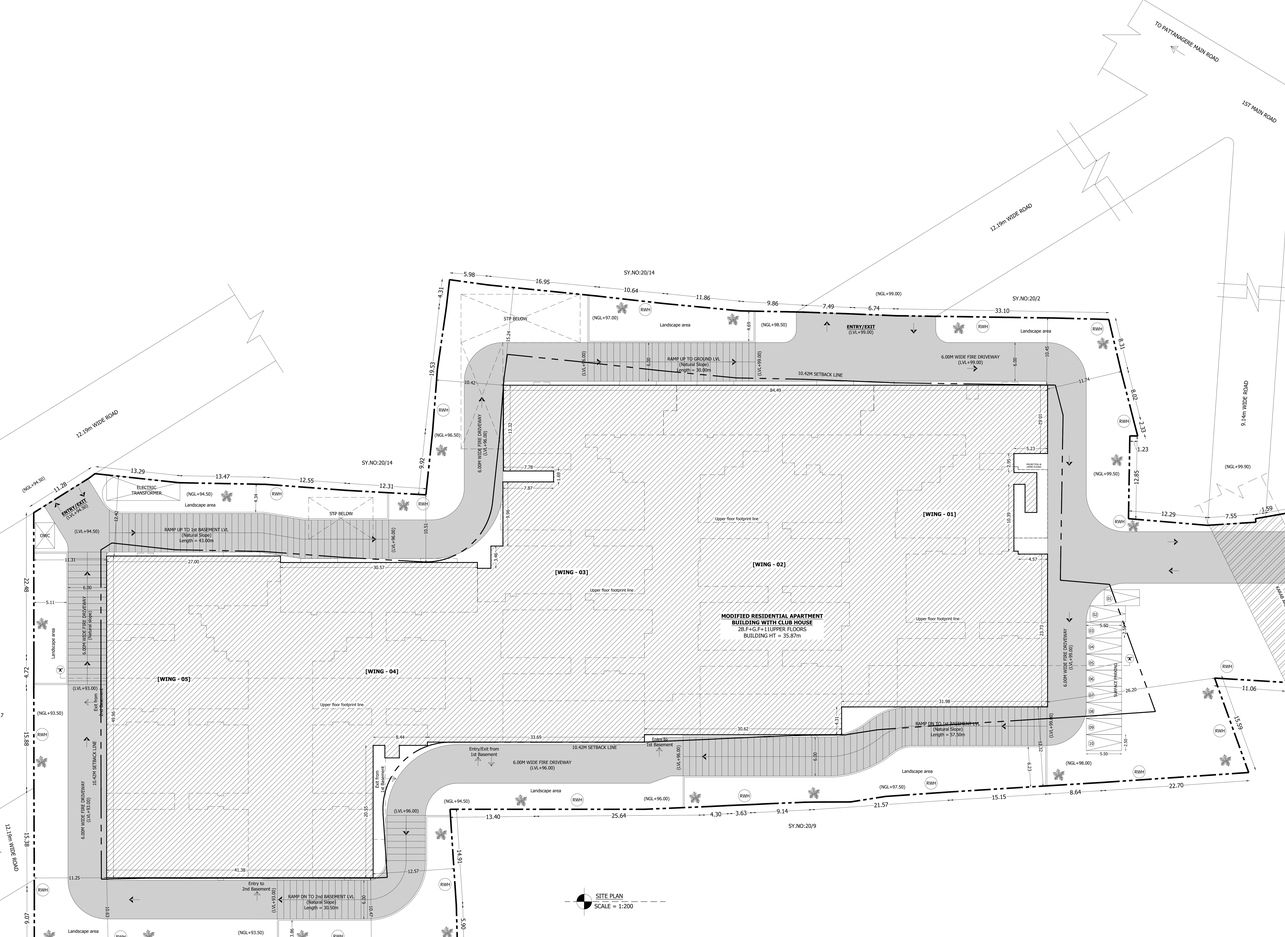






Block :A (RESIDENTIAL)

Floor Name	Gross Built(Up) Area (Sq.m.)	Deductions From Gross Built(Area not to be Counted) (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)					Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Area Type (Net/ Deduct)	Carpet Area after Tenement
		Colour		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	158.31	0.00	158.31	94.00	0.00	61.66	0.00	0.00	0.00	0.00	00	0.00
Fourteenth Floor	2069.88	12.99	2056.89	77.75	29.43	0.00	1.51	0.00	0.00	1901.20	00	0.00
Thirteenth Floor	3540.73	30.02	3510.71	132.45	44.28	0.00	2.43	0.00	0.00	3331.55	222.05	42
Twelfth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
Eleventh Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
Tenth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
Ninth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
Eighth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
Seventh Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
Sixth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
Fifth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
Fourth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
Third Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
Second Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42
First Floor	4675.45	125.28	4550.17	144.24	44.28	0.00	2.43	0.00	0.00	4362.22	4362.22	35
Ground Floor	7010.12	5.12	7005.00	100.99	44.28	0.00	0.00	0.00	6640.56	189.17	189.17	00
Basement First Floor	7298.99	5.12	7293.87	130.99	44.28	0.00	0.00	0.00	6917.04	124.55	124.55	00
Basement Second Floor	7302.19	5.12	7297.06	130.99	44.28	0.00	0.00	0.00	6913.60	124.55	124.55	00
Total	70156.86	538.29	69620.57	1901.66	622.37	61.66	25.81	351.04	20271.63	40396.48	40396.48	427
Total Number of Same Blocks	1											
Total	70156.86	538.29	69620.57	1901.66	622.37	61.66	25.81	351.04	20271.63	40396.48	40396.48	427

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.m.)	Deductions From Gross Built Up Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)					Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tenement	Carpet Area after Tenement
			Colour		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	70156.86	538.29	69620.57	1901.66	622.37	61.66	25.81	351.04	20271.63	40396.48	40396.48	427	1276.56
Grand Total:	1	70156.86	538.29	69620.57	1901.66	622.37	61.66	25.81	351.04	20271.63	40396.48	40396.48	427.00	1276.56

Required Parking(Table 7a)

Block Name	Type	Sub/Use	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (RESIDENTIAL	Residential	Apartment	0 - 30	2	-	-	1	4	-
			30 - 225	1	-	-	1	425	-
		Total :		-	-	-	-	433	009

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved		
	No.	Area Eq.(in sq.m.)	No.	Area Eq.(in sq.m.)	
Car	433	9893.75	009	7696.25	
Visitor's Car Parking	44	825.00	0	0.00	
Total Car	477	8548.75	009	7696.25	
Two Wheeler	-	825.00	0	0.00	
Other Parking	-	-	-	1312.50	
Total		7162.75		9008.75	

Sr. No.	TDR No.	TDR Area (Notional) (in sq.m.)	Condonne value of TDR (Notional) rate (Rs./Sq.Mt.)	Guideline Value of the Property (Rs./Sq.Mt.)	Factor/unit Fabrication of Guidance value	Factor/unit Notional land in the Property	Floor area used for TDR (in sq.mt.)	Utilised floor area out of CW/TDR Area (in sq.mt.)	Balance but not utilised in the notional land
NIL	11242.00	0.00	50000.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total :				0.00	0.00	0.00	11242.00	11242.00
Total Floor area useful for TDR							0.00		
Maximum TDR Allowable (50% of Permissible FAR)							11242.00		
Balance not utilized TDR Area							0.00		

Balcony Calculations Table

Description	Nos	Size	AREA	TOTAL AREA
FIRST FLOOR PLAN	1	1.20 X 4.73 X 1 X 1	5.70	8.78
		1.20 X 3.28 X 1 X 1	3.98	
TYPICAL - 2 TO FOUR FLOOR PLAN	4	1.20 X 3.28 X 1 X 8	26.28	59.04
		1.20 X 3.00 X 1 X 8	28.76	
Total				67.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.90	2.10	009
A (RESIDENTIAL)	SD	1.50	2.10	060
A (RESIDENTIAL)	MD	1.20	2.10	449

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.90	83
A (RESIDENTIAL)	WD	1.50	2.10	72
A (RESIDENTIAL)	WH	1.80	2.10	191

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in Sanction Letter.

1 The earlier sanctioned Plan vide No.PRJ/KER/20.23 dated:08/03/2023 and Building License stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at KHATA NO. 2222/2023/2053/2053/2071/86/188 SY.NO.20/2,20/3,20/8 & 20/7 PATTANAGERE VILLAGE,KENGERI HOBLI,BANGALORE SOUTH TALUK.

a).Consist of 2Basement + 1Ground + 11F only.

b).The Basement shall be used for Residential use only. The use of the building shall not be deviated in any other use.

4.JOINTS 12 mm reserved for car parking shall not be converted for any other purpose.

5.Adequate space shall be provided for Solid Waste Storage. Adequate ground level for postal services & space for dumping garbage within the premises shall be provided.

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

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

8.The applicant shall not stock building materials or debris on footpath or on roads or on drains. The debris shall be removed on a regular basis during work.

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

10.That the applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub) Code leaving 3.00 mts. from the building within the premises.

11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent any danger & after materials endangering the safety of people / structures etc., in & around the site.

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

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

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the plans are liable to be cancelled and the person shall be liable to be dealt with as per rules in force and the revised ordinance and carried the registration if the same is repealed for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as per Bye-law No. 32 of Building Bye-laws 2003 in force from the date.

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

18.On completion of foundation or footings before erection of walls on the foundation and in the case of RCC structures before erection of columns erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above DY. Sanction.

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

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

21.The applicant shall ensure that he Rain Water Harvesting Structures are provided & maintained in good condition as per the Bye-law 32(a) of Building Bye-laws for storage of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and as per IS 1893-2002 (Criteria for earthquake resistant design of structures Part 1 & IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

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

24.The applicant shall provide the additional requirements prescribed in schedule-IX Bye-laws 86" 31(f 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 visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The Sanction is accorded for the work mentioned only after ensuring that the provisions of conditions No.1 to 25 as per G.O.No.UDD 84 BYL 2003 dated:11.12.2003.

