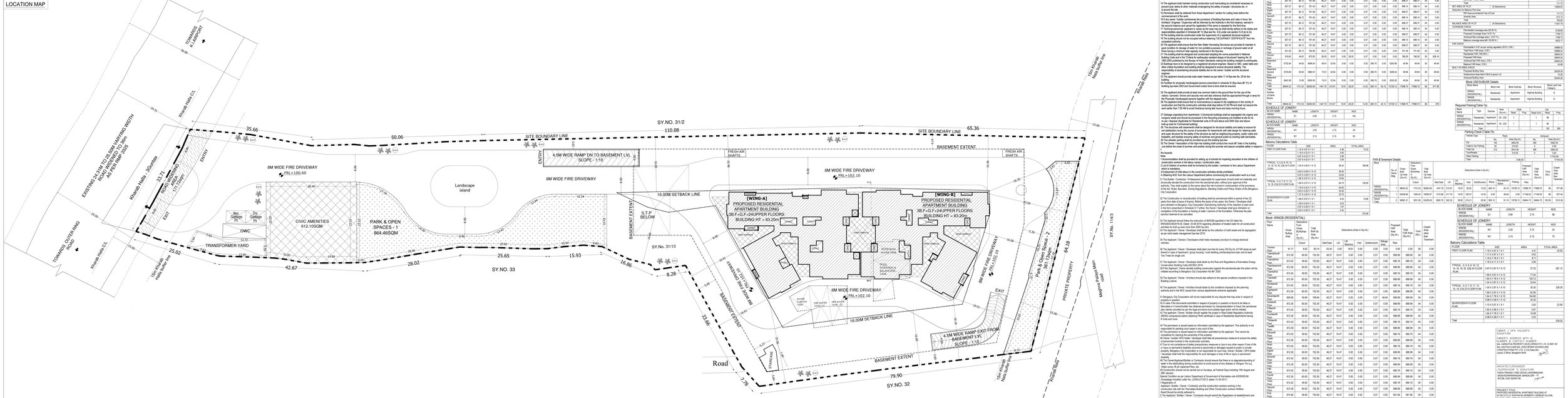


LOCATION MAP



Approval Condition:

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.

1.Sanction is accorded for the Residential Building plan at 70/31/1/3
Hennur Village, Kasaba Hobli, Hennur Main Road, Bangalore.
Nos. of Dwelling units : 1Dwelling unit = 2Nos
No. Of Shops : 0 nos
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.1710m Ø8 area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The licence shall be produced on demand by any police officer or other person authorized. It should be mounted on a frame and displayed and they shall be made available during inspection.
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 for the site above DTCP Norms.
6.The work relating to reconstruction of the building should be completed before the expiry of the years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Permission for temporary sheds, building telephone cabins, cubicles at ground level for postal services & space for stamping, garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion of work.
9.The applicant shall NEGLECT all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not store 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 shall provide at least one Ramp for the use of physically challenged persons in the commercial building with appropriate gradients as per NBC norms.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub E) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.60 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Sub-law 32.
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.Necessary clearance to 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 plan sanction is liable to be revoked or modified under Section 321 of the BBMP Act and action initiated for 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 assigned to them under Bye-law 32 of building bye-laws 2003 and Section 316 of the KMC Act.
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 working condition to recharge the ground water at all times and no discharge 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 of India, 2005 and Seismic and wind resistant features as per IS 1893:2002 and IS 4326:1993 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 type of soil, the foundation has to be designed by a registered structural engineer. He shall be responsible of ascertaining structural stability less 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.Provisions for physically handicapped persons prescribed in schedule XI (Bye laws 84" 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 man and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall obtain necessary permission from the competent authorities 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 wastes and processed in the premises in Composting pits / Vermi-composting pits or disposed as per the norms approved by the competent authority.
28.Adequate provision should be designed for structural stability and safety to ensure for soil stabilization during the course of excavation & construction in accordance with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and buildings and no permission shall be granted subsequently for the same in the existing site/building.
29.Two wheeler parking shall be provided as per the parking norms.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building once before the onset of summer and another during the summer and assures complete safety in respect of fire hazards.

Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers employed in the construction activities.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Construction shall not take place in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
31.The Builder / Contractor / Professional responsible for supervision of work shall visit site materially and structurally decide 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 Bangalore 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 Bangalore City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule IV. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DCI letter No. BWSSB/Cauvery Bhavan/BP/CR-1/2017-18/1 dated 10.04.2017 issued water for all construction activities for built up area more than 2000 Sq.Mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.mt. of KTM 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.The Applicant / Owner / Developer of the new construction against the sanctioned plan the action will be initiated according to Bangalore 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.Bangalore City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42.If any of the documents submitted in respect of property in question is found to be false or fabricated or if it were found 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 correctness of the information submitted.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.The Applicant / Owner / Architect shall abide by the precautionary measure to ensure the safety of pedestrians involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life occurs, if permanent disability occurred to personnels or damages caused to public or private property, Bengaluru 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 excavated area and adequate precaution 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.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Weekday) Hoodi/ Letter No. LO/WELFSS/13, dated. 01-04-2013
Note:
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.
21 NO.S.(01) Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Registration of Employment before the commencement of the work and the Labour welfare cess 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.Any point of time the 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"

Block :WING-A (RESIDENTIAL)

Floor Name	Deductions (Area in Sq.Mt.)								Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)	Carpet Area after Tnmt
	Grnd. Buildup Area (Sq.Mt.)	Total Deductions (Sq.Mt.)	Stair Case	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	92.53	9.24	83.29	63.38	0.00	19.91	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twelfth Floor	827.70	86.12	741.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Eleventh Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Thirteenth Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Tenth Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Nineteenth Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Eighteenth Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Twenty Fourth Floor	813.88	86.12	727.76	46.27	16.47	0.00	0.00	0.57	0.00	45.10	0.00	698.36	04	0.00
Sixteenth Floor	827.70	86.12	741.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Fifteenth Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Seventeenth Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Eighth Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Seventh Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Sixth Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Fourth Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Second Floor	813.92	86.12	727.80	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.36	04	0.00
Third Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
First Floor	827.67	86.12	741.55	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.72	04	0.00
Ground Floor	919.63	46.81	872.82	39.29	16.47	0.00	28.20	0.57	0.00	0.00	0.00	788.28	08	626.16
Mumty Floor	5752.84	54.60	5698.24	84.61	32.94	0.00	0.00	0.00	0.00	298.75	0.00	5283.80	45.94	45.94
Basement First	5723.83	40.92	5682.91	75.01	32.94	0.00	0.00	0.00	298.75	0.00	5298.34	45.94	45.94	00
Basement Second	5643.58	13.08	5630.50	75.01	32.94	0.00	0.00	0.00	298.75	0.00	5255.00	45.94	45.94	00
Total Number of Same Blocks	28044.22	1701.02	26343.20	1447.78	513.57	19.91	28.20	14.25	895.10	45.10	10728.12	11998.70	11998.70	98

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING-A (RESIDENTIAL)	D1	0.90	2.15	104

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING-B (RESIDENTIAL)	W1	2.00	2.15	24
	W1	2.15	2.15	50

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1 X 2.10 X 0.6 X 1	4.86	6.32
	1 X 4.5 X 0.3 X 1	4.88	
	1 X 1.2 X 0.3 X 1	1.36	
	0.97 X 4.5 X 0.3 X 1	3.04	
TYPICAL- 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22& 24 FLOOR PLAN	1 X 4.5 X 0.3 X 1 X 12	16.20	196.96
	0.63 X 4.95 X 0.3 X 12	29.40	
	0.97 X 2.55 X 0.3 X 12	23.84	
	1.88 X 3.97 X 0.3 X 12	74.80	
TYPICAL- 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 FLOOR PLAN	1 X 4.5 X 0.3 X 1 X 10	14.70	158.90
	1 X 6.4 X 0.3 X 1 X 10	40.00	
	1 X 1.2 X 0.3 X 1 X 10	3.60	
	1.21 X 2.26 X 1 X 10	23.70	
SEVENTEENTH FLOOR PLAN	1 X 4.5 X 0.3 X 1 X 1	6.45	15.80
	1 X 4.4 X 0.3 X 1 X 1	5.93	
	1 X 1.2 X 0.3 X 1 X 1	1.80	
	1.63 X 4.95 X 0.3 X 1	1.62	
Total	-	-	375.08

Block :WING-B (RESIDENTIAL)

Floor Name	Grnd. Floor Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Deductions from BUAArea in Sq.mt.)	Total Built Up (Sq.Mt.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)	Carpet Area after Tnmt
		Cutout		Stair Case	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Resi.			
Terrace Floor	91.77	8.62	83.15	63.24	0.00	19.91	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twelfth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Eleventh Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Thirteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Tenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Nineteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Eighteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Twenty Fourth Floor	808.90	59.96	748.94	46.27	16.47	0.00	0.00	0.57	45.04	689.99	689.99	689.99	04	0.00
Sixteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Fifteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Seventeenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Eighth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Seventh Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Sixth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Fourth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Second Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Third Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
First Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Ground Floor	914.95	59.95	755.00	46.27	16.47	0.00	0.00	0.57	0.00	0.00	691.69	691.69	04	0.00
Mumty Floor	888.07	52.89	835.88	42.26	16.47	0.00	0.00	182.01	0.00	0.00	594.57	594.57	00	637.40
Total Number of Same Blocks	20006.98	1500.42	18506.57	1210.98	411.75	19.91	182.01	14.25	46.64	1746.03	17146.03	17146.03	96	637.40
Total	1													

FAR &Tenement Details

Block	No. of Same Bldg.	Deductions From Gross Area (Sq.Mt.)	Total Deductions (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 after Tnmt
					Stair Case	Lift	Lift Machine	Void	Substructure	Ramp	Residential Ramp	Parking	Resi.				
WING-A (RESIDENTIAL)	1	3694.22	1701.03	36292.69	1447.78	513.57	19.91	28.20	14.25	895.10	45.10	10728.12	11998.70	98	9717.88
WING-B (RESIDENTIAL)	1	2006.98	1500.43	18506.57	1210.98	411.75	19.91	182.01	14.25	0.00	46.64	0.00	17146.03	17146.03	96	637.40
Grand Total:	2	5701.21	3201.46	54799.26	2658.76	925.32	39.82	210.21	28.50	895.10	91.74	10728.12	29144.73	29144.73	194.00	10355.28

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (RESIDENTIAL)	D1	0.90	2.15	98

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (RESIDENTIAL)	W1	2.00	2.15	34
	W1	2.15	2.15	75

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1 X 0.6 X 0.6 X 1	4.61	20.93
	1 X 4.5 X 0.3 X 1	4.62	
	1.19 X 7.78 X 0.6 X 1	8.71	
	0.76 X 4.5 X 0.6 X 1	3.09	
TYPICAL- 2, 4, 6, 8, 10, 12, 14, 16, 18, 20& 24 FLOOR PLAN	0.97 X 3.97 X 0.6 X 12	37.32	267.12
	1.88 X 3.97 X 0.6 X 12	77.04	
	1.95 X 7.78 X 0.6 X 1	120.12	
	1.04 X 3.97 X 0.6 X 12	32.64	
TYPICAL- 3, 5, 7, 9, 11, 13, 15, 17, 19, 21& 23 FLOOR PLAN	1.95 X 3.97 X 0.6 X 10	30.30	228.30
	1.88 X 3.97 X 0.6 X 10	82.90	
	1.04 X 7.78 X 0.6 X 10	104.80	
	0.88 X 4.58 X 1.4 X 10	25.30	
SEVENTEENTH FLOOR PLAN	1.15 X 3.97 X 0.6 X 1	3.00	22.80
	1.63 X 3.58 X 1.4 X 1	8.97	
	1.04 X 7.78 X 0.6 X 1	10.48	
	0.88 X 4.58 X 1.4 X 1	2.53	
Total	-	-	539.25

