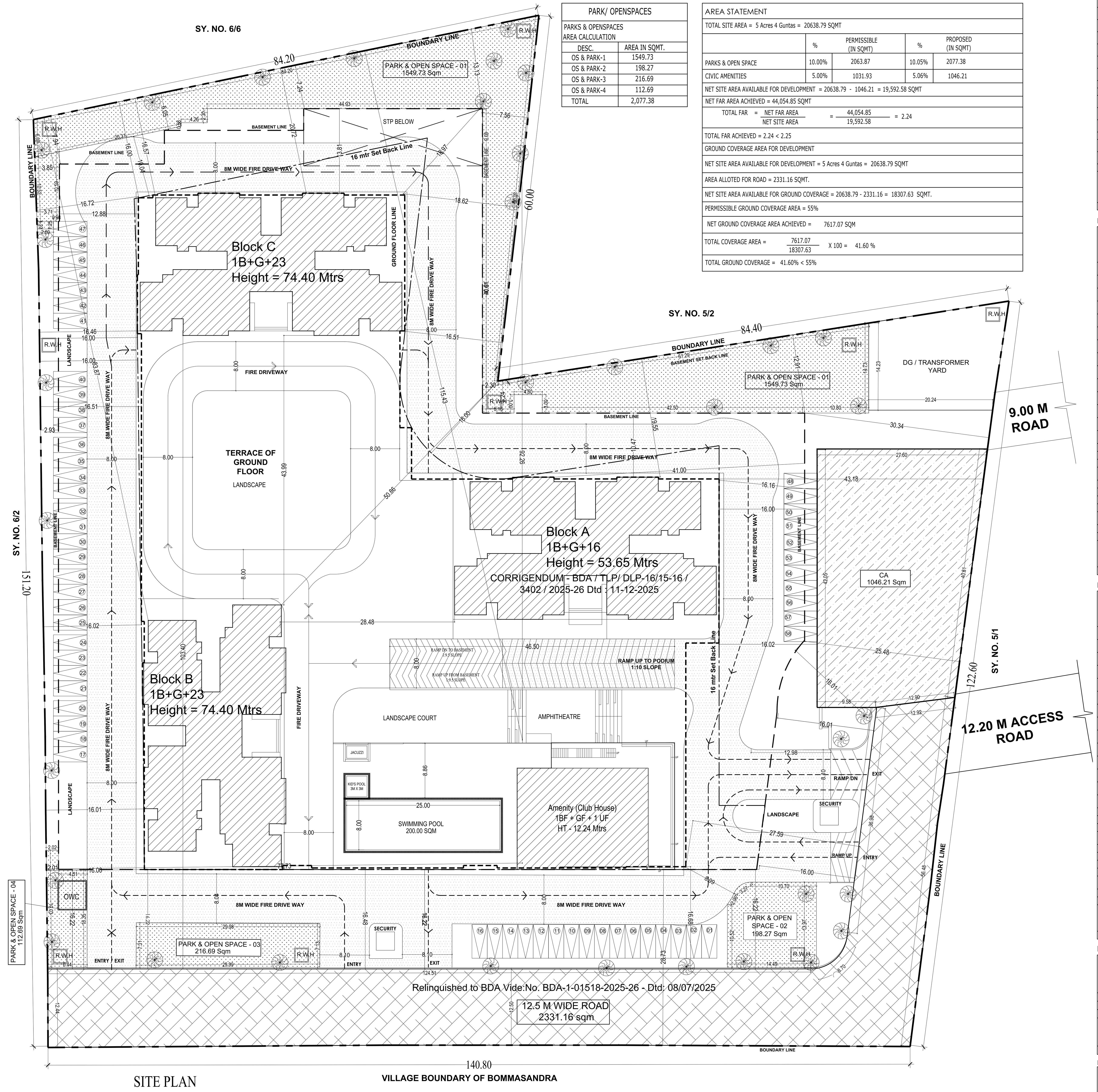


SITE PLAN

Surface Car Parking - 58 Nos

PARK/ OPENSPACES

PARKS & OPENSPACES AREA CALCULATION

DESC	AREA IN SQMT.
OS & PARK-1	1549.73
OS & PARK-2	198.27
OS & PARK-3	216.69
OS & PARK-4	112.69
TOTAL	2,077.38

AREA STATEMENT

TOTAL SITE AREA = 5 Acres 4 Guntas = 20638.79 SQMT

	%	PERMISSIBLE (IN SQMT)	%	PROPOSED (IN SQMT)
PARKS & OPEN SPACE	10.00%	2063.87	10.05%	2077.38
CIVIC AMENITIES	5.00%	1031.93	5.06%	1046.21

NET SITE AREA AVAILABLE FOR DEVELOPMENT = 20638.79 - 1046.21 = 19,592.58 SQMT

NET FAR AREA ACHIEVED = 44,054.85 SQMT

TOTAL FAR = NET FAR AREA / NET SITE AREA = 44,054.85 / 19,592.58 = 2.24

TOTAL FAR ACHIEVED = 2.24 < 2.25

GROUND COVERAGE AREA FOR DEVELOPMENT

NET SITE AREA AVAILABLE FOR DEVELOPMENT = 5 Acres 4 Guntas = 20638.79 SQMT

AREA ALLOTED FOR ROAD = 2331.16 SQMT.

NET SITE AREA AVAILABLE FOR GROUND COVERAGE = 20638.79 - 2331.16 = 18307.63 SQMT.

PERMISSIBLE GROUND COVERAGE AREA = 55%

NET GROUND COVERAGE AREA ACHIEVED = 7617.07 SQM

TOTAL COVERAGE AREA = 7617.07 / 18307.63 X 100 = 41.60 %

TOTAL GROUND COVERAGE = 41.60% < 55%

Block :BLOCK A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Refuge Area	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Refuge Area	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
    (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27
	VERSION DATE: 30/03/2026
PROJECT DETAIL:	
Authority: Bengaluru North City Corporation	Plot Use: Residential
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,
Location: RING-III	PID No. (As per Khata Extract): 1865378541
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU
Zone: Yelahanka	
Ward: Ward 004	
Planning District: 307-Yelahanka	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

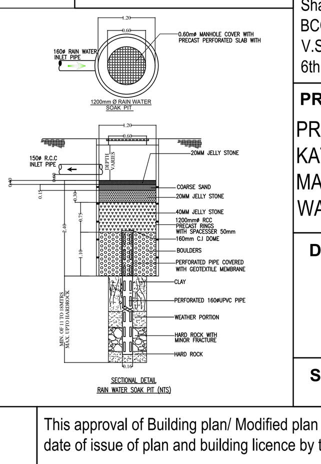
Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51

SCALE : 1: 250



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE : SITE PLAN

SHEET NO : 01 OF 13

SANCTIONING AUTHORITY :

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

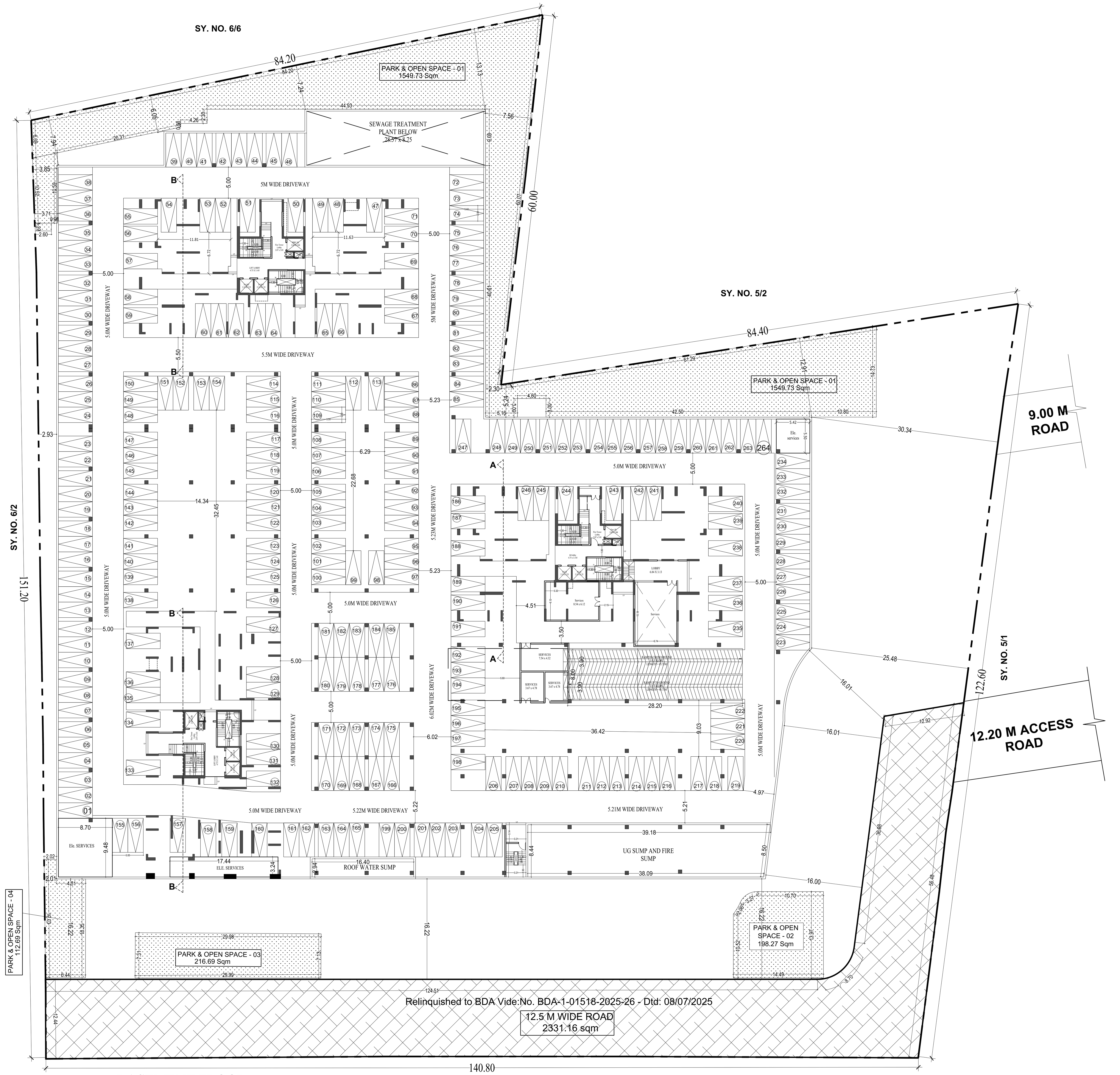
This approval of Building plan/ Modified plan is valid for Five years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09 Oct 2026 16:58:02
Project No.:PRJ/4190/25-26IN
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