27.The applicant shall obtain the NOC from the Fire Force Station issued to the neighbors in the vicinity of the site and shall submit to the Corporation before the work starts.(F.F.Dr.PH and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls adequately propped and braced and safety of workmen and general public is ensured by erecting safe barricades, hoardings, and besides ensuring safety of workmen and general public by erecting safe barricades.

30.Sufficient two wheeler parking shall be provided as per requirement

31.

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.Adequate drinking water shall be furnished by the builder / contractor to the Labour Department which is maintained.

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.

31.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.

32.The Owner / Association of the high rise building shall conduct fire mock drill 1 time in the building once before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate from the sanctioned plans without proper written permission from the Competent 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.

34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall intimate the Competent Authority in writing regarding the details of work in respect of which permission is Schedule IX. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman/ BWSSB specified in the GO letter No. BWSSB(VAR)/29-35 Dated: 29.06.2015 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts.

36.The Applicant / Owner / Developer should make provision for the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.mt of FAR. area as per thereof in case of Apartment / group housing / multi dwelling unit/development plant and at least Two Trees for single unit.

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

40.The Applicant / Owner / Architect shall intimate the soil marking date within 30 days from sanctioned plan

41.If the Applicant / Owner /develop building construction against the sanctioned plan the action will be initiated according to BBMP Act.№ 2020.

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments.

44.BBMP will not be responsible for any dispute that may arise in respect of property in question. If any such disputes arises between the parties concerned, the sanction shall be liable to be revoked. Revoked, the plan sanctioned stands cancelled automatically and legal action will be initiated.

45.The Applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or damage to property of adjacent property occurs, owner / builder / GPA holder / developer of the property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.In case of false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM to Government Circular Letter No. LD/BLE/7(6)/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 shall submit the Registration of establishment and

Registration of workers working in the construction site with the "Karnataka Building and Other" and 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.In 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"

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATA NO.2222/2023/2053/2053/2071/86/188 SY.NO.20/2,20/3,20/8 & 20/7 OF PATTANAGERE VILLAGE KENGERI HOBLI,WARD NO-198 BANGALORE SOUTH TALUK.

N
SCALE = 1:200

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.: 1.0.20
	VERSION DATE: 30/01/2020
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Inward No: BBMP/0222/23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 2222/2053/2053/2053/2071/86/188
Nature of Sanction: MODIFY	City Survey No.: SY NO 20/2/20/3/20/8/20/7
Location: Ring-III	Khata No. (As per Khata Extract): 2222/2053/2053/2053/2071/86/188
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) 10242.48
NET AREA OF PLOT	(A-Deductions) 10242.48
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	7021.20
Proposed Coverage Area (68.56 %)	7019.11
Achieved Net coverage area (68.56 %)	7019.11
Balance coverage area left (1.93 %)	201.52
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	30156.15
Allowable TDR Area (0.50 Maximum 0.50) of Plans FAR)	11242.00
Total Plan Permissible FAR Area (3.00Maximum 3.00)	40396.85
Proposed FAR Area (3.00%)	40396.48
Proposed FAR Area	40396.48
Achieved Net FAR Area (3.94)	40396.47
Balance FAR Area (0.00)	2.33
BUILT UP AREA CHECK	
Proposed BuiltUp Area	69620.57
Achieved BuiltUp Area (Lateral Left)	0.00
Achieved BuiltUp Area	69697.37

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s ELEGANT ALTMA REP BY ITS PARTNERS
1.SIVAKUMAR,2.RAJESH,3.JAYANTH,5.SHANKARNARAIAH
NO.1,KENGERI MAIN ROAD,LAYOUT, B E ***** ****,
BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N KEE, 29th Cross, 11th Main Road, BSK 2nd Stage, Bangalore - 560070 E-4288/7-15

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATA NO.2222/2023/2053/2053/2071/86/188 SY.NO.20/2,20/3,20/8 & 20/7 OF PATTANAGERE VILLAGE KENGERI HOBLI,WARD NO-198 BANGALORE SOUTH TALUK.

DRAWING TITLE :
SITE PLAN

SHEET NO :-1

SANCTIONING AUTHORITY :

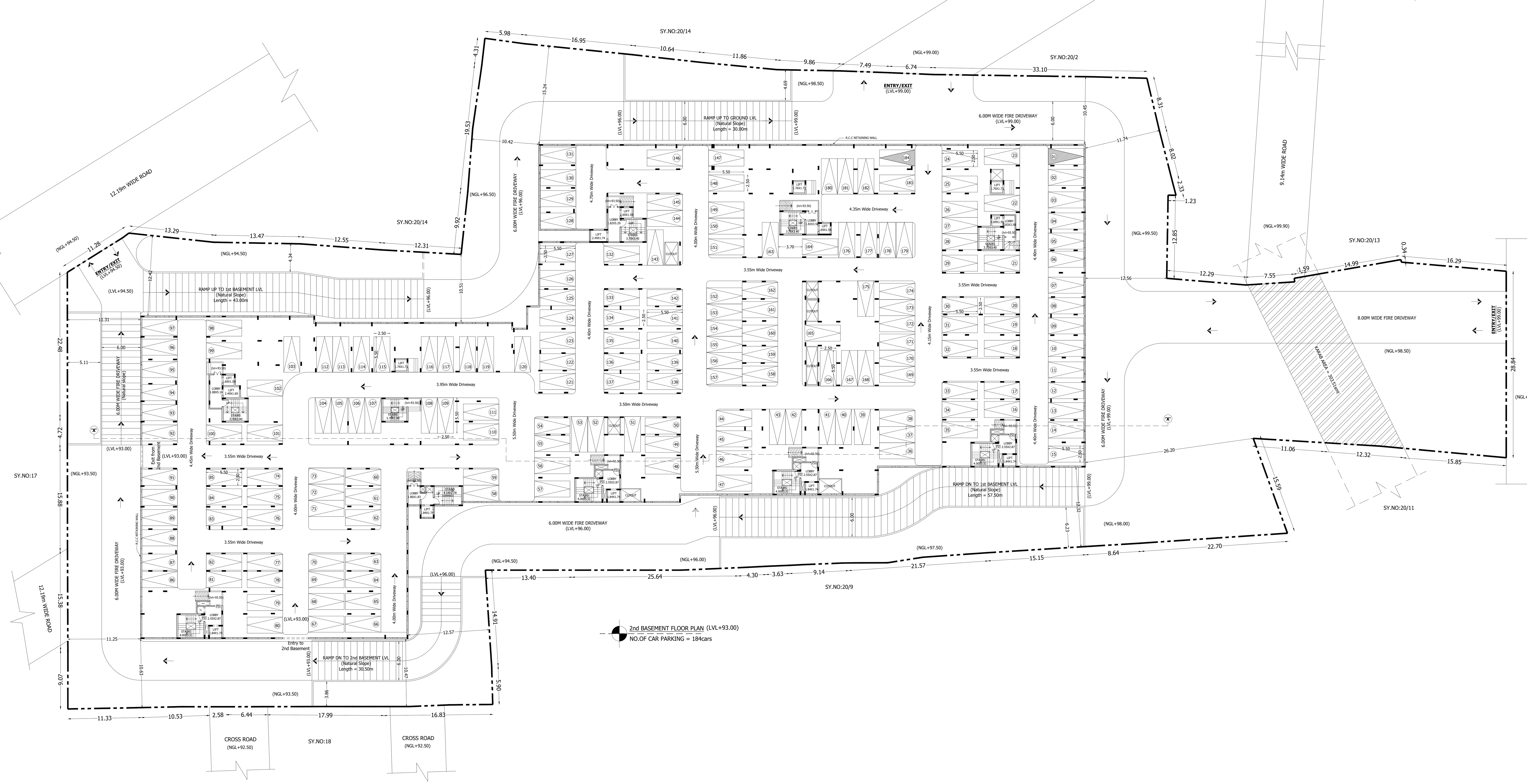
ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

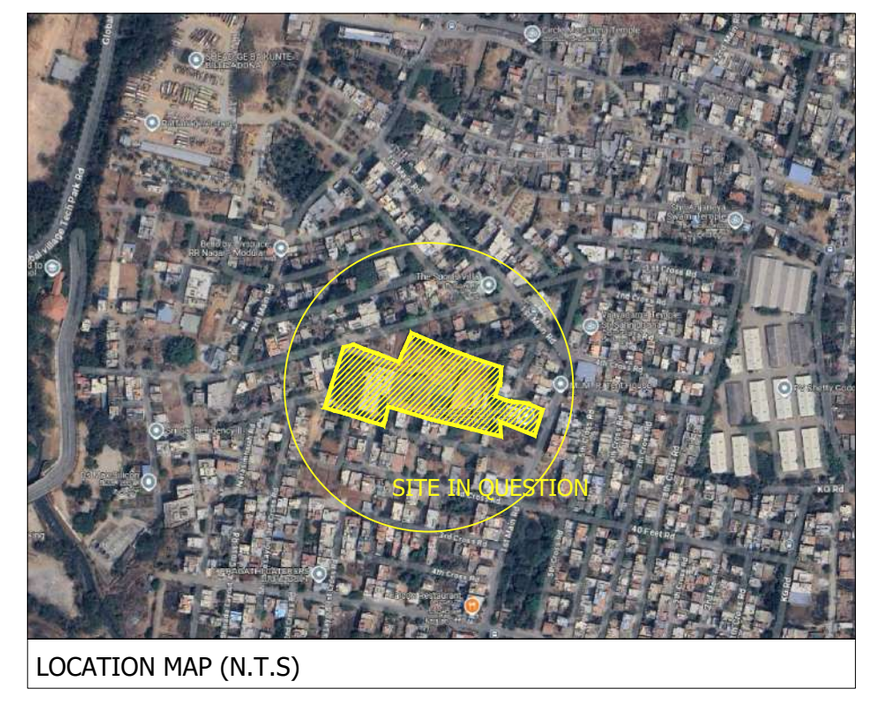
This approval of Building plans/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HD - SOUTH