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING-A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
WING-B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R

Required Parking Table

Block Name	Type	SubUse	Area (Sq.Mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WING-A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	1	1	96	-
WING-B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	1	1	96	-
	NH						192	390

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved
	No.	Area (Sq.m)	Area (Sq.m)
Car	192	3840.00	390
Visitor's Car Parking	20	400.00	400.00
Total Car	212	4240.00	790
Two/Wheeler	-	2575.00	2575.00
Other Parking	-	1749.28	1749.28
Total		3100.00	17104.56

FAR &Tenement Details

Block	No. of Same Bldg.	Deductions From Gross Area (Sq.Mt.)	Total Deductions (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 after Tnmt
					Stair Case	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
WING-A (RESIDENTIAL)	1	3694.22	1701.03	36292.69	1447.78	513.57	19.91	28.20	14.25	895.10	45.10	10728.12	11998.70	98	9717.88
WING-B (RESIDENTIAL)	1	2006.98	1500.43	18506.57	1210.98	411.75	19.91	182.01	14.25	46.64	1746.03	17146.03	17146.03	96	637.40
Grand Total:	2	5701.21	3201.46	54799.26	2658.76	925.32	39.82	210.21	28.50	941.74	1791.13	27874.15	29144.73	194.00	10355.28

Block Land Use Category

Block Name	Block Land Use Category	Block Use	Block SubUse
WING-A (RESIDENTIAL)	R	Residential	Apartment
WING-B (RESIDENTIAL)	R	Residential	Apartment

Required Parking Table 7a

Block Name	Type	SubUse	Area (Sq.Mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WING-A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	1	1	96	-
WING-B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	1	1	96	-
	NH						192	390

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved
	No.	Area (Sq.m)	Area (Sq.m)
Car	192	3840.00	390
Visitor's Car Parking	20	400.00	400.00
Total Car	212	4240.00	790
Two/Wheeler	-	2575.00	2575.00
Other Parking	-	1749.28	1749.28
Total		3100.00	17104.56

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (RESIDENTIAL)	D1	0.90	2.15	98

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING (RESIDENTIAL)	W1	2.00	2.15	34
	W1	2.15	2.15	75

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1 X 0.6 X 0.6 X 1	4.61	20.93
	1 X 4.5 X 0.3 X 1	4.62	
	1.19 X 7.78 X 0.6 X 1	8.71	
	0.76 X 4.5 X 0.6 X 1	3.09	
TYPICAL- 2, 4, 6, 8, 10, 12, 14, 16, 18, 20& 24 FLOOR PLAN	0.97 X 3.97 X 0.6 X 12	37.32	267.12
	1.88 X 3.97 X 0.6 X 12	77.04	
	1.95 X 7.78 X 0.6 X 1	120.12	
	1.04 X 3.97 X 0.6 X 12	32.64	
TYPICAL- 3, 5, 7, 9, 11, 13, 15, 17, 19, 21& 23 FLOOR PLAN	1.95 X 3.97 X 0.6 X 10	30.30	228.30
	1.88 X 3.97 X 0.6 X 10	82.90	
	1.04 X 7.78 X 0.6 X 10	104.80	
	0.88 X 4.58 X 1.4 X 10	25.30	
SEVENTEENTH FLOOR PLAN	1.15 X 3.97 X 0.6 X 1	3.00	22.80
	1.63 X 3.58 X 1.4 X 1	8.97	
	1.04 X 7.78 X 0.6 X 1	10.48	
	0.88 X 4.58 X 1.4 X 1	2.53	
Total	-	-	539.25

COLOR INDEX

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

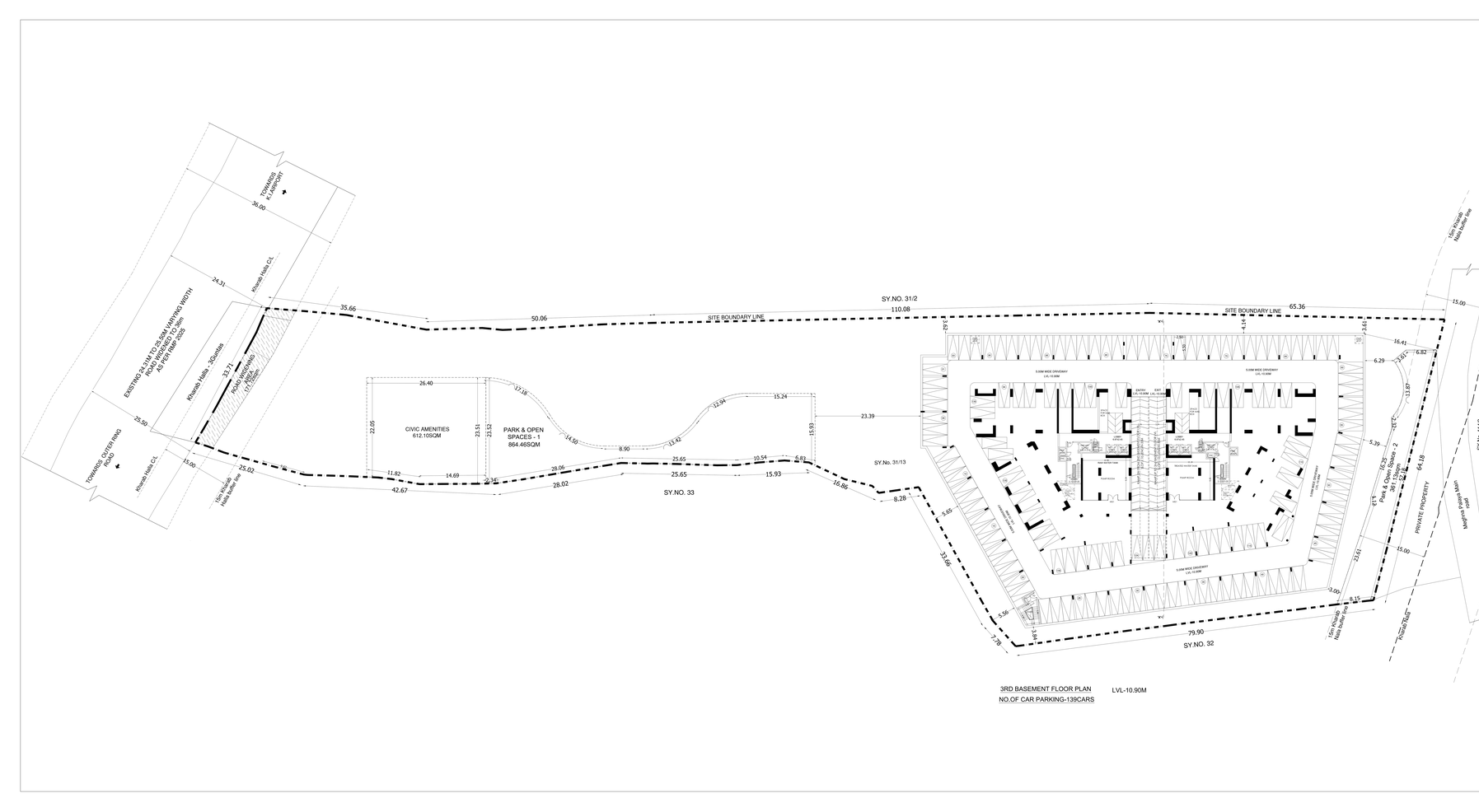
AREA STATEMENT	VERSION NO. : 1.0.26
Organization : BBMP(Bangalore City Corporation)	VERSION DATE : 11/03/2020
PROJECT DETAIL	
Authority: Bangalore North City Corporation	Plot Use: Residential
Proposal Department: HO - Bangalore North City Corporation	Plot Subclass: Apartment
Project No / GB/EAST/0988/20	Land Use Zone: Residential (Main)
Application Type: Scrutiny	Plot/Sub Plot No.: 70/31/1/3
Proposal Type: Building Permission	City Survey No.: 31/2
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 70/31/1/3
Location: RING-II	Village: Hennur Main Road, Kasaba Hobli, Hennur Main Road,
Building Line Specified as per Z.R. No.	
Zone: Hennur Main Road	
Ward: Ward-020	
Planning District: 311-Hennuru	
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 12041.84
Deductions	Road Widening Area 0.00
	Total Deduction Area 0.00
	Total (D) 0.00
NET AREA OF PLOT	(A-Deductions) 12041.84
Deduction for Balance Plot Area	
	Amenity Area 612.15
	Amenity Area 763.85
BALANCE AREA OF PLOT	(A-Deductions) 11427.84
COVERAGE DETAIL	
Permissible Coverage area (50.00 %)	5708.89
Proposed Coverage Area (47.67 %)	5738.72
Achieved Net coverage area (46.81 %)	5638.72
Balance coverage area left (00.86 %)	4069.17
FAR DETAILS	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	34468.02
Total Perm. FAR area (2.86)	34468.02
Residential FAR (100.00%)	34844.54
Commercial FAR (0.00%)	0.00
Achieved Net FAR Area (2.86)	34844.54
Balance FAR Area (0.00)	413.88
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	10329.29
Achieved BuiltUp Area	10329.29
Achieved BuiltUp Area	10344.29

OWNER / GPA HOLDER'S SIGNATURE	
OWNER'S ADDRESS WITH ID	
NUMBER & CONTACT NUMBER	M/s. HARSHITHA PROPERTY DEVELOPERS PVT LTD, 20 REP. BY
	THE MANAGING DIRECTOR, MR. SHIVAKUMAR. S,
	CONSTRUCTIONS PVT LTD, # 54,Cauvery Nagar,
	Layout, D'Souza, Bangalore North
ARCHITECT / ENGINEER / SUPERVISOR 'S SIGNATURE	
	#1,SHANTHIGRAMA,OPP.TO INFOSYSCAMPUS,HOSUR ROAD,ELECTRONICSCITY PHASE-1,BANGALORE SOUTH TALUK,BANGALORE-560100
PROJECT TITLE :	
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.70/31/1/3, KHATHA NO.KERNEKRY HENNUR VILLAGE, KASABA HOBLI, HENNUR MAIN ROAD, BANGALORE NORTH TALUK,BANGALORE.	
DRAWING TITLE :	
SITE PLAN	
SHEET NO : - 01	

SCALE : 1:200

SANCTIONING AUTHORITY :			

This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building



Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 70/2D/1/3 ,Hennur Village, Kasaba Hobli, Hennur Main Road, Bangalore.

for- Block1 - GF,UF,FF,SF,TF,Block2 - GF,UF,FF,SF,TF,Block3 - GF,UF only.

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

3.17/7/96 DA 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 said plans and the license shall be produced on demand by any police officer or any person authorised in that behalf.

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 for the site above 371 Sqm.

6.The work relating to 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 arrangements for carrying telephone cables, sockets 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 completion.

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 stack 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 shall not stack the building materials in the open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

13.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Edit.5) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a)(vi).

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.Clearance 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 plan sanction is liable for cancellation besides liable for action as per the provisions contained 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 mentioned in Schedule VI, VII & VIII of Bye-law 9 of building Bye-laws 2003.

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 as per the Bye-law 32(a)(iv) of building bye-laws for the storage 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 I.S.1893-2002 Criteria for earthquake resistant design of structures and I.S.4326-1993,SP22 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 type of soil, necessary foundation has to be designed by a registered engineer. The overall responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

24.Facilities for physically handicapped persons prescribed in schedule III (Bye laws 4€" 21) of Building byelaws 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 obtain the necessary permission from the Bangalore Dis tribution in the vicinity of construction and that the construction activities shall not be hazardous to the OHT wires and shall not resume the work earlier than 1.00 AM to avoid hindrance during take house and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic and shall be processed and disposed in the Recycling process as stipulated at site/ to be re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).

28.The building / structures have to be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and drains. The safety precautions to be observed during excavation as specified 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 4€" drills in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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.A Stationary NOC from the Labour Department before commencing the construction work is a must.