UserDefinedMetric (1700.00 x 910.00MM)

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.



BASEMENT FLOOR

LVL = - 4.45M

Coverd Car Parking - 264 Nos

VILLAGE BOUNDARY OF BOMMASANDRA

Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27	
	VERSION DATE: 30/03/2026	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment	
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,	
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,	
Location: RING-III	PID No. (As per Khata Extract): 1865378541	
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU	
Zone: Yelahanka		
Ward: Ward 004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

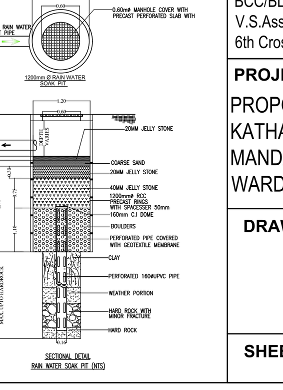
Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51

SCALE : 1: 250



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

COMBINED BASEMENT FLOOR PLAN

SHEET NO : 02 OF 13

SANCTIONING AUTHORITY :

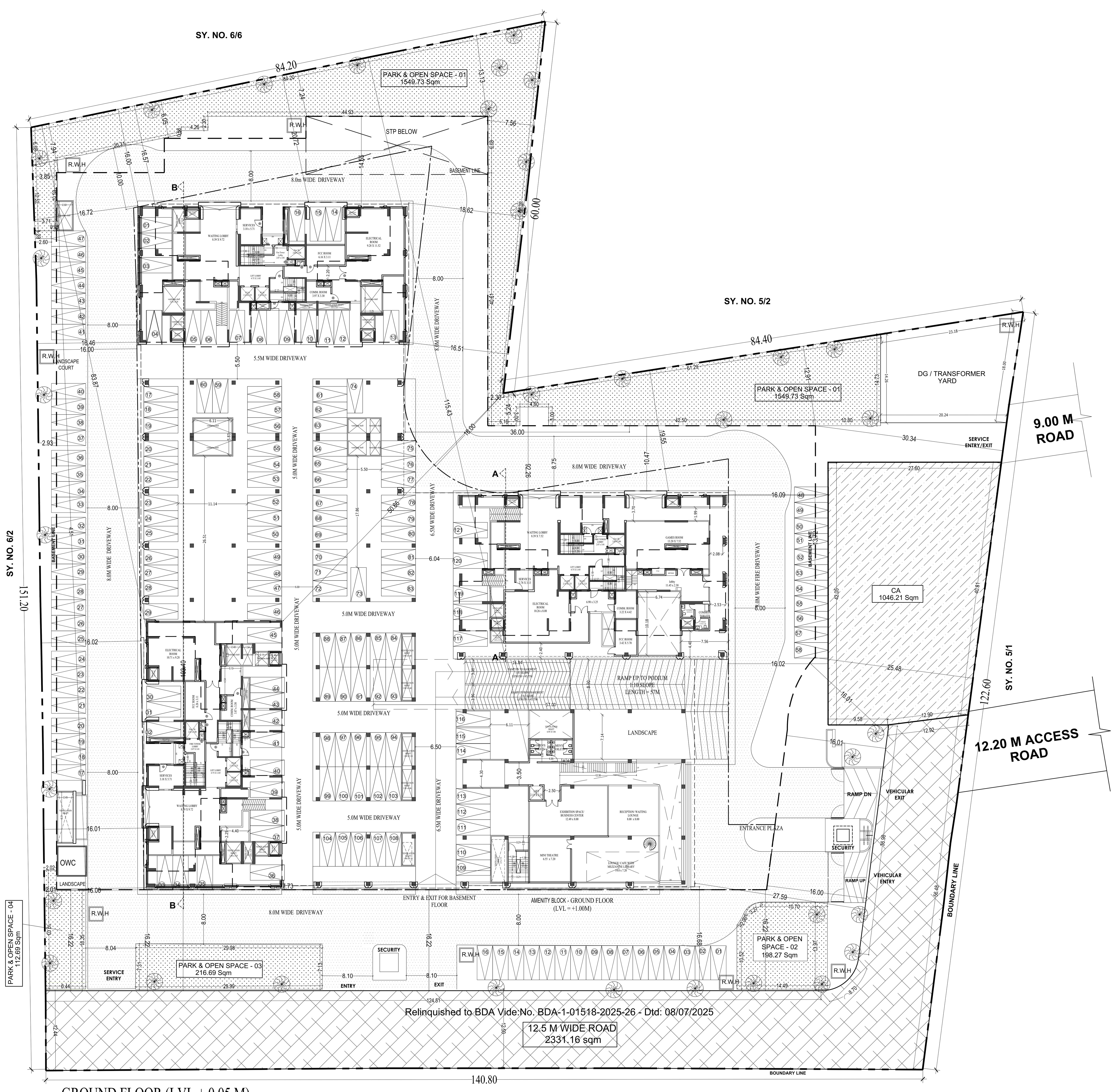
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09 Oct 2026 16:58:02
Project No.:PRJ/4190/25-26IN
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

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.



GROUND FLOOR (LVL + 0.05 M)

Total Car Parking - 121 Nos

VILLAGE BOUNDARY OF BOMMASANDRA

Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
    (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27 VERSION DATE: 30/03/2026	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment	
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,	
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,	
Location: RING-III	PID No. (As per Khata Extract): 1865378541	
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU	
Zone: Yelahanka		
Ward: Ward 004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51

SCALE : 1: 250

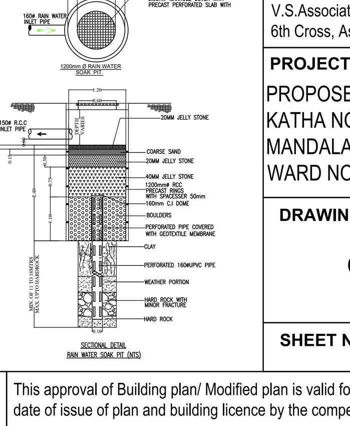
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur



PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

COMBINED GROUND FLOOR PLAN

SHEET NO : 03 OF 13

SANCTIONING AUTHORITY :