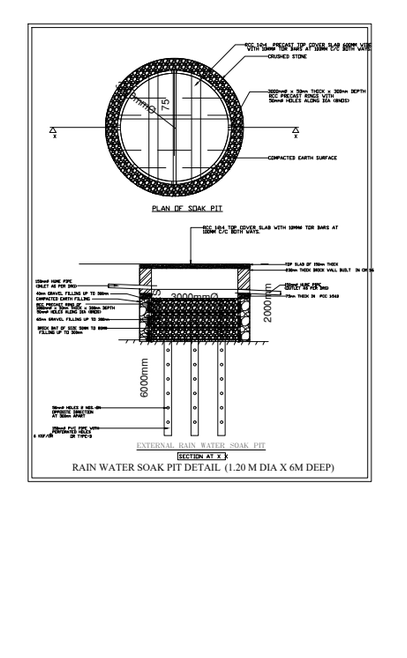
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

User Defined Metric (1550.00 x 900.00MM)





LOCATION MAP (N.T.S)



Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	156.31	0.00	156.31	94.65	0.00	61.66	0.00	0.00	0.00	0.00	0.00	00	0.00
Eleventh Floor	2069.88	12.99	2056.89	77.75	26.43	0.00	1.51	0.00	0.00	1951.20	1951.20	24	0.00
Tenth Floor	3540.73	30.02	3510.71	132.45	44.28	0.00	2.43	0.00	0.00	3331.55	3331.55	42	0.00
Ninth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Eighth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Seventh Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Sixth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Fifth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Fourth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Third Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Second Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
First Floor	4679.45	125.28	4554.17	144.24	44.28	0.00	2.43	0.00	0.00	4363.22	4363.22	35	486.11
Ground Floor	7010.12	5.12	7005.00	130.99	44.28	0.00	0.00	0.00	6640.56	189.17	189.17	00	307.57
Basement First Floor	7298.99	5.12	7293.87	130.99	44.28	0.00	0.00	171.04	6818.42	124.03	124.03	00	242.44
Basement Second Floor	7302.18	5.12	7297.06	130.99	44.28	0.00	0.00	180.00	6812.65	124.03	124.03	00	242.44
Total:	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437	1278.56
Total Number of Same Blocks :	1												
Total:	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437	1279

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437	1278.56
Grand Total:	1	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437.00	1278.56

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	0 - 50	2	-	1	4	-
			50 - 225	1	-	1	429	-
	Total :		-	-	-	-	433	559

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	433	5953.75	559	7686.25
Visitor's Car Parking	44	605.00	0	0.00
Total Car	477	6558.75	559	7686.25
TwoWheeler	-	605.00	0	0.00
Other Parking	-	-	-	12722.88
Total		7163.75		20409.13

Sr. No.	TDR No.	TDR Area (Notional Land in Sq.mt.)	Guidance value of TDR Originating site (Rs / Sq.Mt.)	Guidance Value of the Receiving Plot (Rs / Sq.Mt.)	Factorization of Guidance values	Factorized Notional land in the receiving plot	Floor area yield for the Notional land	Utilised floor area out of DR/TDR floor area yield (Sq.Mt.)	Balance Not utilized TDR as notional land
309	-	11242.65	0.00	50000.00	0.00	0.00	0.00	0.00	0.00
		Total				0.00	0.00	11240.32	-11240.32
Total Floor area yielded by TDR					0.00				
Maximum TDR Allowable (60% of Permissible FAR)					11242.65				
Balance not utilized TDR Area					0.00				

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.73 X 1 X 1	5.10	8.76
	1.20 X 3.05 X 1 X 1	3.66	
TYPICAL - 2- 9 FLOOR PLAN	1.20 X 3.05 X 1 X 8	29.28	59.04
	1.22 X 3.05 X 1 X 8	29.76	
Total	-	-	67.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	190
A (RESIDENTIAL)	D1	0.90	2.10	482
A (RESIDENTIAL)	MD	1.20	2.10	449

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.90	83
A (RESIDENTIAL)	W3	1.50	2.10	33
A (RESIDENTIAL)	W1	1.80	2.10	791

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No.PRJ/4287/22-23 dated:08/03/2023 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at KHATA NO. 222/222/20/3/20/5/20/6/20/7/186/188 SY.NO:20/3,20/5,20/6 & 20/7 ,PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198, Bangalore.

a).Consist of 2Basement + 1Ground + 11 UF only.

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

4.20409.13 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

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

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

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm

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

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

21.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 having a minimum total capacity mentioned in the Bye-law 32(a).

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" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

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

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.

27.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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

30.Sufficient two wheeler parking shall be provided as per requirement.

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.

31.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.

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

33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner 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.

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

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

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

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

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

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

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

45.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.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

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

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

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

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

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

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

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING
WITH CLUB HOUSE AT KHATA NO.222/222/20/3/20/5/20/6/20/7/186/188
SY.NO:20/3,20/5,20/6 & 20/7 OF PATTANAGERE VILLAGE,
KENGERI HOBLI,WARD NO-198. BANGALORE SOUTH TALUK.

N
SCALE : 1:200

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.: 1.0.20	
	VERSION DATE: 26/03/2025	
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: MODIFY	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: Sampige Road	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 (49.85 %)		7010.11
Achieved Net coverage area (49.85 %)		7010.11
Balance coverage area left (0.15 %)		21.12
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		35156.15
Allowable TDR Area (0.32 (Maximum 0.60) of Perm.FAR)		11242.65
Total Perm. FAR area (3.30(Maximum 4.00))		46398.80
Residential FAR (100.00%)		46396.46
Proposed FAR Area		46396.46
Achieved Net FAR Area (3.30)		46396.47
Balance FAR Area (0.00)		2.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		69620.57
Substructure Area Add in BUA (Layout Lvl)		36.70
Achieved BuiltUp Area		69657.27

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

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

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING
WITH CLUB HOUSE AT KHATA NO.222/222/20/3/20/5/20/6/20/7/186/188
SY.NO:20/3,20/5,20/6 & 20/7 OF PATTANAGERE VILLAGE,
KENGERI HOBLI,WARD NO-198. BANGALORE SOUTH TALUK.

DRAWING TITLE :
2nd BASEMENT FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

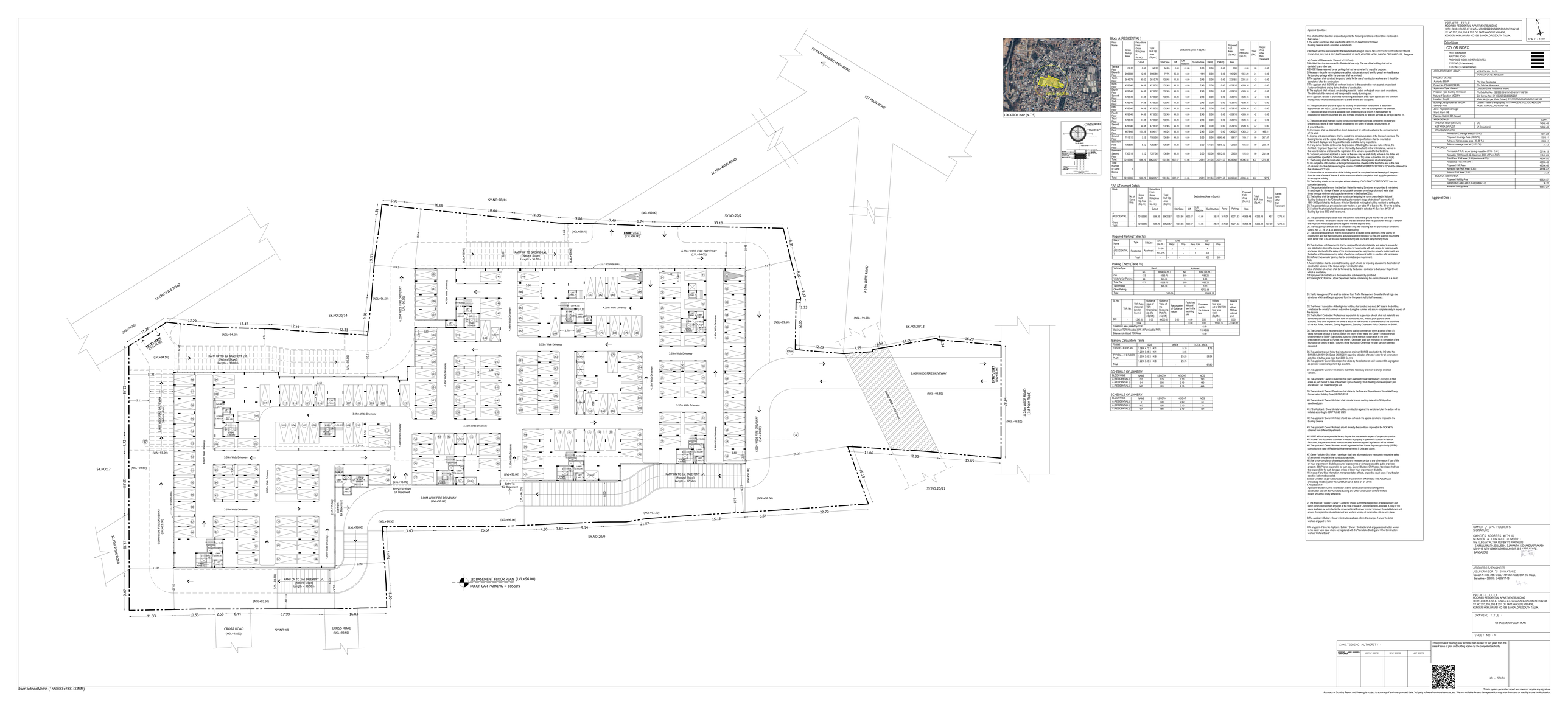
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

HO – SOUTH

UserDefinedMetric (1550.00 x 900.00MM)

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.