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, Zoning Regulations, Bye-laws, Orders and Policy Orders of the Bangalore City Corporation.

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

33.The Owner/s shall follow the instruction of BWSSB specified in the DO letter No. BWSSB/ CE(N)/ SE(P)/ EE(P)/ AEE(P)/ 2010-11 dated 01.04.2010 regarding 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 2015.

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.mt. 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 Rules and Regulations of Karnataka Energy Conservation Building Code (KECC) 2018.

38.That in the event of any violation of the construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act 4€" 2020.

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

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

42.If any false information/ 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. The authority is not responsible for the correctness of the information.

45.The permission is issued based on information submitted by the applicant. The cannot be considered for claiming the ownership of the property.

46.The Owner / Builder / Developer shall take adequate all precautionary measure to ensure the safety of persons 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 occurs to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder shall be held responsible 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 premises and take adequate measures to avoid source of any disease or Dengue, Flu 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Weaker) Hoodlies(Letter No. LD95LET2013, dated 01-04-2013).

Note:

Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should duly adhere to.

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and registration of construction site with the Labour Department, before the start of the work. He / she shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.In any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :WINGA (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area after Rain Tenement
		Colour		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace	82.63	8.24	85.29	43.38	0.00	19.91	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Terrace Tenth floor	827.70	68.12	761.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Ninth Floor	827.07	68.12	761.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Eighth Floor	827.07	68.12	761.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Seventh Floor	827.70	68.12	761.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Sixth Floor	827.07	68.12	761.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Fifth Floor	827.07	68.12	761.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Fourth Floor	873.89	68.12	805.77	46.27	16.47	0.00	0.00	0.57	0.00	45.15	0.00	698.36	04	0.00
Third Floor	827.70	68.12	761.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Second Floor	827.07	68.12	761.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
First Floor	827.70	68.12	761.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Ground Floor	827.07	68.12	761.58	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Total	8274.54	681.20	7615.58	462.70	164.70	19.91	0.00	5.70	0.00	45.15	0.00	6981.70	40	0.00
Stilt Floor (Shop)	919.63	46.81	872.82	39.29	16.47	0.00	26.20	0.57	0.00	0.00	0.00	798.29	00	826.16
Basement First Floor	5752.64	54.60	5698.04	94.63	32.94	0.00	0.00	0.00	286.70	0.00	5263.86	45.84	48.94	50	45.94
Basement Second Floor	5723.63	40.92	5682.51	75.51	32.94	0.00	0.00	0.00	286.70	0.00	5268.34	45.84	48.94	50	49.94
Basement Third Floor	5643.08	13.06	5630.02	75.51	32.94	0.00	0.00	0.00	286.70	0.00	5181.92	45.84	48.94	50	49.94
Total	28444.22	1151.59	28292.95	1447.76	515.57	19.91	26.20	14.25	860.10	45.15	19708.12	17998.75	17998.75	96	971.96
Total Number of Same Blocks	1														
Total	28444.22	1151.59	28292.95	1447.76	515.57	19.91	26.20	14.25	860.10	45.15	19708.12	17998.75	17998.75	96	971.96

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WINGA (RESIDENTIAL)	D1	0.90	2.15	104

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WINGA (RESIDENTIAL)	W1	2.00	2.15	24
WINGA (RESIDENTIAL)	W1	2.15	2.15	55

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.150 X 0.300 X 4 NOS	1.38	15.32
	1.150 X 0.300 X 3 NOS	4.05	
	0.300 X 0.300 X 1 NOS	0.09	
	0.97 X 0.300 X 3 NOS	3.04	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 & 22 FLOOR PLAN	2.34 X 0.300 X 19 NOS	66.52	166.96
	0.300 X 0.300 X 1 NOS	29.48	
	0.97 X 0.300 X 3 NOS	73.84	
	1.150 X 0.300 X 3 NOS	74.88	
TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 & 22 FLOOR PLAN	1.150 X 0.300 X 19 NOS	64.79	158.90
	1.150 X 0.300 X 3 NOS	45.08	
	0.300 X 0.300 X 1 NOS	34.50	
	0.97 X 0.300 X 3 NOS	33.70	
SEVENTEENTH FLOOR PLAN	1.150 X 0.300 X 4 NOS	8.63	15.90
	1.150 X 0.300 X 1 NOS	0.03	
	0.300 X 0.300 X 1 NOS	0.09	
	0.97 X 0.300 X 1 NOS	2.40	
Total	-	-	376.08

FAR &Tenement Details

Block	No. of Same Blocks	Total Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Deductions (Sq.mt.)	Net Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area after Rain Tenement
						StairCase	Lift	Lift Machine	Void	Substructure	Parking	Residential Base	Resi.			
WINGA (RESIDENTIAL)	1	28444.22	1151.53	36292.95	1447.76	515.57	19.91	26.20	14.25	860.10	45.15	19708.12	17998.75	17998.75	96	971.96
WINGA (RESIDENTIAL)	1	28438.99	1500.42	29938.57	1215.98	411.75	19.91	162.01	14.25	46.64	17148.03	17148.03	96	837.40
Total	2	56901.21	2651.95	66229.26	2663.76	927.32	39.82	188.10	28.50	906.74	34844.15	35146.78	192	1809.36

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WINGA (RESIDENTIAL)	D1	0.90	2.15	98

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WINGA (RESIDENTIAL)	W1	2.00	2.15	24
WINGA (RESIDENTIAL)	W1	2.15	2.15	75

Block :WINGB (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions (Area in Sq.mt.) Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area after Rain Tenement
		Colour		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Resi.			
Terrace	91.77	8.62	83.15	63.24	0.00	19.91	0.00	0.00	0.00	0.00	00	0.00		
Terrace Tenth floor	812.33	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Ninth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Eighth Floor	812.33	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Seventh Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Sixth Floor	812.33	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Fifth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Fourth Floor	812.33	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Third Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Second Floor	812.33	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
First Floor	812.33	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Ground Floor	812.33	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Total	8993.50	58.96	798.54	46.27	16.47	0.00	0.00	45.64	0.00	0.00	689.99	689.99	04	0.00
Stilt Floor (Shop)	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	688.99	688.99	04	0.00
Basement First Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Basement Second Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Basement Third Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	0.00	690.19	690.19	04	0.00
Total	28438.99	1500.42	29938.57	1215.98	411.75	19.91	162.01	14.25	46.64	17148.03	17148.03	96	837.40	
Total Number of Same Blocks	1													
Total	28438.99	1500.42	29938.57	1215.98	411.75	19.91	162.01	14.25	46.64	17148.03	17148.03	96	837.40	

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units Reqd.	Prop.	Car Parking Reqd./ Unit	Car Parking Prop.
WINGA (RESIDENTIAL)	Residential	Apartment	30 - 225	1	1	1	96
WINGB (RESIDENTIAL)	Residential	Apartment	30 - 225	1	1	1	96
						Total :	192

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	192	3840.00	355	3302.50
Scooter Car Parking	0	375.00	0	0.00
Two Wheeler	212	2915.00	300	1650.00
TwoWheeler	-	75.00	-	0.00
Other Parking	-	-	-	1734.08
Total		3190.00		1734.08

COLOR INDEX

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

SCALE : 1:200

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.26
Organization Details	VERSION DATE: 17/02/2020
PROJECT DETAIL	
Authority: Bengaluru North City Corporation	Plot Use: Residential
Proposal Department: NO - Bengaluru North City Corporation	Plot Sub-Use: Apartment
Proposal City: CHIKKABOOMENAHALLI	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: 70/2D/1/3
Proposal Type: Building Permission	City Survey No.: 114/3
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 70/2D/1/3
Location: RING-II	Locality / Street of the property: Hennur Village, Kasaba Hobli, Hennur Main Road
Building Line Specified as per Z.R. No:	
Zoning Regulation:	
Ward: Ward-020	
Planning District: 311-Horamavu	
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 1334.64
Deductions for Setbacks in Area	
Setback Theft of Cost	(1) 0.00
Total :	(1) 0.00
NET AREA OF PLOT	(A-Deductions) 1334.64
Deduction for Balcony Pot Area	
Deduction for Weaker Section Area (5%)	(2) 0.00
Amenity Area	(2) 66.73
Total :	(2) 66.73
BALANCE AREA OF PLOT	(A-Deductions) 1267.91
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	633.95
Proposed Coverage Area (14.91 %)	189.15
Achieved Net coverage area (14.91 %)	189.15
Balance coverage area left (35.09 %)	444.80
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	3999.92
Total Plinth FAR area (0.00)	3999.92
Residential FAR (100.00%)	3934.54
Commercial FAR	65.38
Achieved Net FAR Area (2.95)	3934.54
Balance FAR Area (0.05)	65.38
BUILT UP AREA CHECK	
Proposed BuiltUp Area	5029.26
Achieved BuiltUp Area (Except LH)	5029.26
Achieved BuiltUp Area	5294.26

Block LIST/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WINGA (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
WINGB (RESIDENTIAL)	Residential	Apartment	Highrise Building	R

Total	28444.22	1151.53	36292.95	1447.76	515.57	19.91	26.20	14.25	860.10	45.15	19708.12	17998.75	17998.75	96	971.96

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID

Mr. HARISH KUMAR.P
S/O LATE PUTTAPPA
NO.1, SHIVAPRIYA, 1ST CROSS, 2ND MAIN, GOVINDAPPA LAYOUT, BEHIND SAI KRUPA CONSTRUCTIONS PVT LTD, C.V.RAMAN NAGAR, BANGALORE-560093

Mr. VARIBHYRA PROPERTY DEVELOPERS PVT LTD. 02 REP. BY
Mr. VARIBHYRA REDDY
Authorised Signatory
CONSTRUCTIONS PVT LTD, # 3, 4th Floor, 12 Cross, 12 Block, Bangalore North

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE

ARCHITECT: SHIVAKUMAR.S.PATTANASHETTI, BASAVESHWARANAGAR, BANGALORE-79 , Ph : BCC/BL-3.6/E-3004/07-08

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO.31/13, 31, KHATHA NO.4078/B/70/1, HEBBAGILU VILLAGE, KASABA HOBLI, BANGALORE EAST TALUK, BANGALORE NORTH CITY MUNICIPAL COUNCIL.