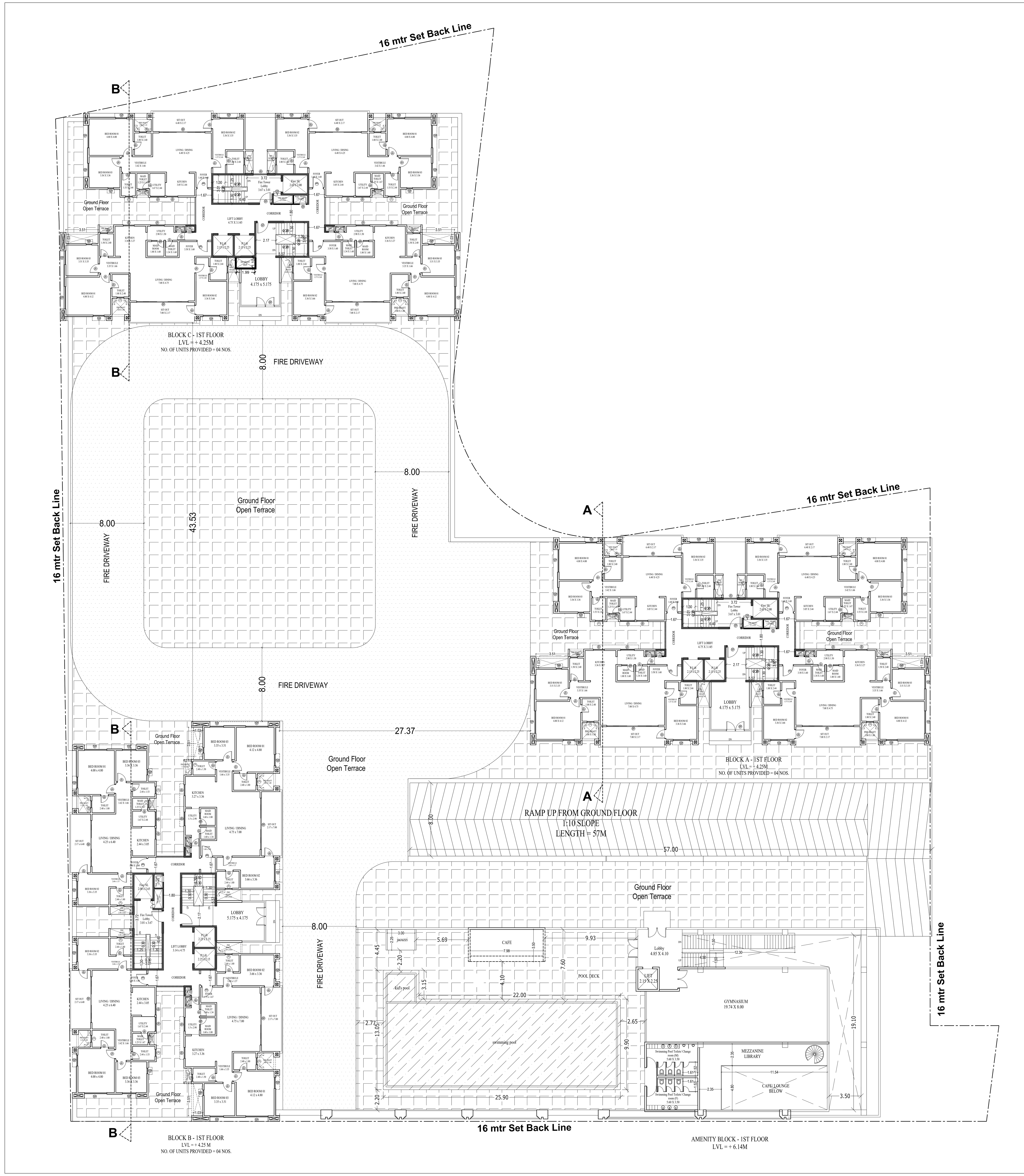
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09 Oct 2026 16:58:02
Project No.:PRJ/4190/25-26IN
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

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.



Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27
	VERSION DATE: 30/03/2026
PROJECT DETAIL:	
Authority: Bengaluru North City Corporation	Plot Use: Residential
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,
Location: RING-III	PID No. (As per Khata Extract): 1865378541
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU
Zone: Yelahanka	
Ward: Ward 004	
Planning District: 307-Yelahanka	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

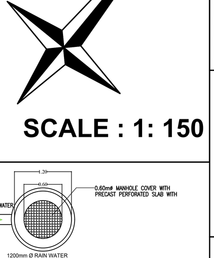
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

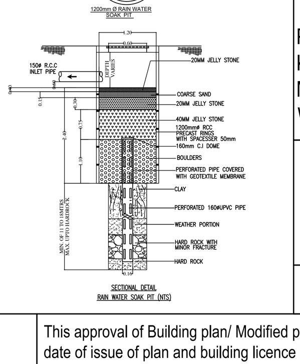
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51



SCALE : 1: 150



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

BLOCK - A, B , C & CLUBHOUSE
FIRST FLOOR PLAN

SHEET NO : 04 OF 13

SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09-Oct-2026 18:58:02
Project No.:PRJ/4190/25-26IN
Organization: Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

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.



Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
(Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27 VERSION DATE: 30/03/2026
PROJECT DETAIL:	
Authority: Bengaluru North City Corporation	Plot Use: Residential
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,
Location: RING-III	PID No. (As per Khata Extract): 1865378541
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU
Zone: Yelahanka	
Ward: Ward 004	
Planning District: 307-Yelahanka	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

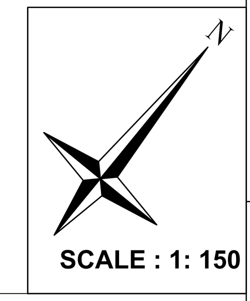
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

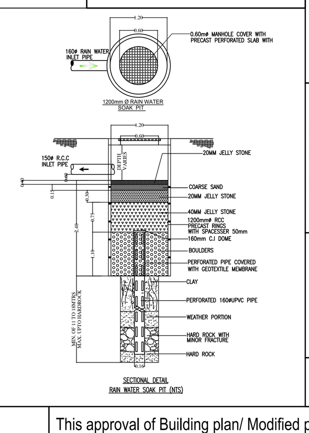
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51



SCALE : 1: 150



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

BLOCK - A, B , C & CLUBHOUSE
SECOND FLOOR PLAN
TERRACE FLOOR PLAN

SHEET NO : 05 OF 13

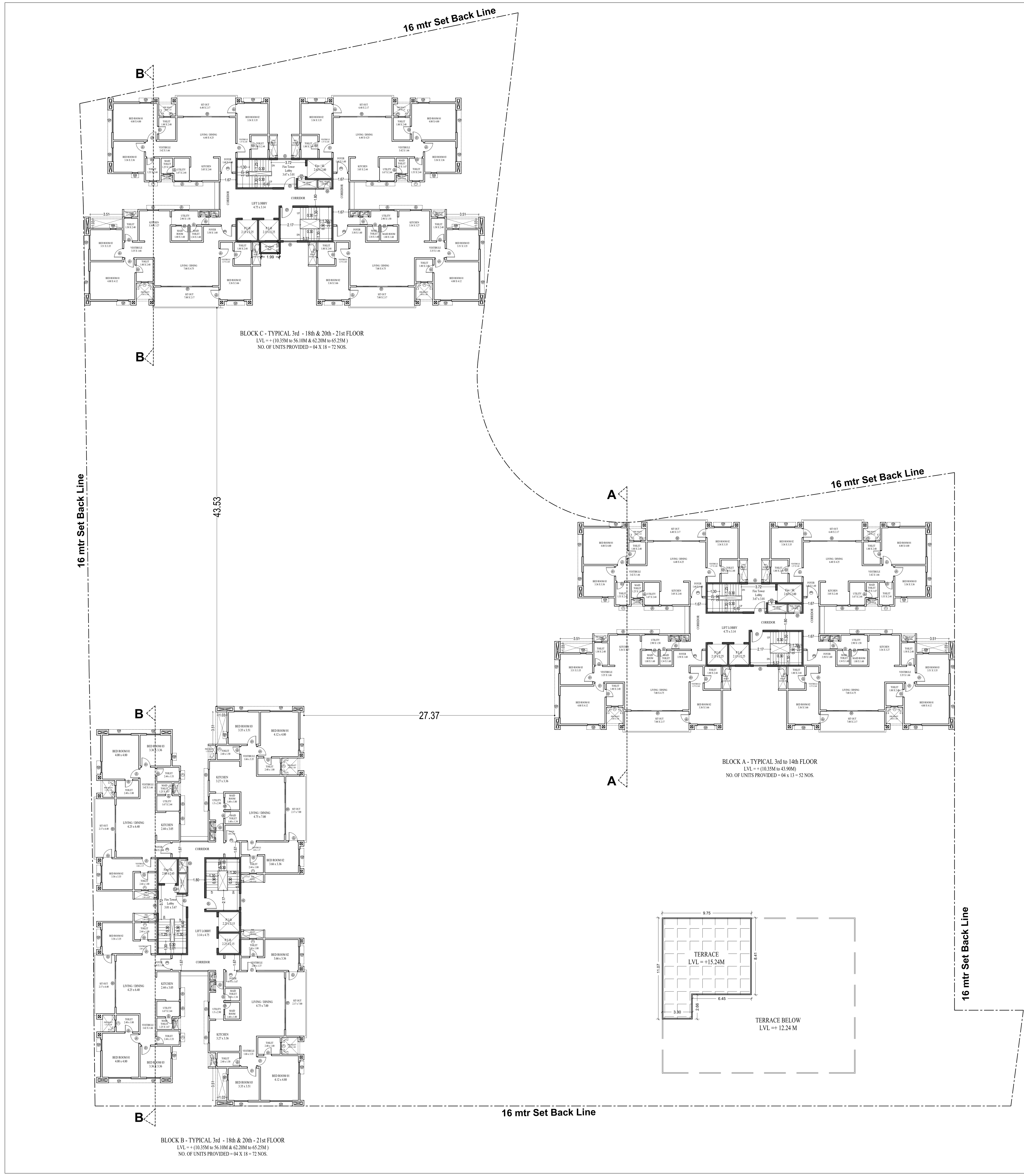
SANCTIONING AUTHORITY :

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

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

HO – NORTH

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



Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27	
	VERSION DATE: 30/03/2026	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment	
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,	
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,	
Location: RING-III	PID No. (As per Khata Extract): 1865378541	
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU	
Zone: Yelahanka		
Ward: Ward 004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51

SCALE : 1: 150

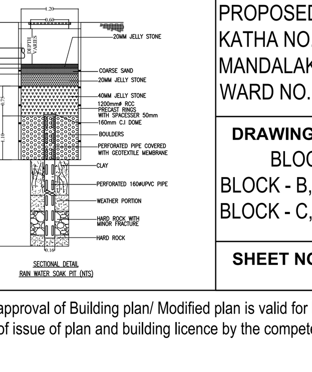
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur



PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

BLOCK - A, TYPICAL 3rd to 15th FLOOR PLAN
BLOCK - B, TYPICAL 3rd to 18th& 20th - 21st FLOOR PLAN
BLOCK - C, TYPICAL 3rd to 18th& 20th - 21st FLOOR PLAN

SHEET NO : 06 OF 13

SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09 Oct 2026 16:58:02
Project No.:PRJ/4190/25-26IN
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

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.



Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27	
	VERSION DATE: 30/03/2026	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment	
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,	
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,	
Location: RING-III	PID No. (As per Khata Extract): 1865378541	
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU	
Zone: Yelahanka		
Ward: Ward 004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

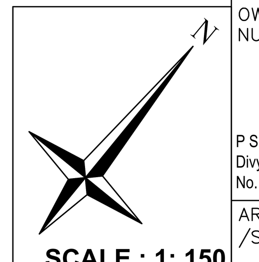
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

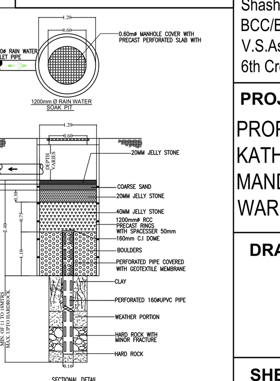
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51



SCALE : 1: 150



SECTIONAL DETAIL RAIN WATER SOAK PIT (NTS)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

BLOCK - B & C
NINETEENTH FLOOR PLAN

SHEET NO : 07 OF 13

SANCTIONING AUTHORITY :

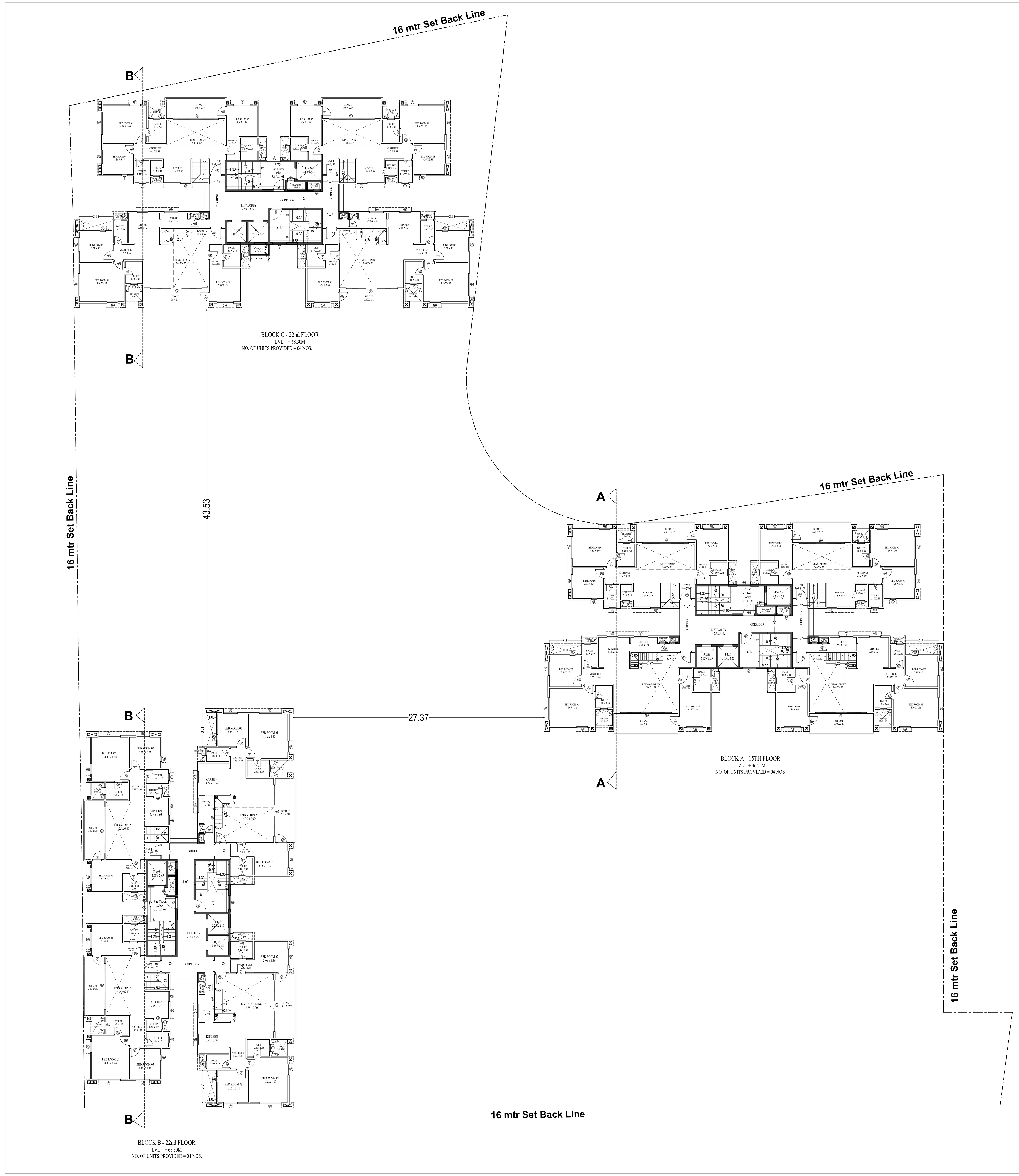
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09 Oct 2026 18:58:02
Project No.:PRJ/4190/25-26IN
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/

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.



Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

SANCTIONING AUTHORITY :

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

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27 VERSION DATE: 30/03/2026	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment	
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,	
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,	
Location: RING-III	PID No. (As per Khata Extract): 1865378541	
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU	
Zone: Yelahanka		
Ward: Ward 004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

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

Block USE/SUBUSE Details

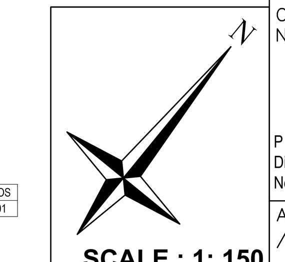
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

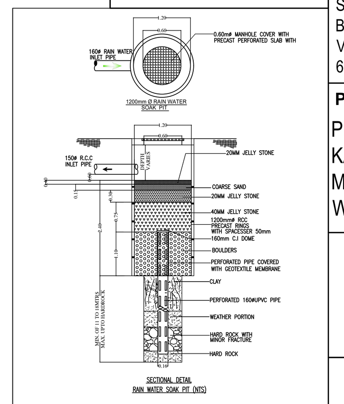
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51