LOCATION MAP (N.T.S)

Block Name	Gross Built-up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Colour	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement Area (Sq.mt.)	Carpet Area after Tenement
				StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	158.31	0.00	158.31	94.00	0.00	61.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basement Floor	2009.88	12.89	2009.88	77.75	29.43	0.00	1.51	0.00	0.00	1901.20	1901.20	24	0.00
Ramp Tenth Floor	3940.73	30.02	3910.71	102.40	44.28	0.00	2.43	0.00	0.00	3331.56	3331.56	42	0.00
Ninth Floor	4762.40	44.08	4718.32	132.40	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Eighth Floor	4762.40	44.08	4718.32	132.40	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Seventh Floor	4762.40	44.08	4718.32	132.40	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Sixth Floor	4762.40	44.08	4718.32	132.40	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Fifth Floor	4762.40	44.08	4718.32	132.40	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Fourth Floor	4762.40	44.08	4718.32	132.40	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Third Floor	4762.40	44.08	4718.32	132.40	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Second Floor	4762.40	44.08	4718.32	132.40	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
First Floor	4674.45	125.28	4549.17	144.24	44.28	0.00	2.43	0.00	0.00	4353.22	4353.22	35	496.11
Ground Floor	7010.12	5.12	7005.00	130.99	44.28	0.00	0.00	0.00	6640.56	189.17	189.17	00	307.37
Relaxed Floor	7298.99	5.12	7293.87	130.99	44.28	0.00	0.00	0.00	6911.04	201.56	201.56	00	242.44
Second Second Floor	7302.19	5.12	7297.06	130.99	44.28	0.00	0.00	0.00	6913.60	124.55	124.55	00	242.44
Total	70156.86	536.29	69620.57	1901.69	622.37	61.68	25.81	351.04	25271.63	40396.48	40396.48	427	1276.56
Total Number of Same Blocks	1												
Total	70156.86	536.29	69620.57	1901.69	622.37	61.68	25.81	351.04	25271.63	40396.48	40396.48	427	1276

FAR &Tenement Details

Block Name	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Colour	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement Area	Carpet Area after Tenement
					StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
A (RESIDENTIAL)	1	70156.86	536.29	69620.57	1901.69	622.37	61.68	25.81	351.04	25271.63	40396.48	40396.48	427	1276.56
Grand Total:	1	70156.86	536.29	69620.57	1901.69	622.37	61.68	25.81	351.04	25271.63	40396.48	40396.48	427.00	1276.56

Required Parking(Table 7a)

Block Name	Type	Sub/Use	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (RESIDENTIAL	Residential	Apartment	0 - 30	2	-	-	1	4	-
			30 - 225	1	-	-	1	425	-
		Total :		-	-	-	-	433	009

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	433	9883.76	009	7696.26
1Addnl Car Parking	44	825.00	0	0.00
Total Car	477	8708.75	009	7696.26
Two Wheeler	-	825.00	0	0.00
Other Parking	-	-	-	1012.49
Total	-	7183.75	-	8943.13

Sr. No.	TDR No.	TDR Area (Notional) (Sq.mt.)	Condonne value of TDR (Prevailing rate /Sq.mt.) (Sq.Rs.)	Guideline value of the Property (Sq.Rs.)	Fabrication of Guidance value	Factored Notional land in the area (Sq.mt.)	Floor area used for TDR (Sq.mt.)	Utilised floor area out of CR/TDR (Sq.mt.) (Sq.Mt.)	Balance but not utilised in the notional land
009	11242.00	0.00	50000.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total :				0.00	0.00	0.00	(-)0.00 (-)+(-)0.00	
Total Floor area used by TDR							0.00		
Maximum TDR Allowable (50% of Permissible FAR)							11242.00		
Balance not utilised TDR Area							0.00		

Balcony Calculations Table

Block Name	Unit	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.73 X 1 X 1	5.72	8.76
	1.20 X 3.05 X 1 X 1	3.66	
TYPICAL (3 RYLOW PLAN	1.20 X 3.05 X 1 X 8	29.28	59.04
	1.20 X 4.00 X 1 X 8	29.76	
Total			67.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	1.00	2.10	009
A (RESIDENTIAL)	SD	2.10	2.10	009
A (RESIDENTIAL)	MD	1.20	2.10	449

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.90	53
A (RESIDENTIAL)	MV	1.50	2.10	72
A (RESIDENTIAL)	WV	1.80	2.10	191

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in Sanction Letter.

1.The earlier sanctioned Plan vide No.PLAD/BTD.03 dated:08/03/2023 and Building License stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at KHATA NO.:2222/2023/2053/2053/2057/1186/188 SY.NO:20/2,20/4,20/8 & 20/7 ,PATTANAGERE VILLAGE,KENGERI HOBLI,BANGALORE WARD-186. Bangalore.

a).Consist of 2Basement + 1Ground + 11UP only.

b).The sanction is accorded for Residential use only. The use of the building shall not be deviated in any other use.

c).DATA 13 area reserved for car parking shall not be converted for any other purpose.

d).Adequate facilities shall be provided for letter boxes. The building should have for postal services & space for dumping garbage within the premises shall be provided.

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

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

6.The applicant shall not stock building materials or debris on footpath or on roads or on drains. The debris shall be removed and transported to nearest dumping yard.

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

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Edn.3) code leaving 3.00 mts. from the building within the premises.

11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent any danger, dust & other materials endangering the safety of people / structures etc., in & around the site.

13.Permission shall be obtained from forest department for cutting trees within the commencement of the work.

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

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the plans sanctioned are liable for cancellation and action will be taken as per the rules in force and in the second instance and cancel the registration of the same is requested for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as per Rule 9, 10, 11 & 12 of BBMP (Amendments) Bye-laws 2003 in full.

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

18.On completion of foundation or footings before erection of walls on the foundation and in the case of RCC structures before casting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site.Before DT/ Starts

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

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

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good working condition to recharge the ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a)

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and as per the latest Seismic zone factor applicable to the area in which the city falls as per IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

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

24.The applicant shall make provisions for persons with disabilities as per provisions prescribed in schedule III of Bye-law 887 .ETC.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 visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The building shall be constructed only after ensuring that the provisions of conditions stipulated in G.O. No.UD 24 TPP 99 dated:14.06.2000 are complied with.

27.No objection shall be given by the applicant to be issued to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls considering the soil parameters and also to ensure that adjoining properties are not affected in any manner during excavation and also for temporary and permanent drainage facilities and for bottle ensuring safety of workmen and general public by erecting safe barricades.

30.Sufficient two wheeler parking shall be provided as per requirement

31.

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.Provisions of sanitary shall be furnished by the builder / contractor to the Labour Department under intimation to this office.

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.

32.

Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise and Access which shall be got approved from the Competent Authority if necessary.

33.

a) The Owner / Association of the high rise building shall conduct two mock drill / tests in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate from the sanctioned plans without proper written permission from this 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.

34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall intimate the Competent Authority in writing regarding the details of the work done as prescribed in Schedule IX. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman/ BWSSB specified in the GO letter No. BWSSB(CN)/9/29-30, Dated: 29.06.2015 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts.

36.The applicant shall submit the plan showing the details of the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code 2ECBC) 2018

40.The Applicant / Owner / Architect shall intimate the soil marking date within 30 days from sanctioned plan

41.If the Applicant / Owner /Developer building construction against the sanctioned plan the action will be initiated according to BBMP Act.,Nr. 2020.

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments.

44.BBMP will not be responsible for any dispute that may arise in respect of property in question. Applicant / Owner / Developer should satisfy himself regarding the title of the property. If any dispute is fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or damage to property of adjacent occurs, Owner / Builder / Developer shall be solely responsible for the property. BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.The sanctioned plan is communicated to you, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM Memorandum Number Labs No. LD/SLE/7/2013, dated: 31-08-2013.

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 workers engaged by him.

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"

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING
WITH CLUB HOUSE AT KHATA NO.2222/2023/2053/2053/2057/1186/188
SY.NO:20/2,20/4,20/8 & 20/7 OF PATTANAGERE VILLAGE
KENGERI HOBLI,WARD NO-186 ,BANGALORE SOUTH TALUK.

SCALE - 1:200

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.: 1.0.20
	VERSION DATE: 30/01/2020
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Inward No: BBMP/0123/23	Plot Zone Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 2222/2023/2053/2053/2057/1186/188
Nature of Sanction: MODIFY	City Survey No.: SY NO 20/2/2053/2056/2057
Location: Ring-III	Khata No. (As per Khata Extract): 2222/2023/2053/2053/2057/1186/188
Building Line Specified as per Z.R: NA	Locality / Street of the property: PATTANAGERE VILLAGE, KENGERI HOBLI, BANGALORE, WARD-186
Zone: Rajarajeshwarinagar	
Ward: Ward-186	
Planning District: 301-Kengeri	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 1042.48
NET AREA OF PLOT	(A-Deductions) 1042.48
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	7031.25
Proposed Coverage Area (60.96 %)	7019.11
Achieved Net coverage area (60.96 %)	7019.11
Balance coverage area left (0.04 %)	24.14
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	30156.19
Allowable TDR Area (0.00 Maximum 0.00) of Plans FAR)	11242.00
Total Plan Proposed FAR Area (2.50Maximum 4.00)	40396.48
Residential FAR (100.00%)	40396.48
Proposed FAR Area	40396.48
Achieved Net FAR Area (2.50)	40396.47
Balance FAR Area (0.00)	2.33
BUILT UP AREA CHECK	
Proposed BuiltUp Area	69620.57
Existing Built Up Area (Retained)	0.00
Achieved BuiltUp Area	69607.21

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s ELEGANT ALTMA REP BY ITS PARTNERS
- ENAMULMATH, ENAJESH, ELAYARITH, S.ENANRAPRAKASH
NO.1, NEW KEMPEGOWDA LAYOUT, B E " MY STYLE,
BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N KEE, 25th Cross, 11th Main Road, BSK 2nd Stage, Bangalore - 560070 E-4288/7-15

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING
SY.NO:20/2,20/4,20/8 & 20/7 OF PATTANAGERE VILLAGE
KENGERI HOBLI,WARD NO-186 ,BANGALORE SOUTH TALUK.