DRAWING TITLE :

3RD BASEMENT FLOOR PLAN

SHEET NO : 02

SANCTIONING AUTHORITY :

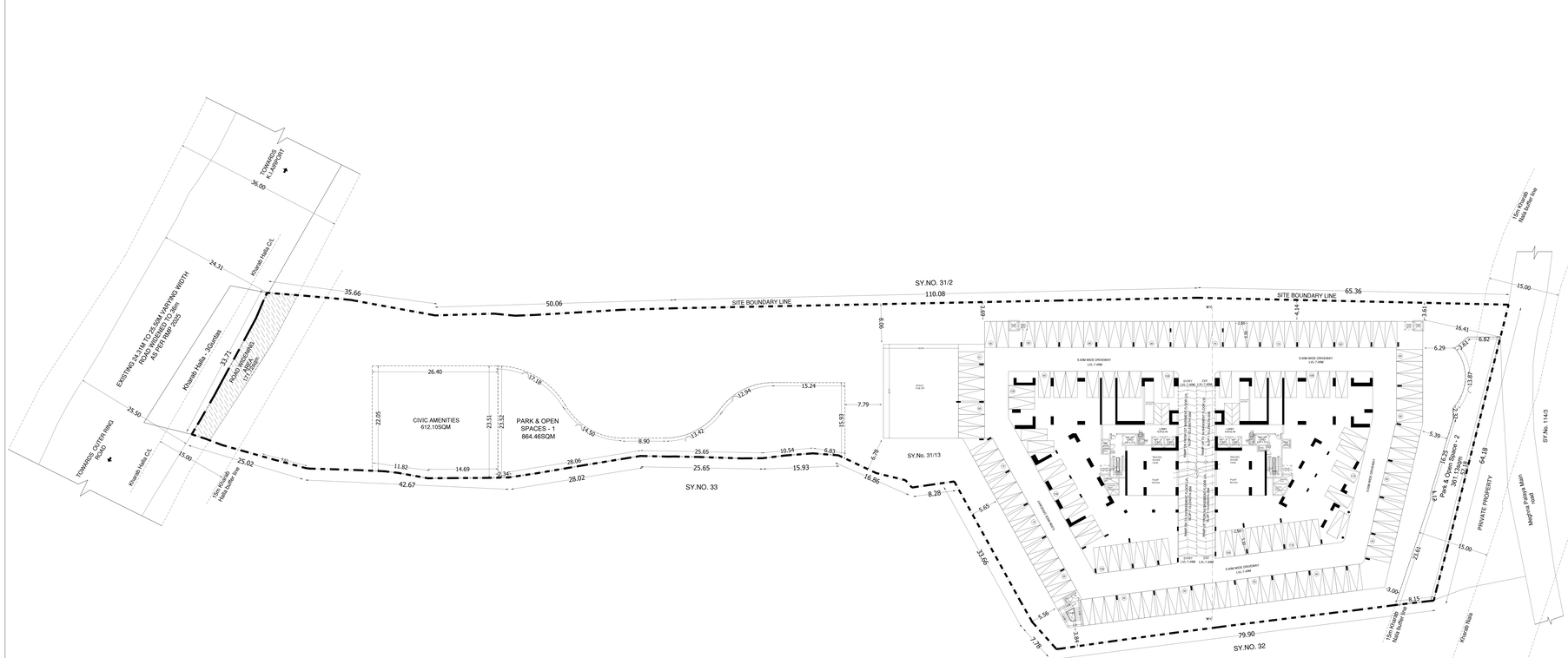
ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

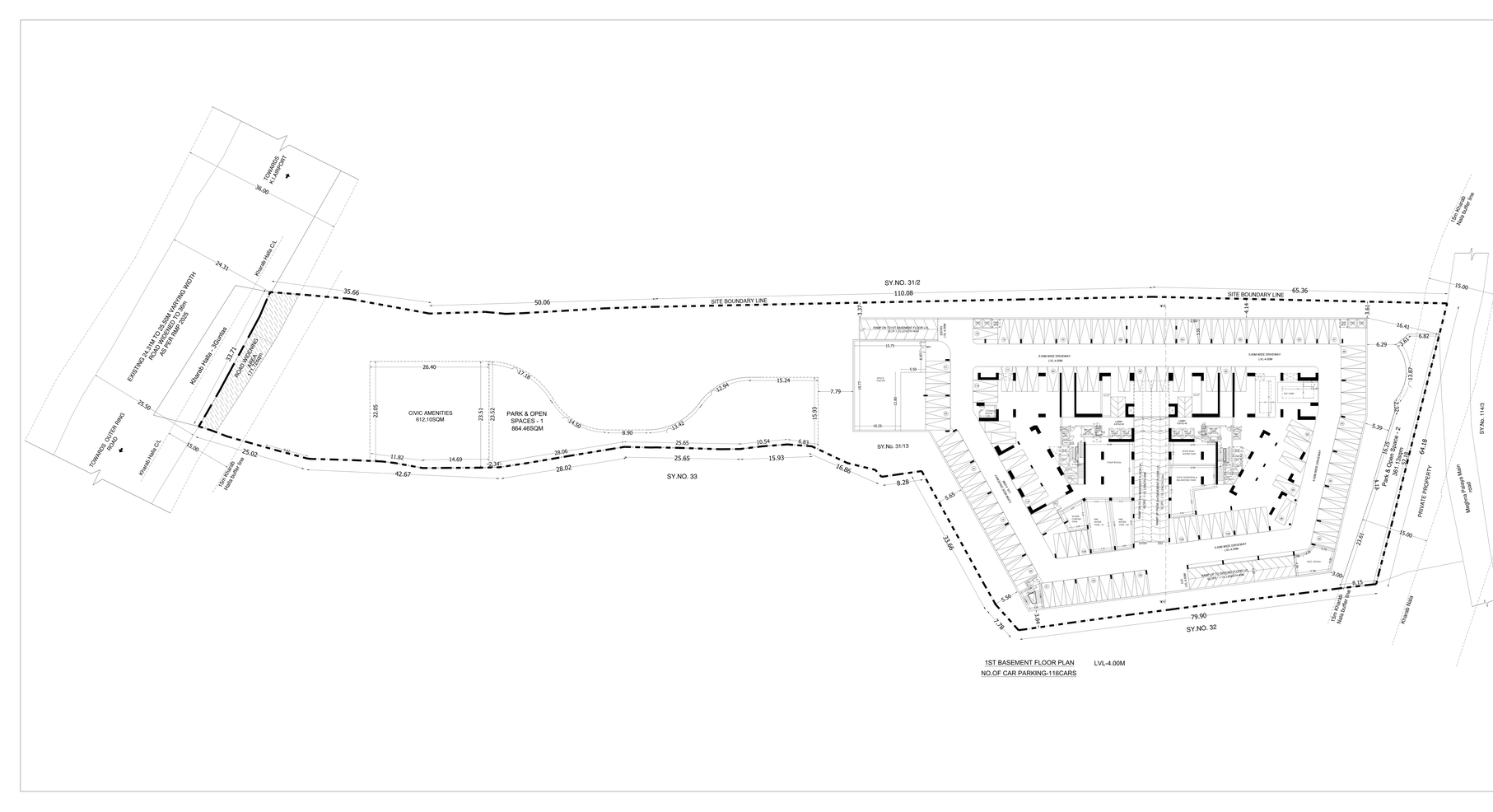
The approval of Building plans/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

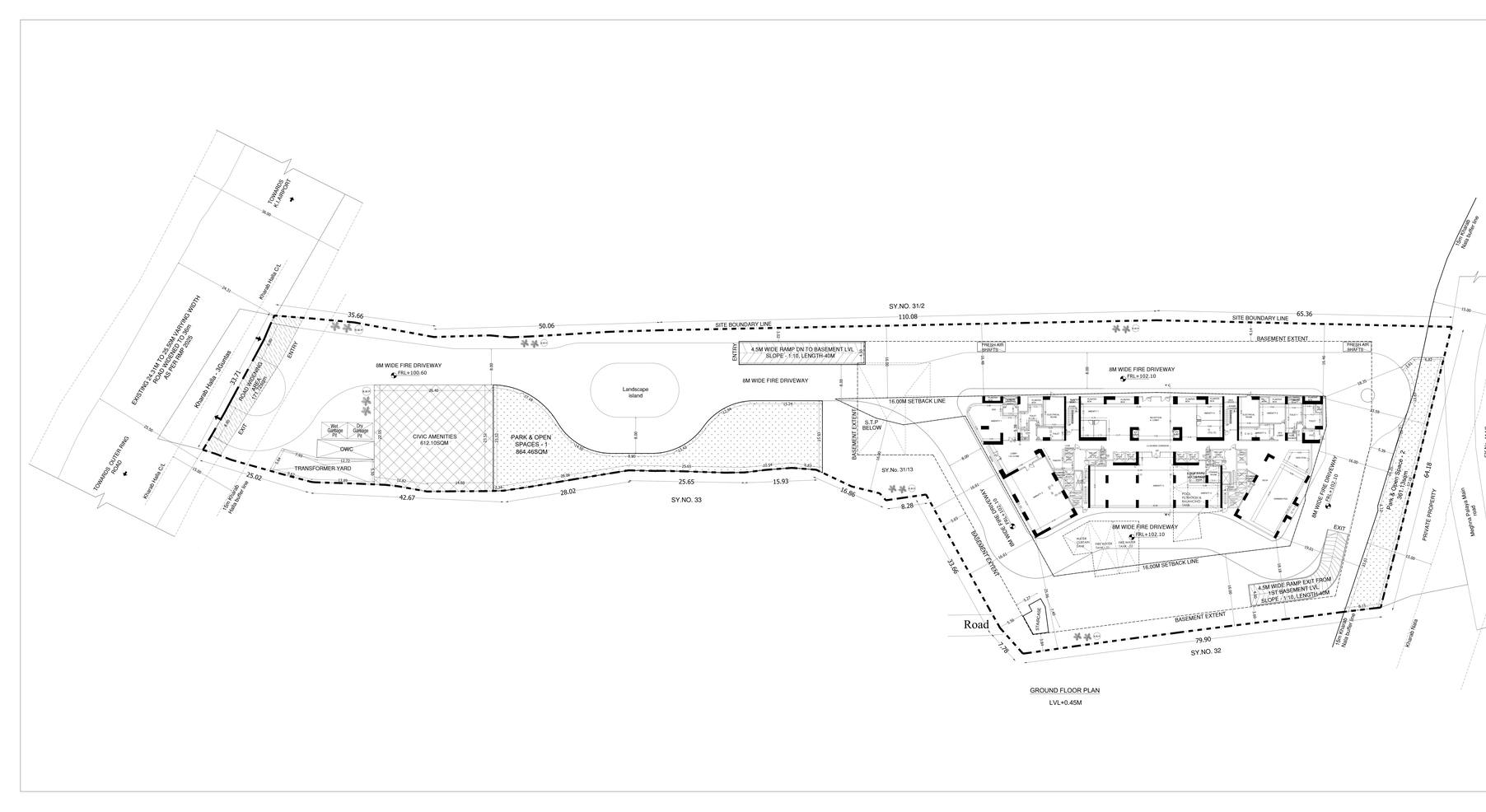
HO - NORTH

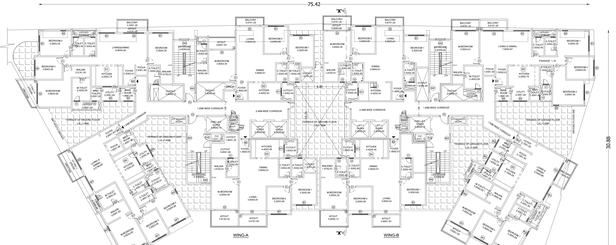
This is a system generated report and does not require any signature.

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.