SCALE : 1: 150



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

BLOCK - A, SIXTEENTH FLOOR PLAN
BLOCK - B, TWENTY-SECOND FLOOR PLAN
BLOCK - C, TWENTY-SEVEN FLOOR PLAN

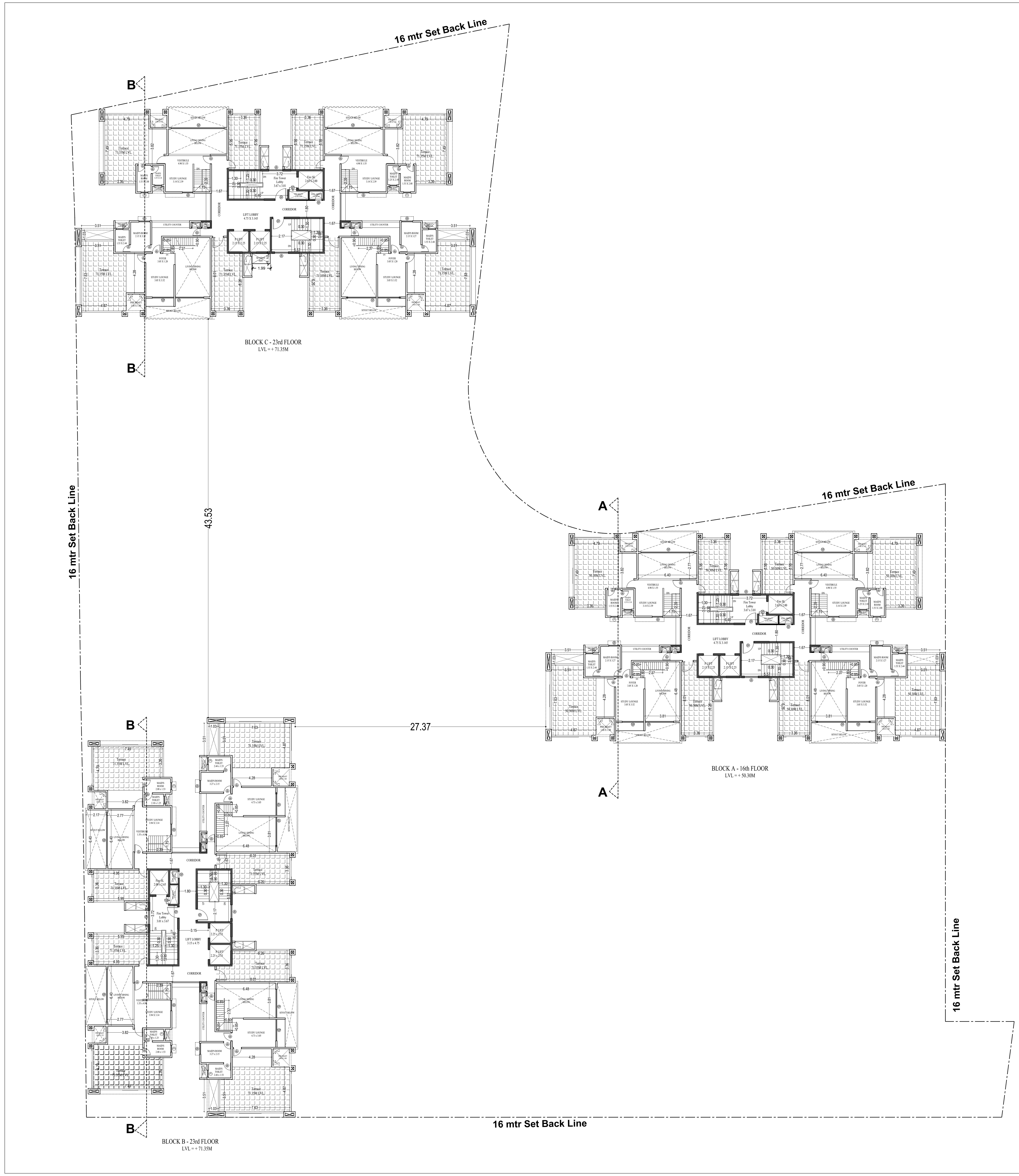
SHEET NO : 08 OF 13

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09 Oct 2026 16:58:02
Project No.:PRJ/4190/25-26IN
Organization :Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

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.



Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

SANCTIONING AUTHORITY :

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

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27	
	VERSION DATE: 30/03/2026	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment	
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,	
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,	
Location: RING-III	PID No. (As per Khata Extract): 1865378541	
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU	
Zone: Yelahanka		
Ward: Ward 004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51

OWNER / GPA HOLDER'S SIGNATURE

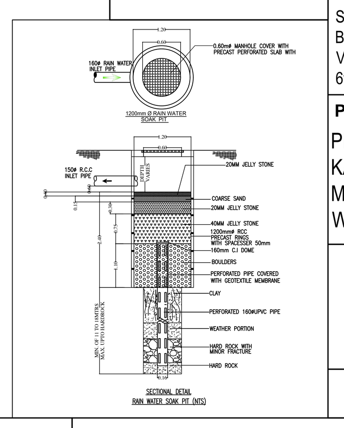
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

SCALE : 1: 150



PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

BLOCK - A, SEVENTEENTH FLOOR PLAN
BLOCK - B, TWENTY-THIRD FLOOR PLAN
BLOCK - C, TWENTY-THIRD FLOOR PLAN

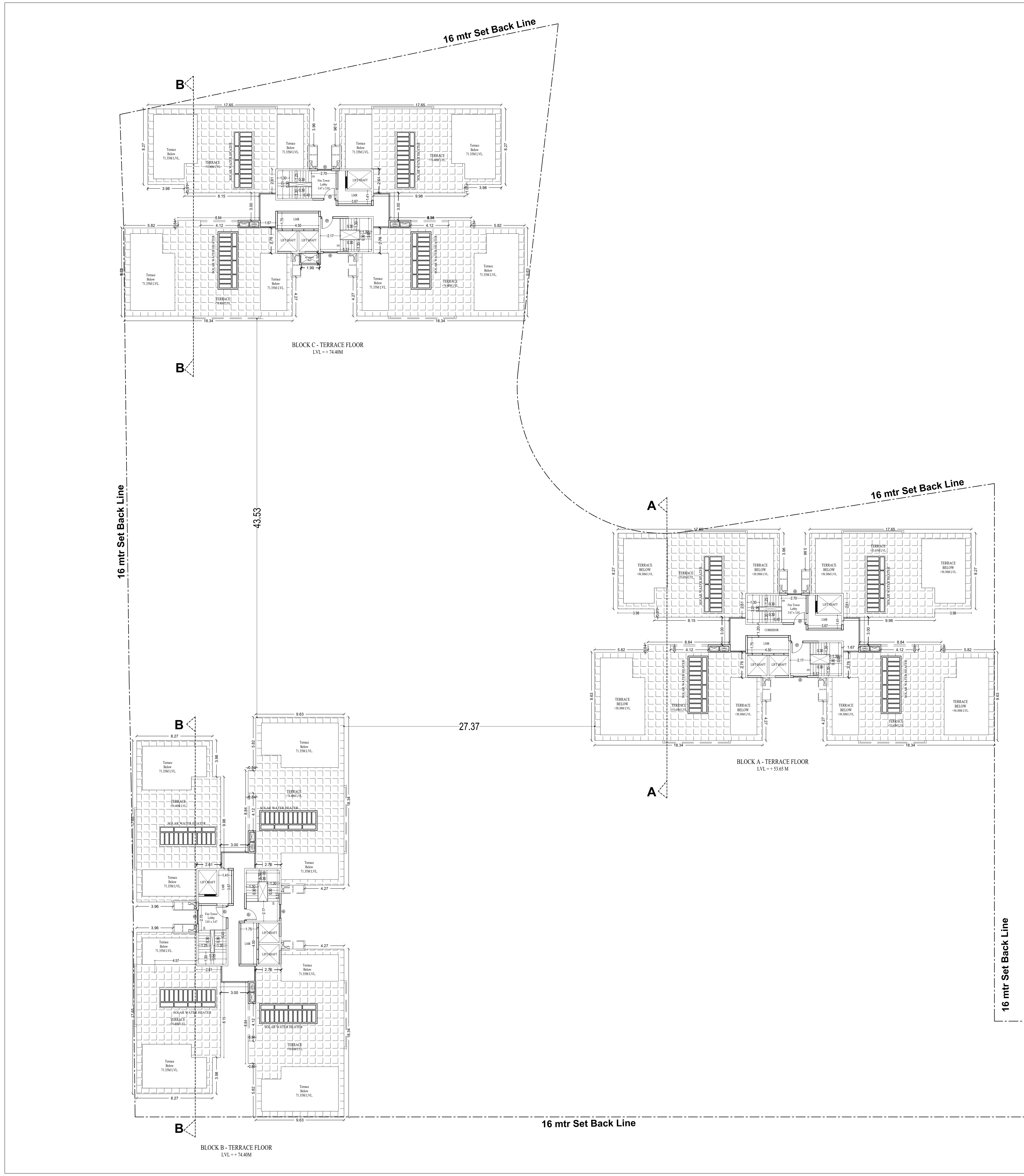
SHEET NO : 09 OF 13

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09 Oct 2025 15:58:02
Project No.:PRJ/4190/25-26IN
Organization: Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

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.



Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27	
	VERSION DATE: 30/03/2026	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment	
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,	
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,	
Location: RING-III	PID No. (As per Khata Extract): 1865378541	
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU	
Zone: Yelahanka		
Ward: Ward 004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

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

Block USE/SUBUSE Details

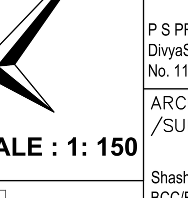
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

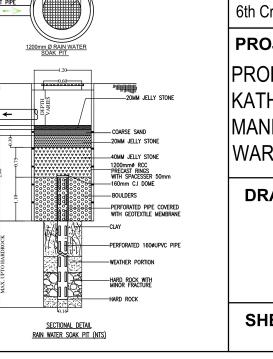
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51



SCALE : 1: 150



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

BLOCK - A, B & C
TERRACE FLOOR PLAN

SHEET NO : 10 OF 13

SANCTIONING AUTHORITY :

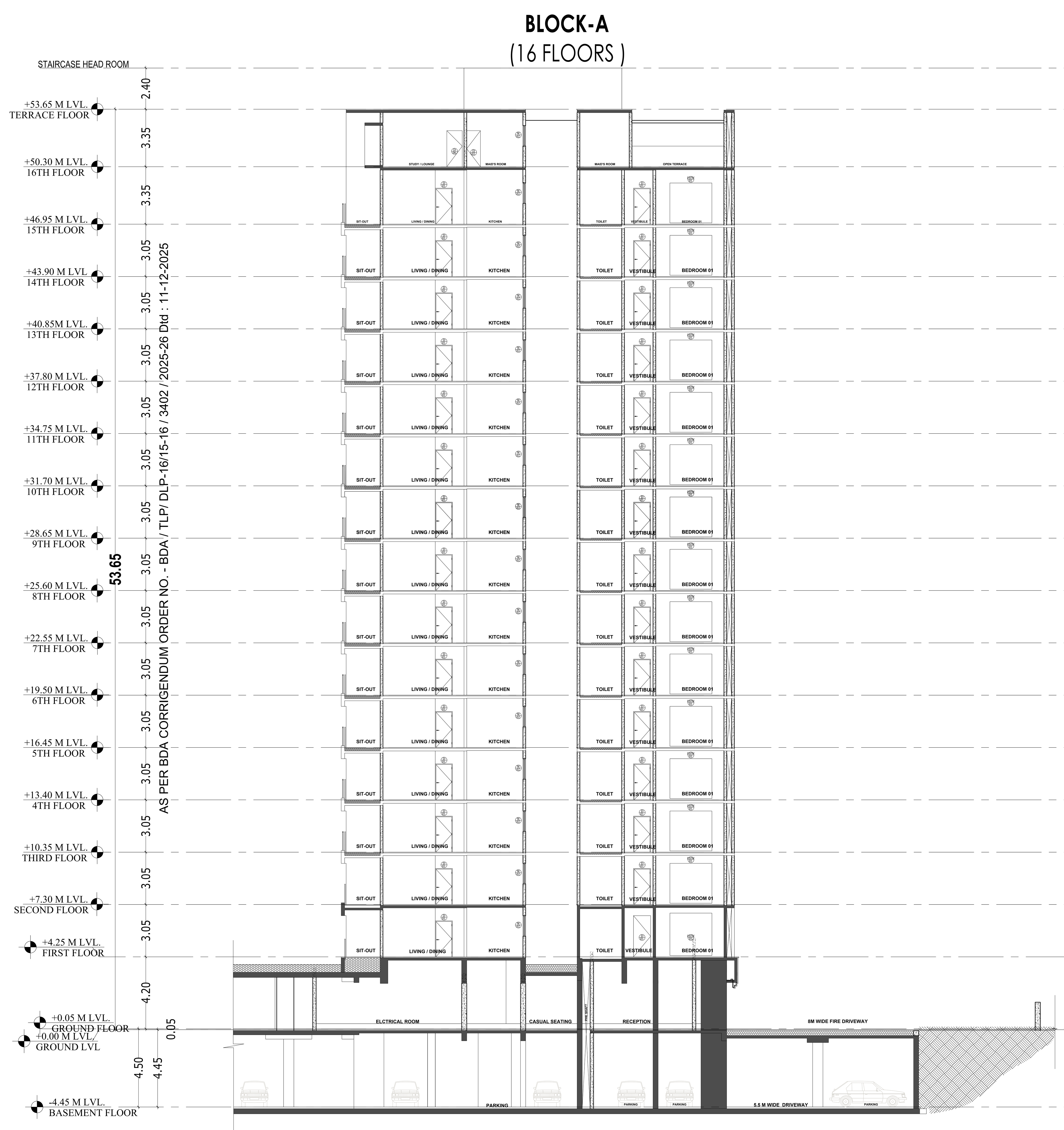
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09 Oct 2026 16:58:02
Project No.:PRJ/4190/25-26IN
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

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.



Block A
Section A

Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
    (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27 VERSION DATE: 30/03/2026
PROJECT DETAIL:	
Authority: Bengaluru North City Corporation	Plot Use: Residential
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,
Location: RING-III	PID No. (As per Khata Extract): 1865378541
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU
Zone: Yelahanka	
Ward: Ward 004	
Planning District: 307-Yelahanka	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

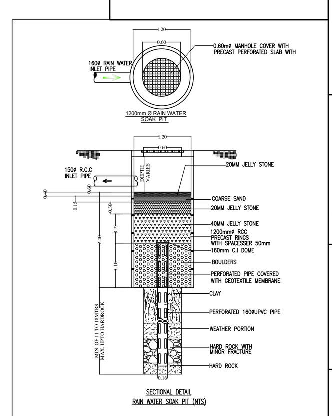
Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51

SCALE : 1: 100



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

BLOCK - A
SECTION @ AA

SHEET NO : 11 OF 13

SANCTIONING AUTHORITY :

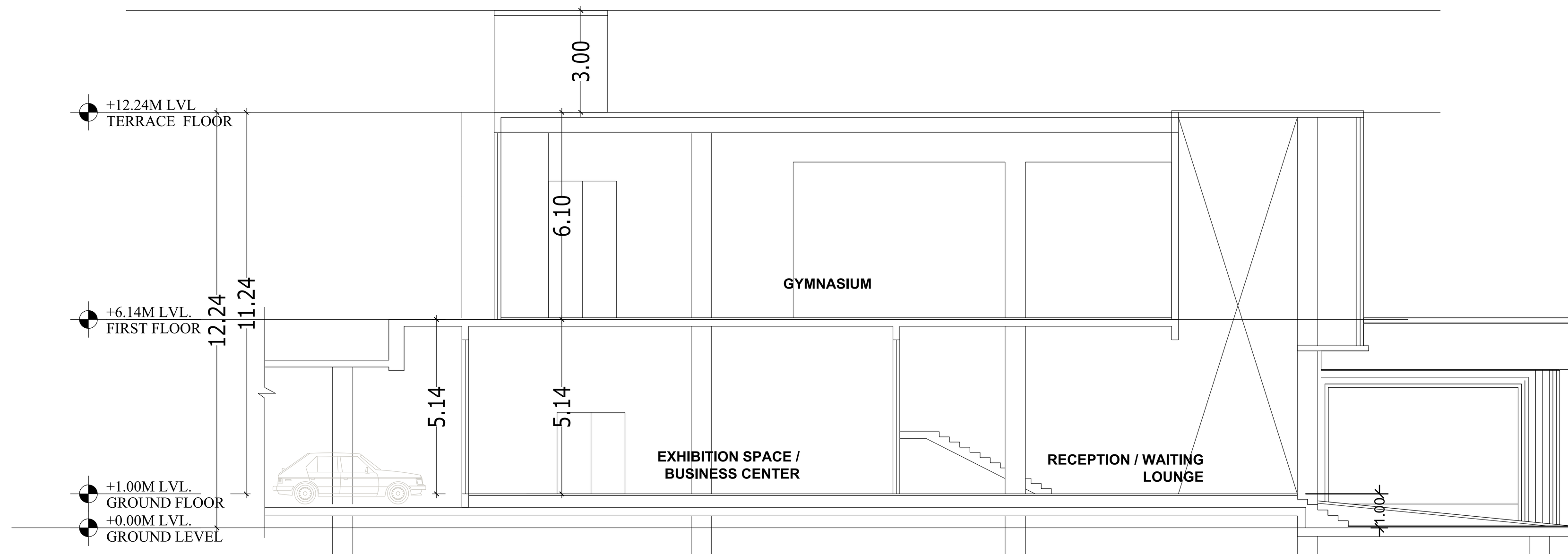
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