DRAWING TITLE :
1st BASEMENT FLOOR PLAN

SHEET NO : 9

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

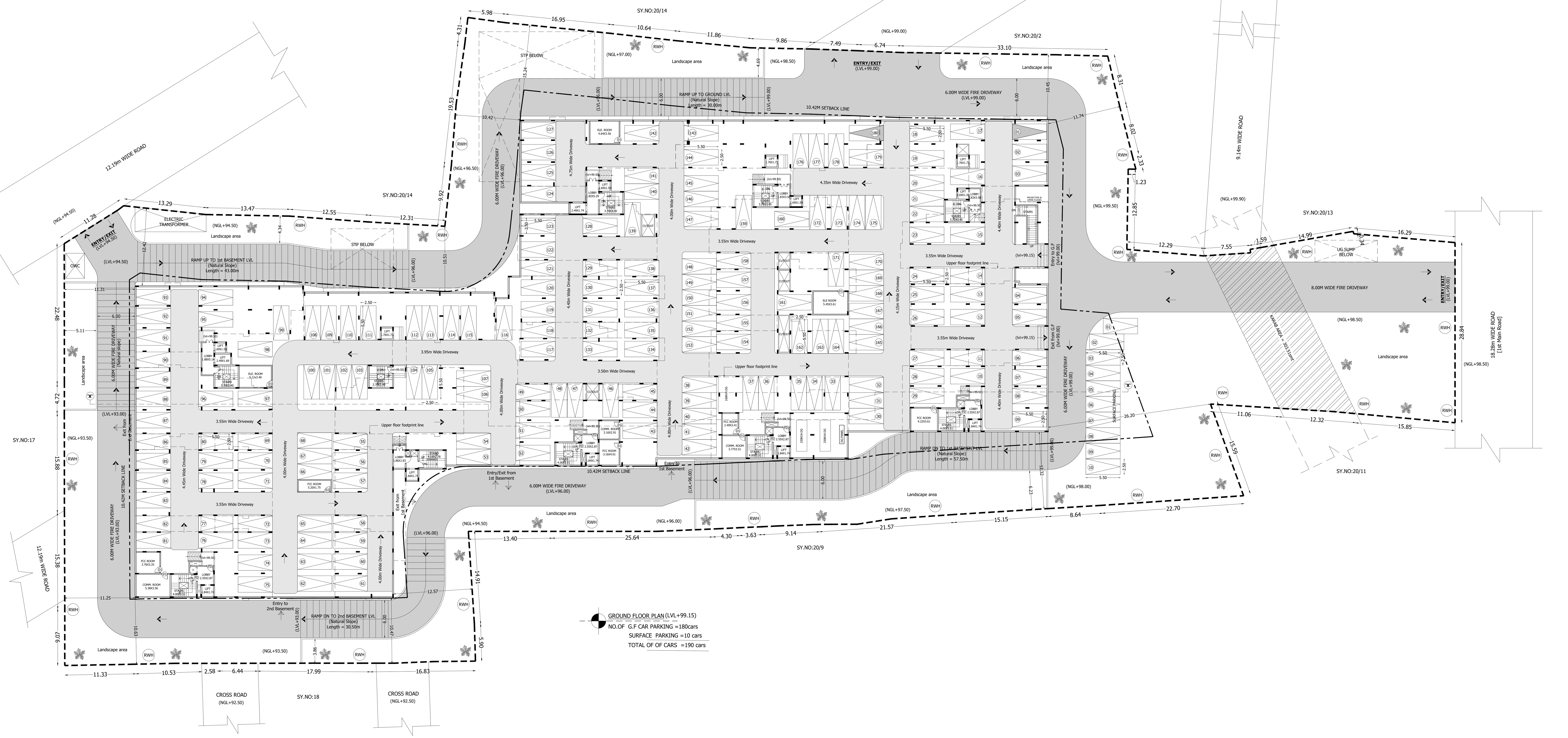
This approval of Building plans/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

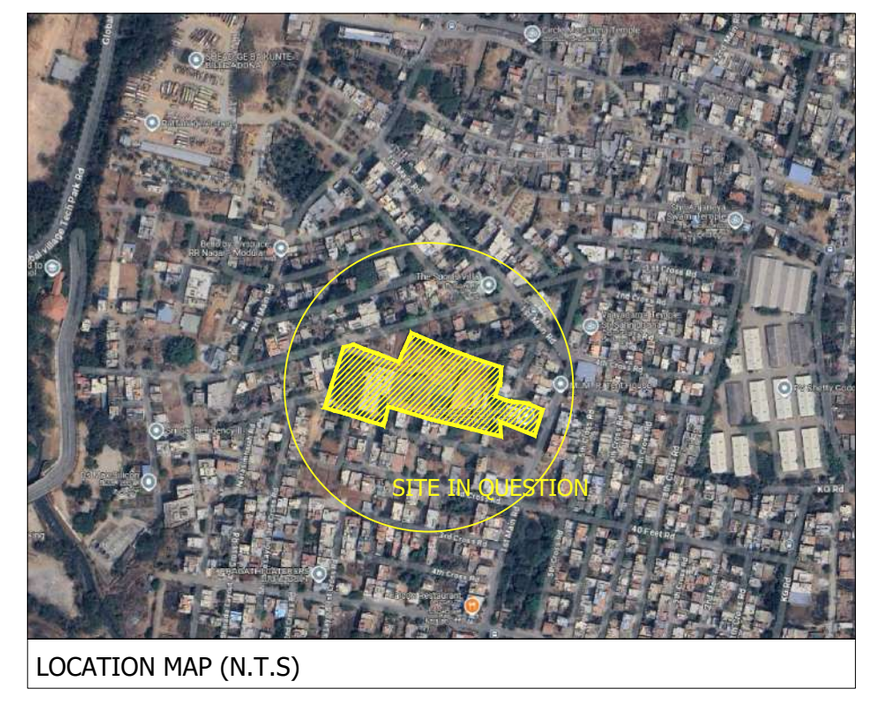
HD - SOUTH

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

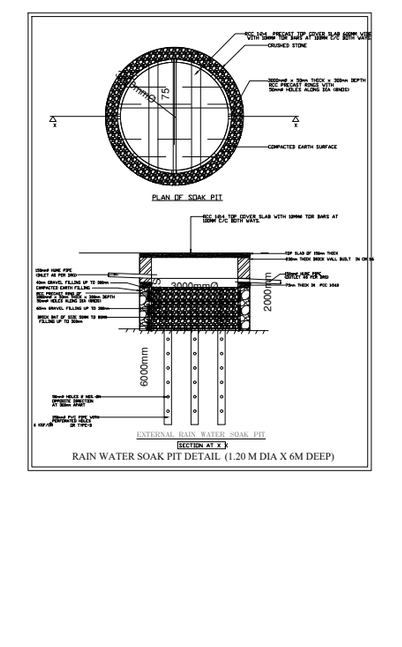
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

User Defined Metric (1550.00 x 900.00MM)





LOCATION MAP (N.T.S)



Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	156.31	0.00	156.31	94.65	0.00	61.66	0.00	0.00	0.00	0.00	0.00	00	0.00
Eleventh Floor	2069.88	12.99	2056.89	77.75	26.43	0.00	1.51	0.00	0.00	1951.20	1951.20	24	0.00
Tenth Floor	3540.73	30.02	3510.71	132.45	44.28	0.00	2.43	0.00	0.00	3331.55	3331.55	42	0.00
Ninth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Eighth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Seventh Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Sixth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Fifth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Fourth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Third Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Second Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
First Floor	4679.45	125.28	4554.17	144.24	44.28	0.00	2.43	0.00	0.00	4363.22	4363.22	35	486.11
Ground Floor	7010.12	5.12	7005.00	130.99	44.28	0.00	0.00	0.00	6640.56	189.17	189.17	00	307.57
Basement First Floor	7298.99	5.12	7293.87	130.99	44.28	0.00	0.00	171.04	6818.42	124.03	124.03	00	242.44
Basement Second Floor	7302.18	5.12	7297.06	130.99	44.28	0.00	0.00	180.00	6812.65	124.03	124.03	00	242.44
Total:	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437	1278.56
Total Number of Same Blocks :	1												
Total:	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437	1279

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437	1278.56
Grand Total:	1	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437.00	1278.56

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	0 - 50	2	-	1	4	-
			50 - 225	1	-	1	429	-
	Total :		-	-	-	-	433	559

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	433	5953.75	559	7686.25
Visitor's Car Parking	44	605.00	0	0.00
Total Car	477	6558.75	559	7686.25
TwoWheeler	-	605.00	0	0.00
Other Parking	-	-	-	12722.88
Total		7163.75		20409.13

Sr. No.	TDR No.	TDR Area (Notional Land in Sq.mt.)	Guidance value of TDR Originating site (Rs / Sq.Mt.)	Guidance Value of the Receiving Plot (Rs / Sq.Mt.)	Factorization of Guidance values	Factorized Notional land in the receiving plot	Floor area yield for the Notional land	Utilised floor area out of DR/TDR floor area yield (Sq.Mt.)	Balance Not utilized TDR as notional land
309	-	11242.65	0.00	50000.00	0.00	0.00	0.00	0.00	0.00
		Total				0.00	0.00	11240.32	-11240.32
Total Floor area yielded by TDR					0.00				
Maximum TDR Allowable (60% of Permissible FAR)					11242.65				
Balance not utilized TDR Area					0.00				

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.73 X 1 X 1	5.10	8.76
	1.20 X 3.05 X 1 X 1	3.66	
TYPICAL - 2- 9 FLOOR PLAN	1.20 X 3.05 X 1 X 8	29.28	59.04
	1.22 X 3.05 X 1 X 8	29.76	
Total	-	-	67.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	190
A (RESIDENTIAL)	D1	0.90	2.10	482
A (RESIDENTIAL)	MD	1.20	2.10	449

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.90	83
A (RESIDENTIAL)	W3	1.50	2.10	33
A (RESIDENTIAL)	W1	1.80	2.10	791

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No.PRJ/4287/22-23 dated:08/03/2023 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at KHATA NO. 222/222/20/3/20/5/20/6/20/7/186/188 SY.NO:20/3,20/5,20/6 & 20/7 ,PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198, Bangalore.

a).Consist of 2Basement + 1Ground + 11 UF only.

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

4.20409.13 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

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

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

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm

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

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

21.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 having a minimum total capacity mentioned in the Bye-law 32(a).

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" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

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

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.

27.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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

30.Sufficient two wheeler parking shall be provided as per requirement.

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.

31.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.

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

33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner 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.