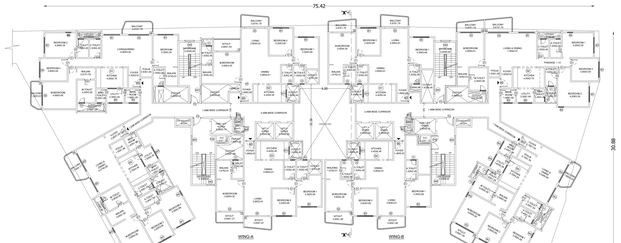

TOWARDS KUMARAN PARK
TOWARDS OUTER RING ROAD
EXISTING 24.5 MW TO BESCOM OVERHEAD WIRING WITH 66KV SWITCHING STATION AS PER HESCOM NORMS
Khuzaib Malik C/L
Khuzaib Malik Side Drain
Khuzaib Malik Side Drain
Khuzaib Malik
Khuzaib Malik
15m Khuzaib Malik Master Drain
15m Khuzaib Malik Master Drain
SY.NO. 31/2
SY.NO. 31/3
SY.NO. 33
SY.NO. 32
SITE BOUNDARY LINE
SITE BOUNDARY LINE
110.08
65.36
79.90
50.06
35.66
24.31
36.00
25.50
15.00
25.02
42.67
11.82
14.69
22.35
28.06
28.02
25.65
25.65
10.54
6.83
6.79
16.86
8.28
15.93
15.24
7.79
15.93
14.50
8.90
13.42
12.94
17.16
26.40
22.05
23.51
23.52
33.71
PARK & OPEN SPACES - I 864.46SQM
CIVIC AMENITIES 612.10SQM
PROPOSED WIRING TO HESCOM
11KV Feeder
5.69
2.50
4.54
3.61
16.41
6.29
7.61
6.82
13.87
5.39
64.18
2.61
15.00
23.61
15.00
8.15
3.00
5.56
7.78
5.56
3.66
90.18
5.69
2.50
4.54
3.61


SY.NO. 31/2
110.08
SITE BOUNDARY LINE
65.36
SITE BOUNDARY LINE
50.06
35.66
24.31
36.00
Khanda Halla Cl.
EXISTING 24.4M TO 25.6M VARYING WIDTH ROAD CONNECTED TO KANAKAPURA MAIN RD ITEM PMC 0155
TOWARDS ITI AIRPORT
Khanda Halla - 3Gunitas
13.71
POINT OF ASSEMBLY (11.00)m
TOWARDS CUTTERS WING RD
25.50
15.90
Khanda Halla Cl.
Site Number 4 Khanda Halla Subba Rao
25.02
42.67
CIVIC AMENITIES 612.10SQM
26.40
17.18
22.05
23.51
23.52
PARK & OPEN SPACES - 1 864.46SQM
14.60
8.90
13.42
12.94
15.24
25.65
10.54
6.83
15.93
16.86
11.82
14.69
2.74
38.06
28.02
25.65
SY.NO. 33
SY.NO. 31/13
7.79
8.28
5.55
31.66
7.78
3.96
5.56
79.90
SY.NO. 32
3.21
3.21
3.21

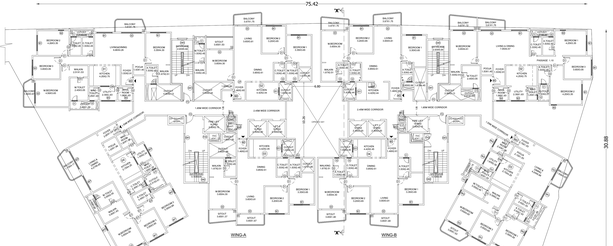

SY.NO. 31/2
110.08
SITE BOUNDARY LINE
65.36
BASEMENT EXTENT
4.5M WIDE RAMP DN TO BASEMENT LVL
SLOPE - 1:10, LENGTH-40M
FRESH AIR SHAFTS
8M WIDE FIRE DRIVEWAY
FRL=+102.10
16.00M SETBACK LINE
S.T.P BELOW
SY.No. 31/3
SY.NO. 33
SY.NO. 32
79.90
GROUND FLOOR PLAN
LVL+0.45M
EXISTING 23.00M TO 27.25 (MIN) & 30.00M (MAX) WIDTH ROAD WIDENING AS PER MBP 2025
KHARB HABIL CIV.
TOWARDS OLD AIRPORT
TOWARDS OMBREGOWDA ROAD
13m Road
Khalsa Nala
Main Road
Khalsa Nala
Main Road
PRIVATE PROPERTY
Landscape island
8M WIDE FIRE DRIVEWAY
CIVIC AMENITIES 612.10SQM
PARK & OPEN SPACES - 1 864.46SQM
TRANSFORMER YARD
OWC
Wet Garbage Pit
Dry Garbage Pit
ENTRY
EXIT
ROAD WIDENING (11.71 MTRS)
4.5M WIDE RAMP EXIT FROM 1ST BASEMENT LVL
SLOPE - 1:10, LENGTH-40M
EXIT
ENTRY
SUMP
WATER CURTAIN PANEL
FIRE WATER TANK (UG)
FIRE WATER TANK (UG)
POS TO BASEMENT
POS TO BASEMENT
SUMP
WATER CURTAIN PANEL
8M WIDE FIRE DRIVEWAY
FRL=+102.10
16.00M SETBACK LINE
BASEMENT EXTENT
33.66
7.78
79.90
SY.NO. 32
SY.NO. 114/3
64.18
17.00
50.06
35.66
25.02
42.67
28.02
25.65
15.93
16.66
8.28
110.08
65.36
17.00
64.18



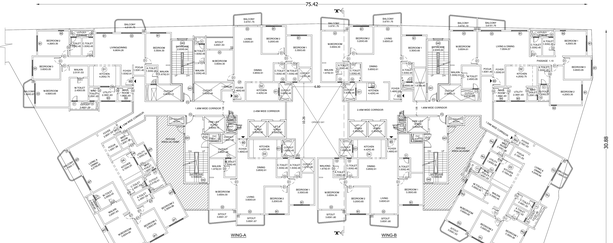
1st FLOOR PLAN LVL+7.65M
NO.OF UNITS IN WING-A=04Nos
NO.OF UNITS IN WING-B=04Nos



TYPICAL (2, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24th FLOOR PLANS) (LVL+10.50M,LVL+17.10M,LVL+23.40M,LVL+29.70M,LVL+36.00M,LVL+42.30M,LVL+48.60M,LVL+54.90M,LVL+61.20M,LVL+67.50M,LVL+73.80M & LVL+80.10M)
NO.OF UNITS IN WING-A=04X12=48Nos
NO.OF UNITS IN WING-B=04X12=48Nos



TYPICAL (3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 FLOOR PLANS) (LVL+13.80M,LVL+20.25M,LVL+26.55M,LVL+32.85M,LVL+39.15M,LVL+45.45M,LVL+51.75M,LVL+58.05M,LVL+64.35M,LVL+70.65M&LVL+76.95M
NO.OF UNITS IN WING-B=04X13=52Nos
NO.OF UNITS IN WING-B=04X13=52Nos



(17th FLOOR PLAN) LVL+58.05M
REFUGE FLOOR PLAN
NO.OF UNITS IN WING-A=04Nos
NO.OF UNITS IN WING-B=04Nos

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 707/2/3/3
, Hennur Village, Kasaba Hobli, Hennur Main Road, Bangalore.
for Ground + 24 UF only) Stilt + Ground + 24
for 1Ground+ 24 UF only)
2.Sanction is accorded for Residential use only). The use of the building shall not be deviated to any other purpose.
3.7775.66 sites 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 Plans sanctioned and the Building License shall be framed and permanently 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 for the site above 2Cr Spec.
6.The part occupancy 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.Permission shall be obtained for opening telephone cabins, 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 completion of work.
9.The applicant shall NOTIFY accidents involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock construction materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11.The applicant shall make adequate provision for fire fighting in 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.(Cod.D.) regulations 2004 & 05, from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials emanating from the construction affecting adjacent site, as in & around the site.
15.The applicant shall not 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 plan sanction is liable to be revoked under section 321 of KMC Act 1976 and the building is liable to be removed instance and cannot be regularized if the same is requested for the first time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Building Bye-laws 2003 and Government orders time to time.
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 efficiently at all times as per the provisions mentioned in the Bye-law (if 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 I.S. 1893-1984 (Criteria for earthquake resistant design of structures) and 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, wider latter and type of foundation should be decided by the competent structural engineer. He shall be responsibility of ascertaining structural stability live in the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 11 of Bye-law No. 29 for the proposal.
24.Facilities for physically handicapped persons prescribed in schedule-XI (bye laws a€" 21) 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 man and also ensured that shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall obtain NOC from the Labour Department before commencing the construction work & must comply with the safety measures in the construction activities strictly prohibited.
27.Sufficient precaution measures to be taken to prevent accidents 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.
28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic and shall be disposed as per the directions of the Bangalore Mahanagara Palike Solid Waste Management Bye-laws 2000 and Notification issued in this regard.
29.Adequate provision shall be made for collection & disposal of waste generated during the construction period as per the Bye-laws.
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 assess complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
31. 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, Zoning Regulations, Byelaws, Standards, Codes and Policy Orders and Rules of Mahanagara Palike & the Bangalore 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 Bangalore 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 CC while No. Objection Certificate for water & sewerage connection. Non utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.mt. 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 / Architect should also adhere to the special conditions imposed in the Building License.
38.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
39.Bangalore City Corporation will not be responsible for any dispute that may arise in respect of property in question.
40.If any false information's submitted in respect of property in question is found to be false or fabricated or if encroachment has been committed or misrepresented in the said Khata / plan / land plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
41.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA), compulsorily before obtaining Prefit certificate in case of Residential Apartments having 8 Units and more.
42.The permission is issued based on information submitted by the applicant. The authority is not responsible for the correctness of the facts stated.
43.The permission is issued based on information submitted by the applicant. They cannot be considered for claiming the ownership of the property.
44.The Owner / Developer / Builder shall take adequate safety precautionary measure to ensure the safety of personnels involved in the construction activities.
45.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurs to personnels or damages caused to public or private property, Bangalore 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.
46.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water at any time in and around the site and take effective steps to avoid source of any disease ie Dengue, Fly e.g., Water sump, Pit,pit, basement floor, etc.
48.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Weekday) Hoodlavu Letter No. LD/66/LET/2013, dated 01-04-2013 :
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and registration of employment of building workers in the Labour Welfare Board, before the work starts and shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.In any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :WING-A (RESIDENTIAL)

Floor Name	Gross Built-up Area (Sq.mt.)	Deductions (Parts Gross Built-up Area (Sq.mt.)	Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area (Sq.mt.)	Total No. of Tenement
		Cellar		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.				
Terrace Floor	92.03	9.24	83.29	63.36	0.00	19.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfourth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Twentythird Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Twentysecond Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Twentyfirst Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Twentieth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Nineteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Eighteenth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Seventeenth Floor	872.89	66.12	806.77	46.27	16.47	0.00	0.00	0.57	0.00	43.15	0.00	0.00	698.36	04	0.00
Sixteenth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Fifteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Fifteenth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Fourteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Thirteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Twelfth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Eleventh Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Tenth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Ninth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Eighth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Seventh Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Sixth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Fifth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Fifth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Fourth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.27	04	0.00
Third Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	698.14	04	0.00
Second Floor	831.02	66.12	764.90	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	0.00	701.59	04	0.00
First Floor	916.63	46.81	872.82	39.29	16.47	0.00	28.35	0.57	0.00	0.00	0.00	0.00	788.29	08	626.16
Ground Floor	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	5752.64	54.60	5698.04	84.61	32.94	0.00	0.00	0.00	266.75	0.00	5283.80	45.94	49.84	00	48.94
Second Floor	5723.83	40.82	5682.91	75.01	32.94	0.00	0.00	0.00	266.75	0.00	5208.34	45.94	49.84	00	48.94
Third Floor	5643.08	13.08	5630.00	75.01	32.94	0.00	0.00	0.00	266.75	0.00	5200.82	45.94	49.84	00	48.94
Total Up Area	36444.21	1701.01	34743.20	1437.79	512.07	19.91	28.35	14.25	800.10	43.15	10726.12	1798.75	17698.75	96	877.98
Total Number of Same Blocks	4														
Total	36444.21	1701.01	34743.20	1437.79	512.07	19.91	28.35	14.25	800.10	43.15	10726.12	1798.75	17698.75	96	877.98

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING-A (RESIDENTIAL)	D1	0.90	2.10	104

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING-A (RESIDENTIAL)	W1	2.00	2.10	24
WING-A (RESIDENTIAL)	W1	2.10	2.10	75

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.20 X 1 E	4.48	15.52
	1.10 X 3.20 X 1 E	4.48	
	0.67 X 4.30 X 1 E	2.88	
TYPICAL- 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 FLOOR PLAN	0.67 X 4.30 X 1 E	2.88	159.36
	1.10 X 3.20 X 1 E	3.52	
	1.10 X 4.20 X 1 E	20.40	
	0.67 X 4.30 X 1 E	2.88	
	1.10 X 3.20 X 1 E	15.60	
TYPICAL- 3, 5, 7, 9, 11, 13, 15, 19, 21, 23 FLOOR PLAN	1.10 X 3.20 X 1 E	3.52	154.80
	1.10 X 4.20 X 1 E	40.00	
	0.67 X 4.30 X 1 E	24.90	
SEVENTEENTH FLOOR PLAN	1.20 X 3.20 X 1 E	22.70	15.90
	1.80 X 3.20 X 1 E	4.40	
	1.30 X 4.20 X 1 E	5.03	
	1.67 X 3.20 X 1 E	1.97	
	0.63 X 3.20 X 1 E	2.46	
Total			370.58