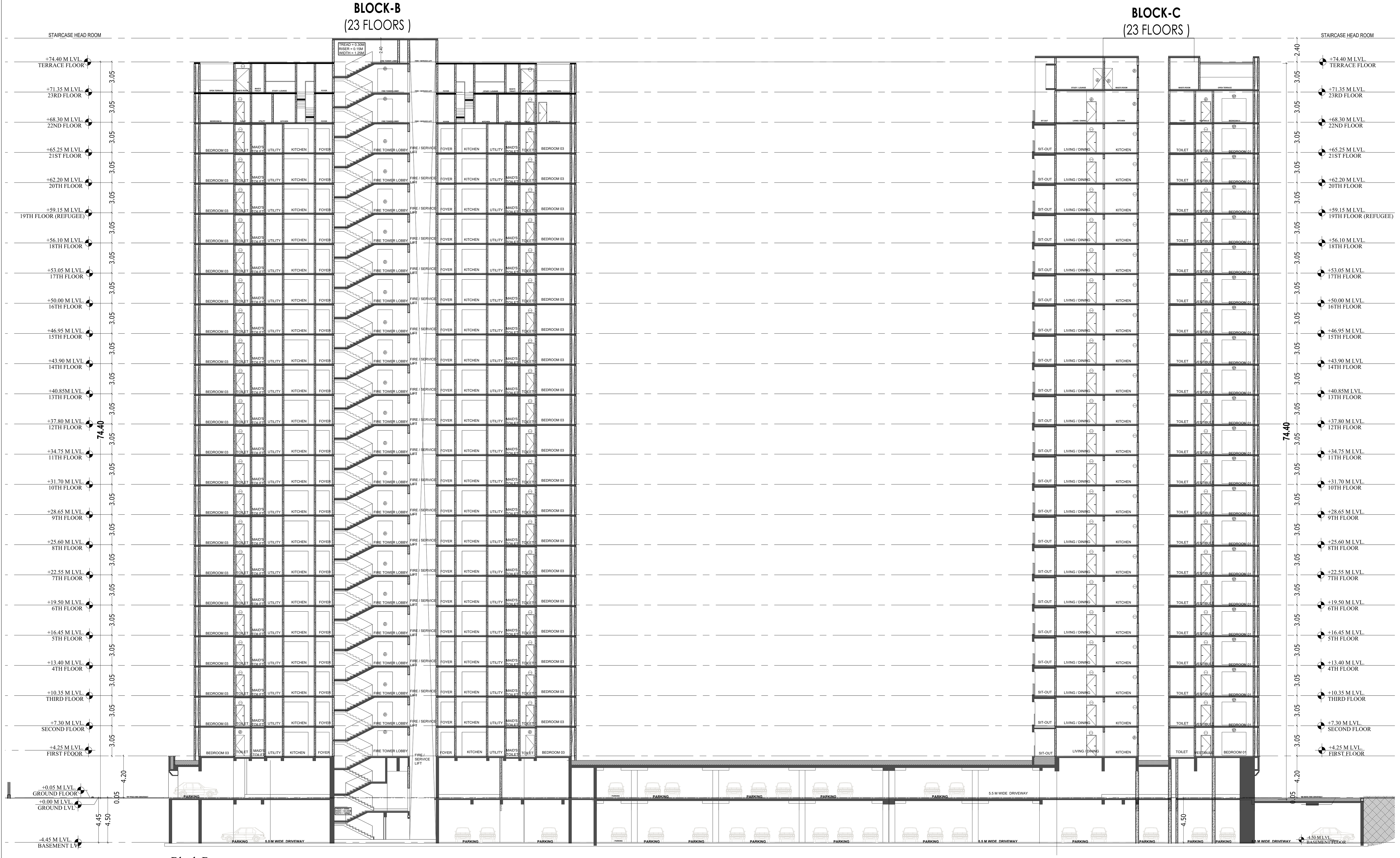
HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09-Oct-2026 16:58:02
Project No.:PRJ/4190/25-26IN
Organization: Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

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.



AMENITY HOUSE - SECTION



Block B

Section B

Block C

Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

SANCTIONING AUTHORITY :

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

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27
	VERSION DATE: 30/03/2026
PROJECT DETAIL:	
Authority: Bengaluru North City Corporation	Plot Use: Residential
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,
Location: RING-III	PID No. (As per Khata Extract): 1865378541
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU
Zone: Yelahanka	
Ward: Ward 004	
Planning District: 307-Yelahanka	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

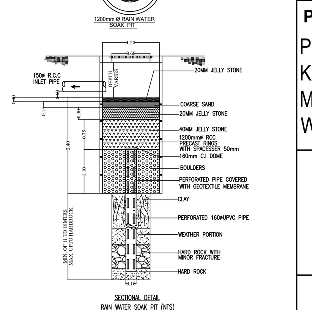
Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51

SCALE : 1: 150



OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

BLOCK - A
SECTION @ AA

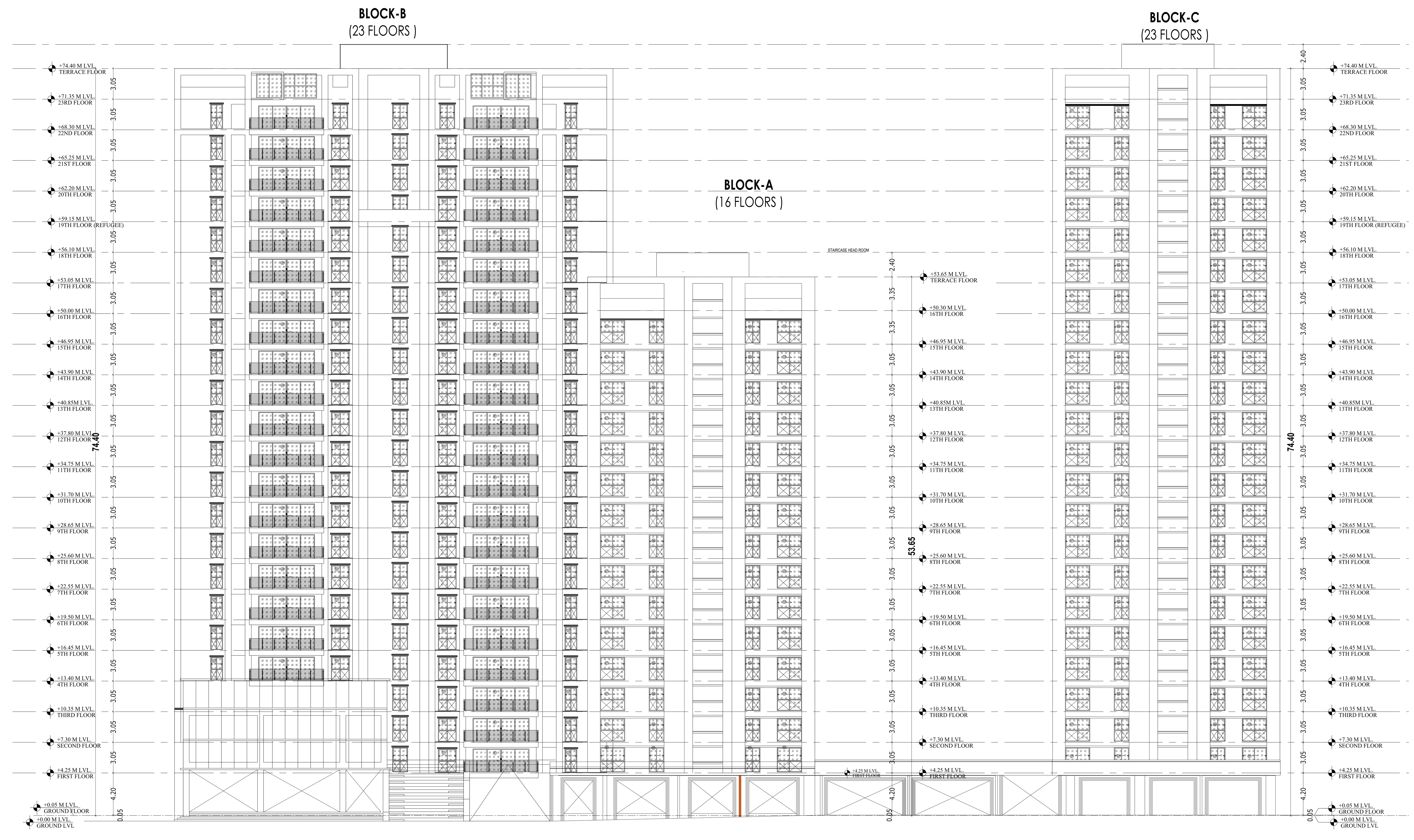
SHEET NO : 12 OF 13

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09-Oct-2026 15:58:02
Project No.:PRJ/4190/25-26IN
Organization: Bengaluru North City Corporation
Designation: Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

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.



North Elevation - Block A, B & C

Block :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	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	0.00	00	0.00
Sixteenth Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	0.00	225.64	225.64	00	0.00
Fifteenth Floor	716.38	5.55	710.83	58.40	14.97	0.00	0.36	0.00	0.00	637.10	637.10	04	0.00
Fourteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Thirteenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Twelfth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eleventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Tenth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Ninth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Eighth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Seventh Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Sixth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fifth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Fourth Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Third Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
Second Floor	716.39	5.55	710.84	41.33	14.97	0.00	0.36	0.00	0.00	654.18	654.18	04	0.00
First Floor	740.98	5.55	735.43	41.33	14.97	0.00	0.36	0.00	0.00	678.77	678.77	04	0.00
Ground Floor	7791.45	398.62	7392.83	122.31	49.75	0.00	382.07	410.88	5841.20	586.62	586.62	00	602.35
Basement Floor	12192.04	7.07	12184.97	105.22	44.91	0.00	197.88	351.98	11546.86	0.00	0.00	00	0.00
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602.35
Total Number of Same Blocks :	1												
Total:	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	17388.06	10632.47	10632.47	60	602

Block :BLOCK B (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	383.67	92.59	291.08	50.11	14.97	0.00	0.36	0.00	225.64	225.64	00
Twentysecond Floor	716.44	5.55	710.89	58.40	14.97	0.00	0.36	0.00	637.16	637.16	04
Twentyfirst Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twentieth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Nineteenth Floor	768.74	13.71	755.03	41.33	14.97	0.00	0.36	41.31	657.06	657.06	04
Eighteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventeenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Thirteenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Twelfth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eleventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Tenth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Ninth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Eighth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Seventh Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Sixth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fifth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Fourth Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Third Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
Second Floor	716.44	5.55	710.89	41.33	14.97	0.00	0.36	0.00	654.23	654.23	04
First Floor	741.04	5.55	735.49	41.33	14.97	0.00	0.36	0.00	678.83	678.83	04
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88
Total Number of Same Blocks :	1										
Total:	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	41.31	14629.06	14629.06	88