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

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

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

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

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

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

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

45.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.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

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

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

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

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

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

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

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING
WITH CLUB HOUSE AT KHATA NO.222/222/20/3/20/5/20/6/20/7/186/188
SY.NO:20/3,20/5,20/6 & 20/7 OF PATTANAGERE VILLAGE,
KENGERI HOBLI,WARD NO-198. BANGALORE SOUTH TALUK.

N

SCALE : 1:200

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.: 1.0.20
	VERSION DATE: 26/03/2025
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: MODIFY	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: Sampige Road	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 (49.85 %)		7010.11
Achieved Net coverage area (49.85 %)		7010.11
Balance coverage area left (0.15 %)		21.12
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		35156.15
Allowable TDR Area (0.32 (Maximum 0.60) of Perm.FAR)		11242.65
Total Perm. FAR area (3.30(Maximum 4.00))		46398.80
Residential FAR (100.00%)		46396.46
Proposed FAR Area		46396.46
Achieved Net FAR Area (3.30)		46396.47
Balance FAR Area (0.00)		2.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		69620.57
Substructure Area Add in BUA (Layout Lvl)		36.70
Achieved BuiltUp Area		69657.27

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

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

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING
WITH CLUB HOUSE AT KHATA NO.222/222/20/3/20/5/20/6/20/7/186/188
SY.NO:20/3,20/5,20/6 & 20/7 OF PATTANAGERE VILLAGE,
KENGERI HOBLI,WARD NO-198. BANGALORE SOUTH TALUK.

DRAWING TITLE :

GROUND FLOOR PLAN

SHEET NO : 4

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.

HO – SOUTH

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 (1550.00 x 900.00MM)



1st FLOOR PLAN (LVL+102.20)

NO.OF UNITS:
WING - 01 = 07units
WING - 02 = 10units
WING - 03 = 06units
WING - 04 = 04units
WING - 05 = 08units
TOTAL WING = 35units



TYPICAL (2nd to 9th) FLOOR PLAN (LVL+105.17) TO (LVL+125.96)

NO.OF UNITS:
WING - 01 = 08units
WING - 02 = 10units
WING - 03 = 10units
WING - 04 = 06units
WING - 05 = 08units
TOTAL WING = 42 x 08= 336units

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	156.31	0.00	156.31	94.65	0.00	61.66	0.00	0.00	0.00	0.00	0.00	00	0.00
Eleventh Floor	2069.88	12.99	2056.89	77.75	26.43	0.00	1.51	0.00	0.00	1951.20	1951.20	24	0.00
Tenth Floor	3540.73	30.02	3510.71	132.45	44.28	0.00	2.43	0.00	0.00	3331.55	3331.55	42	0.00
Ninth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Eighth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Seventh Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Sixth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Fifth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Fourth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Third Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
Second Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
First Floor	4679.45	125.28	4554.17	144.24	44.28	0.00	2.43	0.00	0.00	4363.22	4363.22	35	486.11
Ground Floor	7010.12	5.12	7005.00	130.99	44.28	0.00	0.00	0.00	6640.56	189.17	189.17	00	307.57
Basement First Floor	7298.99	5.12	7293.87	130.99	44.28	0.00	0.00	171.04	6818.42	124.03	124.03	00	242.44
Basement Second Floor	7302.18	5.12	7297.06	130.99	44.28	0.00	0.00	180.00	6812.65	124.03	124.03	00	242.44
Total:	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437	1278.56
Total Number of Same Blocks :	1												
Total:	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437	1279

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437	1278.56
Grand Total:	1	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437.00	1278.56

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	0 - 50	2	-	1	4	-
			50 - 225	1	-	1	429	-
		Total :	-	-	-	-	433	559

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	433	5953.75	559	7686.25
Visitor's Car Parking	44	605.00	0	0.00
Total Car	477	6558.75	559	7686.25
TwoWheeler	-	605.00	0	0.00
Other Parking	-	-	-	12722.88
Total		7163.75		20409.13

Sr. No.	TDR No.	TDR Area (Notional Land in Sq.mt.)	Guidance value of TDR Originating site (Rs / Sq.Mt.)	Guidance Value of the Receiving Plot (Rs / Sq.Mt.)	Factorization of Guidance values	Factorized Notional land in the receiving plot	Floor area yield for the Notional land	Utilised floor area out of DR/TDR floor area yield (Sq.Mt.)	Balance Not utilized TDR as notional land
309	-	11242.65	0.00	50000.00	0.00	0.00	0.00	0.00	0.00
		Total				0.00	0.00	11240.32	-11240.32
Total Floor area yielded by TDR					0.00				
Maximum TDR Allowable (60% of Permissible FAR)					11242.65				
Balance not utilized TDR Area					0.00				

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.73 X 1 X 1	5.10	8.76
	1.20 X 3.05 X 1 X 1	3.66	
TYPICAL - 2- 9 FLOOR PLAN	1.20 X 3.05 X 1 X 8	29.28	59.04
	1.22 X 3.05 X 1 X 8	29.76	
Total	-	-	67.80

SCHEDULE OF JOINERY:

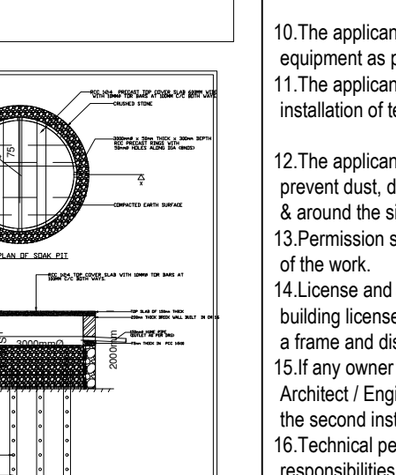
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	190
A (RESIDENTIAL)	D1	0.90	2.10	482
A (RESIDENTIAL)	MD	1.20	2.10	449

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.90	83
A (RESIDENTIAL)	W3	1.50	2.10	33
A (RESIDENTIAL)	W1	1.80	2.10	791



LOCATION MAP (N.T.S)



Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :
1.The earlier sanctioned Plan vide No.PRJ/4287/22-23 dated:08/03/2023 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at KHATA NO. 222/222/20/3/20/5/20/6/20/7/186/188 SY.NO:20/3,20/5,20/6 & 20/7 ,PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198, Bangalore.

a).Consist of 2Basement + 1Ground + 11 UF only.
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.20409.13 area reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.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 having a minimum total capacity mentioned in the Bye-law 32(a).
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" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
30.Sufficient two wheeler parking shall be provided as per requirement.
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.

31.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.

32.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner 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.

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

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs
36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.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.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to
.

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

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

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING
WITH CLUB HOUSE AT KHATA NO.222/222/20/3/20/5/20/6/20/7/186/188
SY.NO:20/3,20/5,20/6 & 20/7 OF PATTANAGERE VILLAGE,
KENGERI HOBLI,WARD NO-198. BANGALORE SOUTH TALUK.

N
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.: 1.0.20	
	VERSION DATE: 26/03/2025	
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: MODIFY	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: Sampige Road	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 (49.85 %)		7010.11
Achieved Net coverage area (49.85 %)		7010.11
Balance coverage area left (0.15 %)		21.12
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		35156.15
Allowable TDR Area (0.32 (Maximum 0.60) of Perm.FAR)		11242.65
Total Perm. FAR area (3.30(Maximum 4.00))		46398.80
Residential FAR (100.00%)		46396.46
Proposed FAR Area		46396.46
Achieved Net FAR Area (3.30)		46396.47
Balance FAR Area (0.00)		2.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		69620.57
Substructure Area Add in BUA (Layout Lvl)		36.70
Achieved BuiltUp Area		69657.27

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

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

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

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DRAWING TITLE :
1st FLOOR PLAN
TYPICAL 2nd TO 9th FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

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

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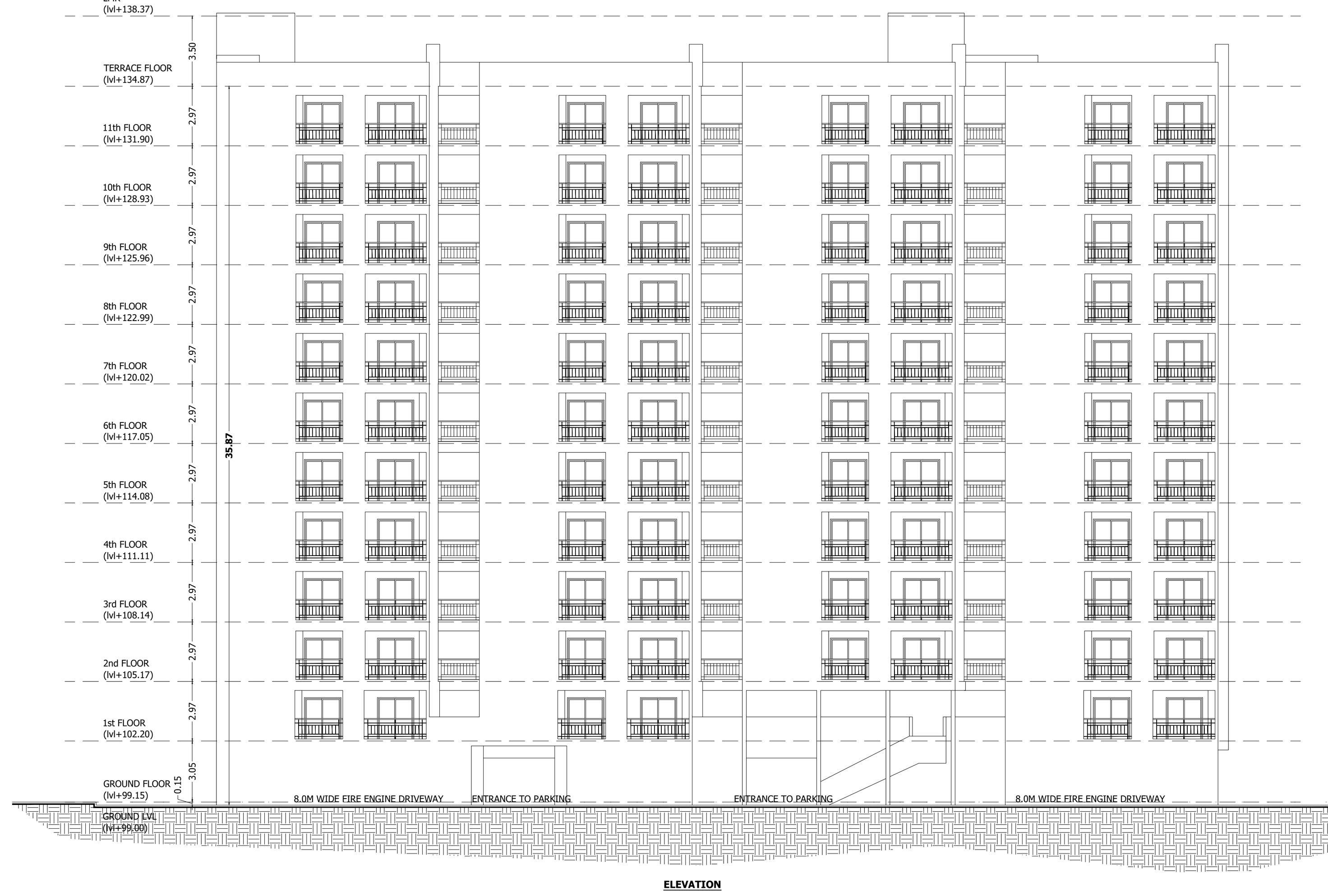
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10th FLOOR PLAN (LVL+128.93)