Block :WING-B (RESIDENTIAL)

Floor Name	Gross Built-up Area (Sq.mt.)	Deductions (Parts Gross Built-up Area (Sq.mt.)	Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area (Sq.mt.)	Total No. of Tenement
		Cellar		StairCase	Lift	Lift Machine	Void	Substructure	Refuge Area	Resi.				
Terrace Floor	91.77	8.62	83.15	63.34	0.00	19.81	0.00	0.00	0.00	0.00	0.00	00	0.00	
Twentyfourth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Twentythird Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Twentysecond Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Twentyfirst Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Twentieth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Nineteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Eighteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Seventeenth Floor	859.90	59.96	799.94	46.27	16.47	0.00	0.00	0.57	46.64	689.99	689.99	04	0.00	
Sixteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Fifteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Fifteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Fourteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Thirteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Twelfth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Eleventh Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Tenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Ninth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Eighth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Seventh Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Sixth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Fifth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Fifth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Fourth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
Third Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Second Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00	
First Floor	814.56	59.96	754.60	46.27	16.47	0.00	0.00	0.57	0.00	691.69	691.69	04	0.00	
Ground Floor	888.57	32.09	856.48	42.36	16.47	0.00	182.01	0.57	0.00	594.07	594.07	00	637.40	
Total	20506.99	1600.42	18906.57	1210.98	411.75	19.81	182.01	14.25	46.64	17146.03	17146.03	96	637.40	
Total Number of Same Blocks	1													
Total	20506.99	1600.42	18906.57	1210.98	411.75	19.81	182.01	14.25	46.64	17146.03	17146.03	96	637	

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built-up Area (Sq.mt.)	Deductions (Parts Gross Built-up Area (Sq.mt.)	Total Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area (Sq.mt.)	Total No. of Tenement
					StairCase	Lift	Void	Substructure	Parking	Residential Stairs	Refuge Area				
WING-A (RESIDENTIAL)	4	36444.21	1701.01	34743.20	1437.79	512.07	28.35	14.25	800.10	45.15	10726.12	17698.75	17698.75	96	877.98
WING-B (RESIDENTIAL)	4	20506.99	1600.42	18906.57	1210.98	411.75	182.01	14.25	46.64	17146.03	17146.03	96	637.40		
Total	8	56951.21	3301.43	53649.76	2648.76	923.82	210.36	28.50	846.74	17191.18	27872.15	192.00	1514.38		

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING-B (RESIDENTIAL)	D1	0.90	2.10	98

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING-B (RESIDENTIAL)	W1	2.00	2.10	24
WING-B (RESIDENTIAL)	W1	2.10	2.10	75

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.20 X 1 E	4.48	20.93
	1.10 X 3.20 X 1 E	4.48	
	1.10 X 7.70 X 1 E	8.71	
	0.67 X 4.30 X 1 E	2.88	
TYPICAL- 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 FLOOR PLAN	0.67 X 3.97 X 1 E 1/2	37.32	267.12
	1.80 X 3.97 X 1 E 1/2	77.94	
	1.80 X 7.70 X 1 E 1/2	125.12	
	1.34 X 3.97 X 1 E 1/2	32.94	
TYPICAL- 3, 5, 7, 9, 11, 13, 15, 19, 21, 23 FLOOR PLAN	1.01 X 3.97 X 1 E 1/2	35.30	228.30
	1.80 X 3.97 X 1 E 1/2	62.90	
	1.34 X 7.70 X 1 E 1/2	124.80	
	0.38 X 4.08 X 1 E 1/2	25.30	
SEVENTEENTH FLOOR PLAN	1.10 X 3.97 X 1 E 1/2	3.50	22.90
	1.80 X 3.98 X 1 E 1/2	5.97	
	1.34 X 7.70 X 1 E 1/2	10.48	
	0.38 X 4.08 X 1 E 1/2	2.53	
Total			539.25

COLOR INDEX

SCALE : 1:750

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.26
	VERSION DATE: 17/02/2020
PROJECT DETAIL	
Authority: Bangalore North City Corporation	Plot Use: Residential
Proposal Department: BC - Bangalore Corporation	Plot Sub-Use: Apartment
Khata No. (As per Khata Extract):	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: 707/2/3/3
Proposal Type: Building Permission	City Survey No.: 707/3
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 707/2/3/3
Location: RING-I	Village/Locality/Street of the property: Hennur Village, Kasaba Hobli, Hennur Main Road,
Building Line Specified as per Z.R. No:	
Zone: Byatarayanapura	
Ward: Ward-019	
Planning District: 311-Kothanuru	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 1334.1
Deduction for Balcony Area	
Deductible Part of Cod	111.12
Total	111.12
NET AREA OF PLOT	(A-Deductions) 1389.62
Deduction for Balcony Pvt Area	
Deductible Part of Permissible Area (FCov)	111.12
Amenity Area	613.72
Total	763.85
BALANCE AREA OF PLOT	(A-Deductions) 1167.75
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	618.85
Proposed Coverage Area (19.91 %)	138.72
Achieved Net coverage area (14.91 %)	104.12
Balance coverage area left (35.09 %)	480.13
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	3468.52
Total Plinth FAR area (0.00)	3468.52
Residential FAR (100.00%)	3464.04
Commercial FAR	0.00
Achieved Net FAR Area (2.59)	3464.04
Balance FAR Area (0.00)	4.48
BUILT UP AREA CHECK	
Proposed Building Area	35329.36
Achieved Net Built up Area (Cellar+Ext.Lvl)	35329.36
Achieved Built-up Area	32244.36

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
WING-A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
WING-B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WING-A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	1	1	96	-
WING-B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	1	1	96	-
Total							192	392

Parking Check Table (TD)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	192	3840.00	355	5302.50
Two Wheeler Car Parking	20	375.00	20	300.00
Visitor Car	212	3915.00	355	5302.50
TwoWheeler		75.00	20	300.00
Other Parking			1	15.00
Total		3190.00		11104.50

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID :
1)NUMBER & CONTACT NUMBER :
M/s. HARSHINI PROPERTY DEVELOPERS PVT LTD. IS REP. BY
2)NAME & ADDRESS OF THE FIRM / HOUSING / CONSTRUCTION PVT LTD. / E.M.Bldrs. No.
Level, C Block, Bangalore North -

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
NAME & ADDRESS : SHIVAKUMAR BANGARI,
BASAVESHWARANAGAR, BANGALORE - 79.
RCI/BL-5/65.3/2407-08

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT
SY NO.707/2, 3, KHATHA NO.4078/B/707/, HENNUR VILLAGE,
KASABA HOBLI, BANGALORE NORTH TALUK, BANGALORE.
BANGALORE NORTH TALUK,BANGALORE.

DRAWING TITLE :

1ST TO 24TH FLOOR PLAN

SHEET NO : 09

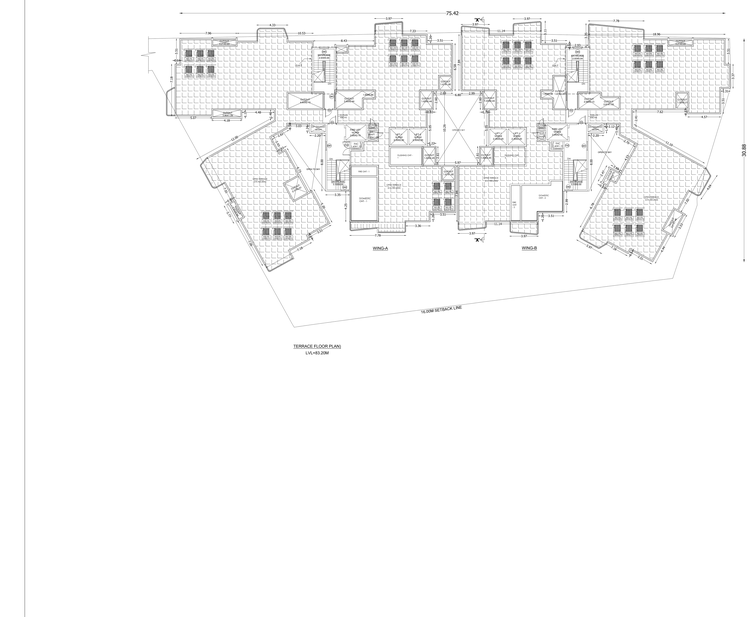
SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO - NORTH

This is a 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/scanners, etc. We are not liable for any damages which may arise from use, or inability to use the Application.





Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 72/2/2/3 /Hennur Village, Kasaba Hobli, Hennur Main Road, Bangalore.
for Ground + 24 (Twenty four) floors + Ground + 24
for 1Ground + 24 (Of only)
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.1710.56 sft.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 sanctioned plan shall be made available during inspection. Display board 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 for the site above 371 Sqm.
6.The work relating to 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.Permission shall be obtained for opening telephone cables, sockets 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 cleaned periodically.
9.The applicant shall NSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stack 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 shall not stack any building materials / debris in the 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.(Edd.S) code leaving 3.05 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).
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.Necessary clearance 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 plan sanction is liable to be revoked under section 321 of KMC Act 1976 and the building is liable to be removed instance and cannot be regularized 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 mentioned in Bye-laws 9, 10, 11, 12 & 13 of Building Bye-laws 2003 in force.
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 from the point of view of recharging ground water and water shall not stagnate 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 I.S. 1893-2002 published by the Bureau of Indian Standards and I.S. 4326-1993 (Revised) 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 type of soil, necessary foundation has to be designed by a registered structural engineer. 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 56" (1) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approachable through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall obtain "NO OBJECTION CERTIFICATE" from 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 at source and shall be collected and transported to Common Solid Waste Handling Facility as per Bye-law 32 (h) in-vessel / Disposed (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28.The building shall be constructed to be designed for structural stability and safety to ensure for not destabilization during the course of excavation for basements with shoring and necessary safety and super structure for the safety of the structure as well as neighbouring property, public roads and building. The safety aspects shall be certified by a practicing structural engineer and shall be furnished.
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€" drabs in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.
31.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 Rule 21 of the Bye-laws, Zoning Regulations, Standing Orders and Policy Circulars of the Bangalore 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 Bangalore City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule-V. 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 CC while No.
34.The Applicant / Owner / Developer shall make provision for storage of construction activities for built up area more than 2000 Sq.mts.
35.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

36.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.mt. of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development and one tree for every 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.The Applicant / Owner / Developer shall obtain NOC/Permission against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act â€" 2020.