Block :BLOCK C (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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	84.40	0.00	84.40	45.56	0.00	38.84	0.00	0.00	0.00	0.00	00
Twentythird Floor	386.57	94.78	291.79	50.11	14.97	0.00	0.36	0.00	226.35	226.35	00
Twentysecond Floor	719.34	7.74	711.60	58.40	14.97	0.00	0.36	0.00	637.87	637.87	04
Twentyfirst Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twentieth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Nineteenth Floor	768.75	15.90	752.85	41.33	14.97	0.00	0.36	38.59	657.60	657.60	04
Eighteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventeenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Thirteenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Twelfth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eleventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Tenth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Ninth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Eighth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Seventh Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Sixth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fifth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Fourth Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Third Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
Second Floor	719.35	7.74	711.61	41.33	14.97	0.00	0.36	0.00	654.95	654.95	04
First Floor	741.61	7.74	733.87	41.33	14.97	0.00	0.36	0.00	677.21	677.21	04
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88
Total Number of Same Blocks :	1										
Total:	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	38.59	14643.08	14643.08	88

Block :BLOCK (AMENITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	90.77	0.00	90.77	84.01	0.00	6.76	0.00	0.00	0.00	0.00
First Floor	642.52	55.37	587.15	18.53	4.84	0.00	318.65	245.13	245.13	263.66
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	263.66
Total Number of Same Blocks :	1									
Total:	733.29	55.37	677.92	102.54	4.84	6.76	318.65	245.13	245.13	264

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	Recreational Space	Parking	Resi.			
BLOCK C (RESIDENTIAL)	1	16368.32	273.22	16095.10	1022.00	344.31	38.84	8.28	0.00	38.59	0.00	14643.08	14643.08	88	0.00
BLOCK B (RESIDENTIAL)	1	16306.65	222.85	16083.80	1022.00	344.31	38.84	8.28	0.00	41.31	0.00	14629.06	14629.06	88	0.00
BLOCK A (RESIDENTIAL)	1	31221.99	581.53	30640.46	960.22	334.18	38.84	585.71	762.86	0.00	17388.06	10632.47	10632.47	60	602.35
BLOCK (AMENITY)	1	733.29	55.37	677.92	102.54	4.84	6.76	318.65	0.00	0.00	0.00	245.13	245.13	00	263.66
Grand Total:	4	64630.25	1132.97	63497.28	3106.76	1027.64	123.28	920.92	762.86	79.90	17388.06	40149.74	40149.74	236.00	866.01

Approval Condition :

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU,
   a) Consisting of Residential Block - A, BF + GF + 16 UF (Sixteen upper floors) only
   b) Consisting of Residential Block - B & C, BF + GF + 23 UF (Twenty -Three upper floors) only
   c) Consisting of Residential Block - CLUB HOUSE, BF + GF + 1 UF (One upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. Basement Floor, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
    (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru North City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru North City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru North City Corporation Act â€“ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru North City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. 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, Bengaluru North City Corporation 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.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 52 / 17 - 18 / 3035 / 2023 - 24, Dated : 28 - 03 - 2024, for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shell be liable for punishment as prescribed by the Government.

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

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	DW05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D05	0.75	2.10	28
BLOCK A (RESIDENTIAL)	D02	0.85	2.10	256
BLOCK A (RESIDENTIAL)	D04	0.85	2.10	30
BLOCK A (RESIDENTIAL)	D01	1.00	2.10	211
BLOCK A (RESIDENTIAL)	D02	1.00	2.10	02
BLOCK A (RESIDENTIAL)	MD	1.20	2.10	60
BLOCK A (RESIDENTIAL)	CHD	2.00	2.10	02
BLOCK A (RESIDENTIAL)	SD01	5.62	2.10	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	FHW05	0.60	1.35	60
BLOCK A (RESIDENTIAL)	V	0.75	0.60	210
BLOCK A (RESIDENTIAL)	W02	1.20	1.35	120
BLOCK A (RESIDENTIAL)	FHW03	1.50	1.35	60
BLOCK A (RESIDENTIAL)	W01	1.50	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	1.80	1.35	60
BLOCK A (RESIDENTIAL)	FHW02	2.45	1.35	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (AMENITY)	D01	1.00	2.10	01

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK B (RESIDENTIAL)	V	0.75	0.60	308
BLOCK B (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK B (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK B (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK B (RESIDENTIAL)	FHW02	2.45	1.35	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (RESIDENTIAL)	DW05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D05	0.75	2.10	43
BLOCK B (RESIDENTIAL)	D02	0.85	2.10	366
BLOCK B (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK B (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK B (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK B (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	DW05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D05	0.75	2.10	42
BLOCK C (RESIDENTIAL)	D02	0.85	2.10	368
BLOCK C (RESIDENTIAL)	D04	0.85	2.10	44
BLOCK C (RESIDENTIAL)	D01	1.00	2.10	308
BLOCK C (RESIDENTIAL)	MD	1.20	2.10	88
BLOCK C (RESIDENTIAL)	SD01	5.62	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK C (RESIDENTIAL)	FHW05	0.60	1.35	88
BLOCK C (RESIDENTIAL)	V	0.75	0.60	308
BLOCK C (RESIDENTIAL)	W02	1.20	1.35	176
BLOCK C (RESIDENTIAL)	FHW03	1.50	1.35	88
BLOCK C (RESIDENTIAL)	W01	1.50	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	1.80	1.35	88
BLOCK C (RESIDENTIAL)	FHW02	2.45	1.35	88

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.27	
	VERSION DATE: 30/03/2026	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Apartment	
Project No: PRJ/4190/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: KATHA NO. 1609/5/3&6/1,	
Proposal Type: Building Permission	City Survey No.: SY NO. 5/3 & 6/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KATHA NO. 1609/5/3&6/1,	
Location: RING-III	PID No. (As per Khata Extract): 1865378541	
Building Line Specified as per Z.R: NA	Locality / Street of the property: KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, BENGALURU	
Zone: Yelahanka		
Ward: Ward 004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	20638.79
Deduction for NetPlot Area		
Amenity Area		1046.21
Total		1046.21
NET AREA OF PLOT	(A-Deductions)	19592.58
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		2331.16
Amenity Area		1046.21
Total		3377.37
BALANCE AREA OF PLOT	(A-Deductions)	17261.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		9493.78
Proposed Coverage Area (42.83 %)		7392.83
Achieved Net coverage area (42.83 %)		7392.83
Balance coverage area left (12.17 %)		2100.95
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		44083.31
Total Perm. FAR area (2.25)		44083.31
Residential FAR (100.00%)		40149.71
Proposed FAR Area		40149.71
Achieved Net FAR Area (2.05)		40149.71
Balance FAR Area (0.20)		3933.60
BUILT UP AREA CHECK		
Proposed BuiltUp Area		63497.28
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		63512.28

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

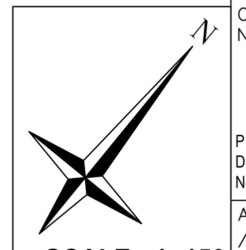
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK C (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
BLOCK (AMENITY)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

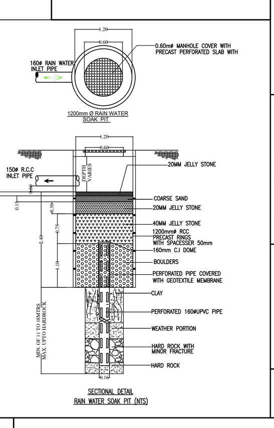
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
BLOCK A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	236	443

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	236	3245.00	443	6091.25
Visitor's Car Parking	24	330.00	0	0.00
Total Car	260	3575.00	443	6091.25
TwoWheeler	-	330.00	0	0.00
Other Parking	-	-	-	12422.26
Total		3905.00		18513.51



SCALE : 1: 150



SECTIONAL DETAIL RAIN WATER SOAK PIT (NTS)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

P S PRAFULLA (katha Holder)
DivyaSree Infrastructure Projects Pvt. Ltd., (G P A Holder)
No. 11, 'A' Wing, DivyaSree Chambers, O' Shaugnessey Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1609/5/3&6/1, SY NO. 5/3 & 6/1 MANDALAKUNTE VILLAGE, YELAHANKA HOBLI, WARD NO. 04, BENGALURU, E-PID NO. 1865378541

DRAWING TITLE :

BLOCK - A, B & C
NORTH SIDE ELEVATION

SHEET NO : 13 OF 13

SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 09-Oct-2026 15:58:02
Project No.:PRJ/4190/25-26IN
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0049/25-26

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