NO.OF UNITS:
WING - 01 = 08units
WING - 02 = 10units
WING - 03 = 10units
WING - 04 = 06units
WING - 05 = 08units
TOTAL WING = 42units



ELEVATION



11th FLOOR PLAN (LVL+131.90)

NO.OF UNITS:
WING - 03 = 10units
WING - 04 = 06units
WING - 05 = 08units
TOTAL WING = 24units

Block :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
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Eleventh Floor	2069.88	12.99	2056.89	77.75	26.43	0.00	1.51	0.00	0.00	1951.20	1951.20	24	0.00
Tenth Floor	3540.73	30.02	3510.71	132.45	44.28	0.00	2.43	0.00	0.00	3331.55	3331.55	42	0.00
Ninth Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	4539.16	42	0.00
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Basement Second Floor	7302.18	5.12	7297.06	130.99	44.28	0.00	0.00	180.00	6812.65	124.03	124.03	00	242.44
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			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437	1278.56
Grand Total:	1	70156.86	536.29	69620.57	1901.66	602.07	61.66	25.81	351.04	20271.63	46396.48	46396.48	437.00	1278.56

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	0 - 50	2	-	1	4	-
			50 - 225	1	-	1	429	-
	Total :		-	-	-	-	433	559

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	433	5953.75	559	7686.25
Visitor's Car Parking	44	605.00	0	0.00
Total Car	477	6558.75	559	7686.25
TwoWheeler	-	605.00	0	0.00
Other Parking	-	-	-	12722.88
Total		7163.75		20409.13

Sr. No.	TDR No.	TDR Area (Notional Land in Sq.mt.)	Guidance value of TDR Originating site (Rs / Sq.Mt.)	Guidance Value of the Receiving Plot (Rs / Sq.Mt.)	Factorization of Guidance values	Factorized Notional land in the receiving plot	Floor area yield for the Notional land	Utilised floor area out of DR/TDR floor area yield (Sq.Mt.)	Balance Not utilized TDR as notional land
309	-	11242.65	0.00	50000.00	0.00	0.00	0.00	0.00	0.00
		Total				0.00	0.00	11240.32	-11240.32
Total Floor area yielded by TDR					0.00				
Maximum TDR Allowable (60% of Permissible FAR)					11242.65				
Balance not utilized TDR Area					0.00				

Balcony Calculations Table

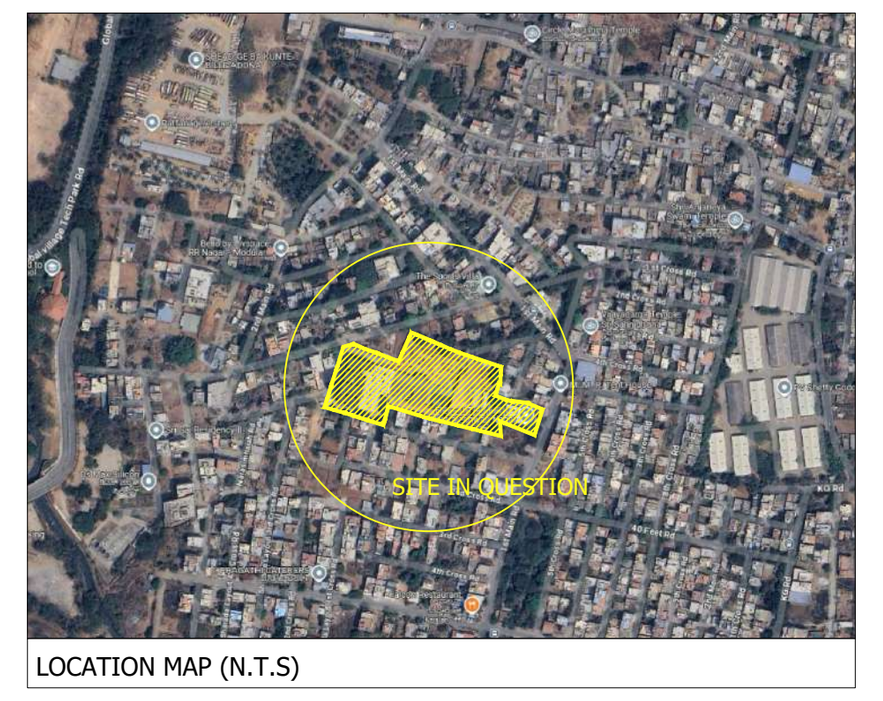
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 4.73 X 1 X 1	5.10	8.76
	1.20 X 3.05 X 1 X 1	3.66	
TYPICAL - 2- 9 FLOOR PLAN	1.20 X 3.05 X 1 X 8	29.28	59.04
	1.22 X 3.05 X 1 X 8	29.76	
Total	-	-	67.80

SCHEDULE OF JOINERY:

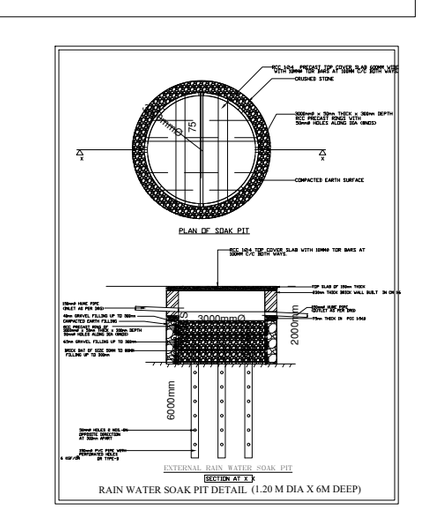
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	190
A (RESIDENTIAL)	D1	0.90	2.10	482
A (RESIDENTIAL)	MD	1.20	2.10	449

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.90	83
A (RESIDENTIAL)	W3	1.50	2.10	33
A (RESIDENTIAL)	W1	1.80	2.10	791



LOCATION MAP (N.T.S)



RAIN WATER SOAK PIT DETAIL (1.20 M DIA X 6M DEEP)

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1.The earlier sanctioned Plan vide No.PRJ/4287/22-23 dated:08/03/2023 and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at KHATA NO. 222/222/20/3/20/5/20/6/20/7/186/188 SY.NO:20/3,20/5,20/6 & 20/7 ,PATTANAGERE VILLAGE,KENGERI HOBLI, BANGALORE WARD-198, Bangalore.

a).Consist of 2Basement + 1Ground + 11 UF only.

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

4.20409.13 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

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

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

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

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

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm

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

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

21.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 having a minimum total capacity mentioned in the Bye-law 32(a).

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" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 shall be ensured.

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

26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.

27.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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

29.The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

30.Sufficient two wheeler parking shall be provided as per requirement.

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.

31.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.

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

33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner 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.

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

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

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

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

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

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

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

45.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.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

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

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

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

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

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

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

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING
WITH CLUB HOUSE AT KHATA NO.222/222/20/3/20/5/20/6/20/7/186/188
SY.NO:20/3,20/5,20/6 & 20/7 OF PATTANAGERE VILLAGE,
KENGERI HOBLI,WARD NO-198. BANGALORE SOUTH TALUK.

N

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.: 1.0.20	
	VERSION DATE: 26/03/2025	
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: MODIFY	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: Sampige Road	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 (49.85 %)		7010.11
Achieved Net coverage area (49.85 %)		7010.11
Balance coverage area left (0.15 %)		21.12
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		35156.15
Allowable TDR Area (0.32 (Maximum 0.60) of Perm.FAR)		11242.65
Total Perm. FAR area (3.30(Maximum 4.00))		46398.80
Residential FAR (100.00%)		46396.46
Proposed FAR Area		46396.46
Achieved Net FAR Area (3.30)		46396.47
Balance FAR Area (0.00)		2.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		69620.57
Substructure Area Add in BUA (Layout Lvl)		36.70
Achieved BuiltUp Area		69657.27

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

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

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING
WITH CLUB HOUSE AT KHATA NO.222/222/20/3/20/5/20/6/20/7/186/188
SY.NO:20/3,20/5,20/6 & 20/7 OF PATTANAGERE VILLAGE,
KENGERI HOBLI,WARD NO-198. BANGALORE SOUTH TALUK.

DRAWING TITLE :
10th , 11th FLOOR PLAN & ELEVATION

SHEET NO : 6

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.