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

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 City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42.If the property originally submitted in respect of property in question is found to be false or fabricated or if same/further has obtained permission by misrepresentation of fact, 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 Prith certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. The authority is not responsible for authenticity of the information.
45.The permission is issued based on information submitted by the applicant. The cannot be considered for claiming the ownership of the property.
46.The Applicant / Owner / Builder shall adopt all reasonable 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 occurs to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder of the property shall be responsible 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 premises at any point of time and adequate care to be exist sources of any disease in Dengue, Fly e.g., Water sump, BCast, basement floor, etc.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Weaseling) Hoodies/ Letter No. LD/SWL/ET/2013, dated: 01-04-2013 :
Special Condition :
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and registration of employment of building workers working at construction site or work place, which shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.In any point of time 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"

Block :WING-A (RESIDENTIAL)

Floor Name	Gross Built-up Area (in Sq.mt.)	Deductions (Parts of Stair Case, Lift, Lift Machine, Water Tank, Pump Room and Void in Sq.mt.)	Total Built Up Area (in Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant Area (Sq.mt.)	Carpet Area (Sq.mt.)	Circulation Area
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.				
Terrace Floor	92.53	9.24	83.29	63.36	0.00	19.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twenty fourth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Twenty third Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.14	04	0.00	
Twenty second Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Twenty first Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.14	04	0.00	
Twentieth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Nineteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.14	04	0.00	
Eighteenth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Seventeenth Floor	813.99	66.12	698.77	46.27	16.47	0.00	0.00	0.57	0.00	45.15	0.00	698.36	04	0.00	
Sixteenth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Fifteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.14	04	0.00	
Fourteenth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Thirteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.14	04	0.00	
Twelfth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Eleventh Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.14	04	0.00	
Tenth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Ninth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.14	04	0.00	
Eighth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Seventh Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.14	04	0.00	
Sixth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Fifth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.14	04	0.00	
Fourth Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
Third Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.14	04	0.00	
Second Floor	827.76	66.12	761.68	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00	
First Floor	831.82	66.12	765.70	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	702.19	04	0.00	
Ground Floor	918.63	46.81	872.82	39.29	16.47	0.00	28.35	0.57	0.00	0.00	0.00	788.29	08.39	626.16	
Basement -1	5752.64	54.60	5698.04	84.61	32.94	0.00	0.00	0.00	288.75	0.00	5293.80	45.94	49.84	00	49.94
Basement -2	5723.83	40.82	5682.91	75.01	32.94	0.00	0.00	0.00	288.75	0.00	5286.34	45.94	49.84	00	49.94
Basement -3	5643.68	13.08	5630.60	75.01	32.94	0.00	0.00	0.00	288.75	0.00	5205.92	45.94	49.84	00	49.94
Total	36444.22	1701.31	34742.91	1447.78	513.57	19.91	28.35	14.25	865.10	45.15	10726.12	17698.76	1108.76	96	877.96
Total Number of Same Blocks	1														
Total	36444.22	1701.31	34742.91	1447.78	513.57	19.91	28.35	14.25	865.10	45.15	10726.12	17698.76	1108.76	96	877.96

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING-A (RESIDENTIAL)	D1	0.90	2.10	154

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING-A (RESIDENTIAL)	W1	2.00	2.10	24
	W1	2.10	2.10	75

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.37 X 1 X 1	4.48	10.52
	1.10 X 1.75 X 1 X 1	1.93	
	0.87 X 4.33 X 1 X 1	3.86	
	0.87 X 4.63 X 1 X 1	3.84	
TYPICAL - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 FLOOR PLAN	1.38 X 4.38 X 1 X 12	58.52	356.84
	0.83 X 4.89 X 1 X 12	29.40	
	1.38 X 2.13 X 1 X 12	35.24	
	1.38 X 3.37 X 1 X 12	55.80	
TYPICAL - 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 FLOOR PLAN	1.38 X 3.37 X 1 X 10	46.70	156.90
	1.38 X 4.25 X 1 X 10	46.95	
	0.83 X 4.89 X 1 X 10	24.90	
SEVENTEENTH FLOOR PLAN	1.21 X 2.25 X 1 X 10	22.70	13.60
	1.38 X 3.37 X 1 X 1	4.45	
	1.38 X 4.25 X 1 X 1	5.93	
	1.97 X 1.25 X 1 X 1	1.97	
	2.63 X 0.38 X 1 X 1	2.48	
Total			370.58

Block :WING-B (RESIDENTIAL)

Floor Name	Gross Built-up Area (in Sq.mt.)	Deductions (Parts of Stair Case, Lift, Lift Machine, Water Tank, Pump Room and Void in Sq.mt.)	Total Built Up Area (in Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant Area (Sq.mt.)	Carpet Area (Sq.mt.)	Circulation Area
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Refuge Area	Resi.					
Terrace Floor	91.77	8.62	83.15	63.34	0.00	19.91	0.00	0.00	0.00	0.00	0.00	00	0.00		
Twenty fourth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Twenty third Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00		
Twenty second Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Twenty first Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00		
Twentieth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Nineteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00		
Eighteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Seventeenth Floor	859.90	59.96	799.94	46.27	16.47	0.00	0.00	0.57	46.64	689.99	689.99	04	0.00		
Sixteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Fifteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00		
Fourteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Thirteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00		
Twelfth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Eleventh Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00		
Tenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Ninth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00		
Eighth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Seventh Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00		
Sixth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Fifth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00		
Fourth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
Third Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00		
Second Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	688.99	688.99	04	0.00		
First Floor	814.56	59.96	754.60	46.27	16.47	0.00	0.00	0.57	0.00	691.69	691.69	04	0.00		
Ground Floor	888.57	52.59	835.98	42.36	16.47	0.00	182.51	0.57	0.00	594.57	594.57	00	637.40		
Total	20536.99	1500.42	19036.57	1210.98	411.75	19.91	182.51	14.25	46.64	17146.03	17146.03	96	637.40		
Total Number of Same Blocks	1														
Total	20536.99	1500.42	19036.57	1210.98	411.75	19.91	182.51	14.25	46.64	17146.03	17146.03	96	637		

FAR &Tenament Details

Block	No. of Same bldg.	Gross Built Up Area (in Sq.mt.)	Deductions From Gross Built Up Area (in Sq.mt.)	Total Built Up Area (in Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant Area (Sq.mt.)	Carpet Area (Sq.mt.)
					StairCase	Lift	Lift Machine	Void	Substructure	Parking	Resi.			
WING-A (RESIDENTIAL)	1	36444.22	1701.31	34742.91	1447.78	513.57	19.91	28.35	865.10	45.15	10726.12	17698.76	1108.76	96
WING-B (RESIDENTIAL)	1	20536.99	1500.42	19036.57	1210.98	411.75	19.91	182.51	14.25	46.64	17146.03	17146.03	96	637.40
Total	2	56981.21	3201.99	53779.48	2658.76	925.32	39.82	210.86	879.35	91.79	27872.15	34844.79	1205.16	733

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING-B (RESIDENTIAL)	D1	0.90	2.10	98

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WING-B (RESIDENTIAL)	W1	2.00	2.10	24
	W1	2.10	2.10	75

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 4.13 X 1 X 1	4.53	20.93
	1.17 X 3.67 X 1 X 1	4.29	
	1.10 X 7.70 X 1 X 1	8.71	
	1.10 X 1.75 X 1 X 1	3.09	
TYPICAL - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 FLOOR PLAN	0.97 X 3.97 X 1 X 12	37.32	267.12
	1.99 X 3.97 X 1 X 12	77.04	
	1.95 X 1.78 X 1 X 12	125.12	
	1.34 X 3.97 X 1 X 12	32.94	
TYPICAL - 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 FLOOR PLAN	1.01 X 3.97 X 1 X 10	35.30	228.30
	1.99 X 3.97 X 1 X 10	62.99	
	1.94 X 1.78 X 1 X 10	124.82	
	0.98 X 4.89 X 1 X 10	25.30	
	1.01 X 3.97 X 1 X 1	3.50	
	1.99 X 3.98 X 1 X 1	5.97	
	1.94 X 1.78 X 1 X 1	10.46	
	0.98 X 4.89 X 1 X 1	2.53	
Total			539.25

COLOR INDEX

SCALE : 1:150

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.26
	VERSION DATE: 17/02/2020
PROJECT DETAIL	
Authority: Bengaluru North City Corporation	Plot Use: Residential
Proposal Department: NO - Bengaluru North City Corporation	Plot Sub-Use: Apartment
Proposal Type: CHANGE/ADDITION	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: 72/2/2/3
Proposal Type: Building Permission	City Survey No.: 0/13
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 72/2/2/3
Location: RING-II	Locality / Street of the property: Hennur Village, Kasaba Hobli, Hennur Main Road,
Building Line Specified as per Z.R. No:	
Zoning Validation Category:	
Area: Ward-020	
Planning District: 311-Hunnamanu	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	1291.64
Deduction for Setback Area	
Setback Area of Civil	171.72
Total :	171.72
NET AREA OF PLOT (A-Deductions)	1269.92
Deduction for Balcony Plot Area	
Balcony Area Permissible Area (Ex-Cost)	171.72
Balcony Area	615.72
	760.85
BALANCE AREA OF PLOT (A-Deductions)	1107.79
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	634.96
Proposed Coverage Area (14.91 %)	189.72
Achieved Net coverage area (14.91 %)	189.72
Balance coverage area left (35.09 %)	445.24
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	3808.52
Total Plinth FAR area (1.00)	3808.52
Residential FAR (100.00%)	3804.54
Commercial FAR	00.00
Achieved Net FAR Area (2.99)	3804.54
Balance FAR Area (0.00)	43.98
BUILT UP AREA CHECK	
Proposed Built-up Area	35329.36
Achieved Net Built-up Area (Not Exceed Lvl.)	35329.36
Achieved Built-up Area	35329.36

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
WING-A (RESIDENTIAL)	Residential	Apartment	Highrise Building	R
WING-B (RESIDENTIAL)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Unit Reqd.	Unit Prop.	Car Reqd./Unit	Car Prop.
WING-A (RESIDENTIAL)	Residential	Apartment	61-225	1	1	1	96
WING-B (RESIDENTIAL)	Residential	Apartment	61-225	1	1	1	96
						192	192

Parking check (Table 7b)

Vehicle Type	Required		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	192	3840.00	355	3352.50
Two Wheeler Car Parking	20	375.00	20	375.00
Visitor Car	212	3915.00	355	3352.50
TwoWheeler		75.00	20	375.00
Other Parking				1710.00
Total		3180.00		1710.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID :
NUMBER & CONTACT NUMBER :
M/s. HARSHITA PROPERTY DEVELOPERS PVT LTD. ID REP. BY
THE MANAGING DIRECTOR, HARSHITA HOUSING CONSTRUCTIONS PVT LTD., # 63,Dated: 17-12-2019, Level, O Block, Bangalore North

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
NAME, DESIGNATION & ADDRESS, SIGNATURE,
BASAVESWARANAGAR, BANGALORE - 79.
BCC/BL-3.6/E-3024/07-08

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO.72/2/2/3, KHATHA NO.4078/5/72/, HENNUR VILLAGE, KASABA HOBLI, HENNUR MAIN ROAD, BANGALORE NORTH TALUK,BANGALORE.

DRAWING TITLE :

TERRACE FLOOR PLANS, ELEVATION

SHEET NO : 07

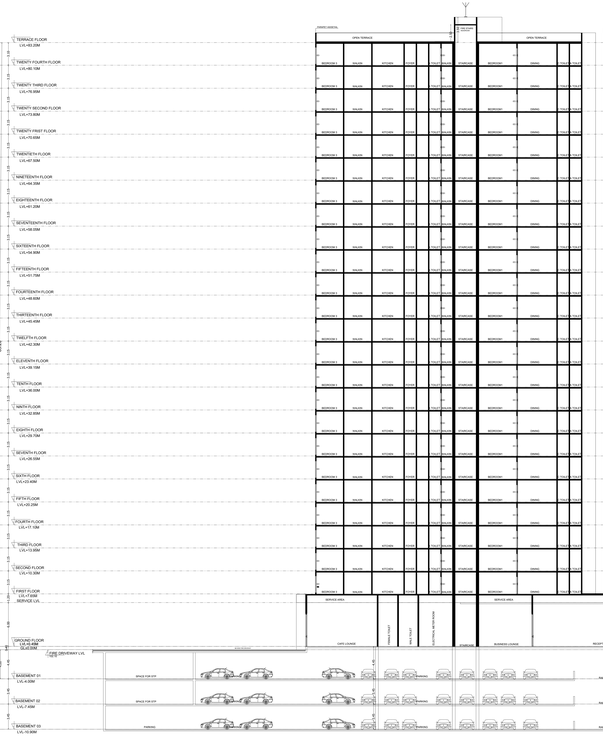
SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	ZONAL COMMISSIONER

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

HO - NORTH

This is a 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/scanners, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 72/2013/3 ,Hennur Village, Kasaba Hobli, Hennur Main Road, Bangalore.

for Residential Apartment Block-1 Ground + 24

for 1Ground + 24 UF only

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

3.7774.58 sft was 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 said plans and specifications shall be available at the site of construction or erection, 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 for the site above 371 Sqm.