HO – SOUTH

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 (1550.00 x 900.00MM)





Block A (RESIDENTIAL)

Floor Name	Gross Built-Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement (Nos.)	Carpet Area (Sq.Mt.)
		Void	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	198.01	0.00	198.01	94.65	0.00	61.66	0.00	0.00	0.00	0.00	00	0.00
Stilt/Parking Floor	2969.88	12.99	2056.89	77.75	26.43	0.00	1.51	0.00	0.00	1991.20	24	0.00
Typical Floor	2640.73	30.02	2615.71	132.45	44.28	0.00	2.43	0.00	0.00	3331.55	42	0.00
Typical Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	42	0.00
Typical Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	42	0.00
Typical Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	42	0.00
Typical Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	42	0.00
Typical Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	42	0.00
Typical Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	42	0.00
Typical Floor	4762.40	44.08	4718.32	132.45	44.28	0.00	2.43	0.00	0.00	4539.16	42	0.00
Typical Floor	4675.45	129.28	4564.17	144.24	44.28	0.00	2.43	0.00	0.00	4363.22	39	0.00
Typical Floor	4163.13	5.12	7059.05	130.99	44.28	0.00	0.00	0.00	0.00	6640.56	60	0.00
Typical Floor	7298.59	5.12	7293.87	130.99	44.28	0.00	0.00	0.00	171.34	6818.42	124.03	124.03
Typical Floor	7302.19	5.12	7297.06	130.99	44.28	0.00	0.00	180.00	6812.65	124.03	124.03	124.03
Total Number of Floors	70196.86	536.29	69620.57	1901.66	622.07	61.66	25.81	351.34	20271.63	46396.48	437	1276.98
Total Number of Blocks	1											
Total	70196.86	536.29	69620.57	1901.66	622.07	61.66	25.81	351.34	20271.63	46396.48	437.00	1276.98

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built-Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement (Nos.)	Carpet Area (Sq.Mt.)
			Void	StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (RESIDENTIAL)	1	70196.86	536.29	69620.57	1901.66	622.07	61.66	25.81	351.34	20271.63	46396.48	437.00	1276.98
Grand Total:	1	70196.86	536.29	69620.57	1901.66	622.07	61.66	25.81	351.34	20271.63	46396.48	437.00	1276.98

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A	RESIDENTIAL	Residential	31 - 225	2	-	1	4	-
			225 - 225	1	-	1	429	-
	Total :						433	328

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	433	3892.75	328	7689.35
Visitor's Car Parking	44	1100.00	0	0.00
Total Car	477	4992.75	328	7689.35
TwoWheeler	-	600.00	0	0.00
Other Parking	-	-	-	12033.98
Total		7163.75		20489.13

Sr. No.	TDR Area (Sq.mt.)	Guidance value of the Receiving Area (Rs./M.)	Guidance Value of the Receiving Area (Rs.)	Fabrication of Guidance values	Factorized Guidance value of land in a residential plot	Floor area deal for the Notional floor	1 Mitcell floor area out of DAYTOM (Sq.Mt.)	Balance TDR area utilized TDR as Incentive land
339	11342.63	0.00	30000.00	0.00	0.00	0.00	0.00	0.00
Total :	11342.63				0.00	0.00	11342.32	11342.32

Total Floor area utilized on TDR	0.00
Maximum TDR Allowable (80% of Permissible FAR)	16076.65
Balance not utilized TDR Area	0.00

Balcony Calculations Table

FLOOR	BALCONY		AREA	TOTAL AREA
	NOS	L X B		
FIRST FLOOR PLAN	1	1.20 X 3.65 X 1 X 1	4.38	4.76
	1	0.38 X 0.95 X 1 X 1	0.36	
TYPICAL - 2 STILT/GR FLOOR	1	20 X 3.35 X 1 X 1	26.26	59.04
	1	1.20 X 3.65 X 1 X 1	4.38	
	1	0.38 X 0.95 X 1 X 1	0.36	
Total :			29.76	67.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	190
A (RESIDENTIAL)	D1	0.90	2.10	460
A (RESIDENTIAL)	W2	1.20	2.10	449

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	0.90	63
A (RESIDENTIAL)	W3	1.00	2.10	33
A (RESIDENTIAL)	W1	1.80	2.10	760



LOCATION MAP (N.T.S)



Approval Condition :

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

1 The earlier sanctioned Plan vide No.PLAD/0122-23 dated:09/07/2023 and Building Licence stands cancelled automatically.

2 Modified Sanction is accorded for the Residential Building at KHATA NO. 2222/2023/2030/2045/2057/1986/188 SY.NO.35/1,2/4,3/4B,8,23/7,PKT.PAKTHANCHE VILLAGE,KENGERI HOBLI,BANGALORE WARD-186. Bangalore.

a) Consist of 2Basement + 1Ground + 11 UP only.

b) The Basement shall be used for Parking/Utilities/Fire Fighting purpose only. The use of the building shall not be deviated in any other way.

4.ZONES 7.0 area reserved for car parking shall not be converted for any other purpose.

5.The height of the building shall be restricted as per the sanction. The applicant must keep the postal services & space for dumping garbage within the premises shall be provided.

6.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned periodically & disinfected.

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

8.The applicant shall not stock any building materials on footpath or on roads or on drains.

9.The debris shall not be littered in the surrounding open land.

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

11.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Code & Guide learning 5.05 mts. from the building within the premises.

11.The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent accident & other materials endangering the safety of people / structures etc. in & around the building.

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 retained and kept at site & shall be produced before the authority for inspection whenever required.

15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the plan sanction is liable to be revoked under intimation to him / her and if he / she fails to rectify the same for the second instance and cancel the registration if the same is repeated for the third time.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Bye-law No. 32 of Building Bye-laws 2003 and Rule 32 of KCR Act.

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

18.On completion of foundation or footings before erection of walls on the foundation and in the case of RCC framed structure before erection of the columns the OCCUPANCY CERTIFICATE shall be obtained for the site above DPC level.

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

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

21. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition as per the Bye-law No.32(a)(iii) and Rule No.13(d) the proper disposal of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code of India 2005 & Standards of Bureau of Indian Standards and shall be adopted as per IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

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

24.The applicant shall make provisions for installation of rain water harvest pits as per bye-law 32 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 visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The Owner / Developer shall be responsible for ensuring that the provisions of conditions stipulated vide Sl.No. 24,25 & 26 are complied with before requesting for issue of OCC.

27.The applicant shall ensure that no noise is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

28.The structure with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls considering the soil parameters and also to ensure that adjoining properties are not affected in any way by such excavation operations. The safety of workmen and general public by erecting safe barricades.

30.Sufficient two wheeler parking shall be provided as per requirement

31.

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.Creches shall be provided shall be furnished by the builder / contractor to the Labour Department under a intimation.

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.

31.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.

32.The Owner / Association of the high rise building shall conduct two mock drill / tests in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate from the sanctioned plans without proper written permission from 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.

34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall intimate the Competent Authority in writing regarding the commencement of the work in the prescribed in Schedule IV. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the CC letter No. BWSSB/ENG/SW/29-30, Dated: 25.06.2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts.

36.The Applicant shall abide by the bye-laws in respect of the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR. areas as per Rental H base of Apartment / group housing / multi-dwelling unit/development plant and at least Two Trees for single unit.

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

40.The Applicant / Owner / Architect shall intimate the soil marking date within 30 days from sanctioned plan

41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act.4/ 2020.

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

43.The Applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments.

44.BBMP will not be responsible for any dispute that may arise in respect of property in question. Applicant / Owner / Developer should ensure that the property in question is free from all disputes. If detected, the plan sanctioned stands cancelled automatically and legal action will be initiated.

46.The Applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or damage to property of adjacent property owners occurs, Owner / Builder / GPA holder of the property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

49.In case of false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM Memorandum Number Labhe Tec 12/2013,73/2013, dated 31-04-2013.

(Registration)

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 submit the Registration of establishment and workers working at construction site or work place to the Labour Department within 30 days from the date of issue of plan and building license by the competent authority. Non-registration of the establishment and 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 the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Approval Date :

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING WITH CLUB HOUSE AT KHATA NO.2222/2023/2030/2045/2057/1986/188 SY.NO.35/1,2/4,3/4B,8,23/7,OF PAKTHANCHE VILLAGE KENGERI HOBLI,WARD NO-186 ,BANGALORE SOUTH TALUK.

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.: 1.0.20
	VERSION DATE: 30/01/2020
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Inward No: BBMP/0122/23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 2222/2023/2030/2045/2057/1986/188
Nature of Sanction: MODIFY	City Survey No.: SY.NO.35/2/2/3/4/8/23/7
Location: Ring-III	Khata No. (As per Khata Extract): 2222/2023/2030/2045/2057/1986/188
Building Line Specified as per Z.R:	Locality / Street of the property: PATTANAGERE VILLAGE, KENGERI HOBLI, BANGALORE, WARD-186
Zone: Rajarajeshwarinagar	
Ward: Ward-186	
Planning District: 301-Kengeri	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 16062.48
NET AREA OF PLOT	(A-Deductions) 16062.48
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	7031.23
Proposed Coverage Area (49.90 %)	7019.11
Achieved Net coverage area (49.90 %)	7019.11
Balance coverage area left (0.10 %)	12.12
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	30156.15
Allowable TDR Area (0.50 Maximum 0.50) (Premi FAR)	11342.63
Total Permissible FAR (3.00(Maximum 4.00))	40396.85
Premium FAR (Incentive) (0.00%)	40396.48
Proposed FAR Area	40396.48
Achieved Net FAR Area (2.50)	40396.47
Balance FAR Area (0.00)	0.01
BUILT UP AREA CHECK	
Proposed BuiltUp Area	69620.57
Achieved BuiltUp Area (Less/Extra)	0.00
Achieved BuiltUp Area	69607.31

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s ELEGANT ALTMA REP BY ITS PARTNERS
- S.N.MANJUNATH, S.RAJESH, S.JAYANTH, S.CHANDRAPRAKASH
NO.1, NEAR NEMPEGOWDA LAYOUT, B S K 3RD STAGE, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4652, 29th Cross, 11th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4288/7-16

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING
SY.NO.35/1,2/4,3/4B,8,23/7,OF PAKTHANCHE VILLAGE KENGERI HOBLI,WARD NO-186 ,BANGALORE SOUTH TALUK.

DRAWING TITLE :
TERRACE FLOOR PLAN & SECTION

SHEET NO : 7

SANCTIONING AUTHORITY :

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

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

HO - SOUTH

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 (1550.00 x 900.00MM)