6.The commencement 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.Sufficient space shall be provided for running telephone cabins, 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 completion.

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

10.The applicant shall not store 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 shall not raise any type of fences in the 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.(Cell-3) Licensing Regulations, 2004, from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).

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.The applicant shall not 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 plan sanction is liable to be revoked under Section 394 of KMC Act. Further construction carried in the revoked instance and cancel the registration if the same is repealed for the first time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in Bye-laws 32(a), 33 & 34 of Building Bye-laws 2003 and Rule 11.

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 as per the Bye-law 32(a) and shall not be permitted to use the 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 the Seismic & Wind Resistant Design of Structures Code (IS:1893-1984 & 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, letter tabe and type of foundation to be adopted shall be certified by a registered structural engineer. 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 11 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws a€" 21) 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 obtain NOC from the Labour Department before commencing the construction and that the construction activities shall also 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 wastes and shall be processed / disposed in the following manner as per the provisions of Bye-law 32 (a) (i) of Building Bye-laws 2003 for the construction of buildings having an area of 20 Sq. Mts. and above and 2000 Sqm and above built-up area for Commercial buildings.

28.The applicant shall ensure that the building is designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and buildings. The safety aspects of the building shall be certified by the owner, by erstwhile earth-tentacles.

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€" drills in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.

3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.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, Building Regulations, Standing Orders and Policy Orders of the Bangalore 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 Bangalore City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule-V. 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/ENGG/CAUVERY/ 2012-13 dated 19/03/2013 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.mt. of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development 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.The Applicant / Owner / Developer shall initiate prosecution against the sanctioned plan the action will be initiated according to Bangalore City Corporation Act â€" 2020.

39.The Applicant / Owner / Developer shall also adhere to the special conditions imposed in the Building License.

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.Bangalore City Corporation will not be responsible for any dispute that may arise in respect of property in question.

42.If any false information submitted in respect of property in question is found to be false or fabricated or if same further 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 cannot be considered for claiming the ownership of the property.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

46.The Owner / Builder / Architect shall adopt all the safety 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 occurs to personnels or damages caused to public or private property, Bangalore City Corporation is not responsible for such loss, Owner / Builder / GPA holder / Architect shall be held responsible 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 at any time in and around the construction site to avoid source of any disease or Dengue, Fly e.g., Water vandy, BT.pit, basement floor, etc.

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Weekday) Hoodlavi Letter No. LD/65/LET/2013, dated: 01-04-2013 :

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

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Registration of employment of building workers in the form prescribed under the said rules and shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.In any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :WING A (RESIDENTIAL)

Floor Name	Gross Built-up Area (in Sq.mt.)	Deductions (Stair Case, Lift, Void, Shaft, Machine Room, Terrace Area in Sq.mt.)	Total Built Up Area (in Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant Area (No.)	Carpet Area (Sq.mt.)
	Cellar			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	92.53	9.24	83.29	63.36	0.00	19.91	0.00	0.00	0.00	0.00	0.00	0.00	Nil	0.00
Twentyfourth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Twentythird Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Twentysecond Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Twentyfirst Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Twentieth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Nineteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Eighteenth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Seventeenth Floor	872.99	66.12	806.87	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	743.49	04	0.00
Sixteenth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Fifteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Fourteenth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Thirteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Twelfth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Eleventh Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Tenth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Ninth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Eighth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Seventh Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Sixth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Fifth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Fourth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Third Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Second Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
First Floor	831.82	66.12	765.70	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	702.33	04	0.00
Ground Floor	916.63	46.81	873.82	39.29	16.47	0.00	28.35	0.57	0.00	0.00	0.00	788.29	08	826.16
Cellar	5752.64	54.60	5698.04	84.61	32.94	0.00	0.00	0.00	286.73	0.00	5283.80	45.94	49.94	00
Basement First	5723.83	40.82	5682.91	75.01	32.94	0.00	0.00	0.00	286.73	0.00	5268.34	45.94	49.94	00
Basement Second	5723.83	40.82	5682.91	75.01	32.94	0.00	0.00	0.00	286.73	0.00	5268.34	45.94	49.94	00
Basement Third	5643.58	13.08	5630.50	75.01	32.94	0.00	0.00	0.00	286.73	0.00	5205.82	45.94	49.94	00
Total	36344.22	1751.33	34592.89	1447.78	513.37	19.91	28.35	14.25	860.19	45.10	10159.12	17698.70	17698.70	36	877.26
Total Number of Same Blocks	1														
Total	36344.22	1751.33	34592.89	1447.78	513.37	19.91	28.35	14.25	860.19	45.10	10159.12	17698.70	17698.70	36	877.26

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WINGA (RESIDENTIAL)	D1	0.90	2.10	154

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WINGA (RESIDENTIAL)	W1	2.00	2.15	24
WINGA (RESIDENTIAL)	W1	2.15	2.15	93

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.15 X 3.37 X 1 X 1	4.48	15.52
	1.15 X 3.37 X 1 X 1	4.48	
	0.67 X 3.37 X 1 X 1	2.86	
	0.67 X 4.63 X 1 X 1	3.24	
TYPICAL - 2, 4, 6, 8, 10, 12, 14, 16, 18, 20& 24 FLOOR PLAN	1.24 X 4.28 X 1 X 12	58.52	158.56
	0.63 X 4.28 X 1 X 12	29.40	
	0.63 X 4.63 X 1 X 12	31.42	
	1.48 X 3.37 X 1 X 12	74.95	
TYPICAL - 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 FLOOR PLAN	1.48 X 3.37 X 1 X 10	49.70	158.56
	1.18 X 4.28 X 1 X 10	40.60	
	0.63 X 4.28 X 1 X 10	26.96	
	1.21 X 3.28 X 1 X 10	22.70	
SEVENTEENTH FLOOR PLAN	1.48 X 3.37 X 1 X 1	4.49	13.90
	1.39 X 4.28 X 1 X 1	5.93	
	1.97 X 3.28 X 1 X 1	1.97	
	0.63 X 4.28 X 1 X 1	2.46	
Total			370.58

Block :WINGB (RESIDENTIAL)

Floor Name	Gross Built-up Area (in Sq.mt.)	Deductions (Stair Case, Lift, Void, Shaft, Machine Room, Terrace Area in Sq.mt.)	Total Built Up Area (in Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant Area (No.)	Carpet Area (Sq.mt.)
	Cellar			StairCase	Lift	Lift Machine	Void	Substructure	Refuge Area	Resi.				
Terrace Floor	91.77	8.62	83.15	63.34	0.00	19.81	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfourth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Twentythird Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Twentysecond Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Twentyfirst Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Twentieth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Nineteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	46.64	689.99	689.99	04	0.00	
Eighteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Seventeenth Floor	859.90	59.96	799.94	46.27	16.47	0.00	0.00	0.57	46.64	689.99	689.99	04	0.00	
Sixteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Fifteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Fourteenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Thirteenth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Twelfth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Eleventh Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Tenth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Ninth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Eighth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Seventh Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Sixth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Fifth Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Fourth Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
Third Floor	813.42	59.92	753.50	46.27	16.47	0.00	0.00	0.57	0.00	690.19	690.19	04	0.00	
Second Floor	812.30	60.00	752.30	46.27	16.47	0.00	0.00	0.57	0.00	689.99	689.99	04	0.00	
First Floor	814.56	59.96	754.60	46.27	16.47	0.00	0.00	0.57	0.00	691.89	691.89	04	0.00	
Ground Floor	888.57	52.59	835.98	42.56	16.47	0.00	0.00	0.57	0.00	784.57	784.57	08	837.40	
Total	20536.99	1500.42	19036.57	1210.98	411.75	19.91	0.00	14.25	46.64	17446.03	17446.03	96	837.40	
Total Number of Same Blocks	1													
Total	20536.99	1500.42	19036.57	1210.98	411.75	19.91	0.00	14.25	46.64	17446.03	17446.03	96	837.40	

FAR &Tenement Details

Block	No. of Same bldg.	Gross Built Up Area (Sq.mt.)	Deductions (Stair Case, Lift, Lift Machine, Void, Shaft, Machine Room, Terrace Area in Sq.mt.)	Total Built Up Area (in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant No.	Carpet Area (Sq.mt.)
WINGA (RESIDENTIAL)	1	36344.22	1751.33	34592.89	1447.78	513.37	19.91	28.35
WINGB (RESIDENTIAL)	1	20536.99	1500.42	19036.57	1210.98	411.75	19.91	182.01
Total	2	56881.21	3251.99	53629.46	2658.76	925.12	39.82	210.36

Block	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Residential Stairs	Parking	Resi.	Total FAR Area (Sq.mt.)	Total (No.)	Carpet Area other than Tenement
WINGA (RESIDENTIAL)	1447.78	513.37	19.91	28.35	14.25	860.19	45.10	10159.12	17698.70	17698.70	96	877.26
WINGB (RESIDENTIAL)	1210.98	411.75	19.91	182.01	14.25	0.00	46.64	0.00	17446.03	17446.03	96	837.40
Total	2658.76	925.12	39.82	210.36	28.50	860.19	91.74	10159.12	35144.73	35144.73	192.00	1714.66

Block :WINGA (RESIDENTIAL)

Floor Name	Gross Built-up Area (in Sq.mt.)	Deductions (Stair Case, Lift, Void, Shaft, Machine Room, Terrace Area in Sq.mt.)	Total Built Up Area (in Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant Area (No.)	Carpet Area (Sq.mt.)
	Cellar			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	92.53	9.24	83.29	63.36	0.00	19.91	0.00	0.00	0.00	0.00	0.00	0.00	Nil	0.00
Twentyfourth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Twentythird Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Twentysecond Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Twentyfirst Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Twentieth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Nineteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Eighteenth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Seventeenth Floor	872.99	66.12	806.87	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	743.49	04	0.00
Sixteenth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Fifteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Fourteenth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Thirteenth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Twelfth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Eleventh Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Tenth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Ninth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Eighth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Seventh Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Sixth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Fifth Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Fourth Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Third Floor	827.57	66.12	761.45	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
Second Floor	827.76	66.12	761.64	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	698.27	04	0.00
First Floor	831.82	66.12	765.70	46.27	16.47	0.00	0.00	0.57	0.00	0.00	0.00	702.33	04	0.00
Ground Floor	916.63	46.81	873.82	39.29	16.47	0.00	28.35	0.57	0.00	0.00	0.00	788.29	08	826.16
Cellar	5752.64	54.60	5698.04	84.61	32.94	0.00	0.00	0.00	286.73	0.00	5283.80	45.94	49.94	00
Basement First	5723.83	40.82	5682.91	75.01	32.94	0.00	0.00	0.00	286.73	0.00	5268.34	45.94	49.94	00
Basement Second	5723.83	40.82	5682.91	75.01	32.94	0.00	0.00	0.00	286.73	0.00	5268.34	45.94	49.94	00
Basement Third	5643.58	13.08	5630.50	75.01	32.94	0.00	0.00	0.00	286.73	0.00	5205.82	45.94	49.94	00
Total	36344.22	1751.33	34592.89	1447.78	513.37	19.91	28.35	14.25	860.19	45.10	10159.12	17698.70	17698.70	36	877.26
Total Number of Same Blocks	1														
Total	36344.22	1751.33	34592.89	1447.78	513.37	19.91	28.35	14.25	860.19	45.10	10159.12	17698.70	17698.70	36	877.26

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
WINGA (RESIDENTIAL)	D1	0.90	2.10	154

SCHEDULE OF JOINERY :

| BLOCK NAME | NAME | LENGTH |