SY.NO.131
27.07
Kharab area - 101.26 Sqm (Gju)
SY.NO.131
STP
60.87
Kharaba area - 2.60 Sqm (Gju)
29.20
240.60
166.00
SY.NO.130/2
SY.NO.129/5
SY NO 129/1 (P)
SY.NO.129/3
PARK & OPEN SPACE (10.04%)
2663.08 SQ.MT.
C A SITE(5.02%)
1330.09 SQMT
41.20
15.20
10.00
35.00
48.80
37.40
LOWER BASEMENT PLAN FFL + 91.35M LVL.
TOTAL NO OF CAR PARKING PROVIDED = 373 NOS.
30.00mt Buffer Line
58.30MT
ROAD WIDENING AREA 17'0" 5.20mt Buffer Line
5.60
Drain
Servic
Divider
Block BUILDING 1 (WING A TO E)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Stair/Case	Deductions (Area in Sq.mt.) Lift	Deductions (Area in Sq.mt.) Lift Machine	Deductions (Area in Sq.mt.) Substructure	Deductions (Area in Sq.mt.) Ramp	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tenements (No.)
Terrace Floor	180.14	0.00	180.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	296.07	4.17	293.90	28.08	9.75	0.00	0.81	0.00	0.00	255.26	255.26	02
Twentyfirst Floor	1013.26	18.93	994.33	112.32	43.87	0.00	0.81	0.00	0.00	837.33	837.33	07
Twentieth Floor	1430.83	18.93	1411.90	112.32	43.87	0.00	0.81	0.00	0.00	1254.90	1254.90	12
Nineteenth Floor	2209.34	25.25	2184.09	145.40	53.62	0.00	0.81	0.00	0.00	1899.26	1899.26	20
Eighteenth Floor	2209.34	25.25	2184.09	145.40	53.62	0.00	0.81	0.00	0.00	1899.26	1899.26	20
Seventeenth Floor	2371.86	25.25	2346.60	145.40	53.62	0.00	0.81	0.00	0.00	2151.77	2151.77	23
Sixteenth Floor	2390.65	25.25	2365.40	145.40	53.62	0.00	0.81	0.00	0.00	2170.57	2170.57	22
Fifteenth Floor	2370.39	25.25	2345.13	145.40	53.62	0.00	0.81	0.00	0.00	2150.30	2150.30	22
Fourteenth Floor	2412.55	25.25	2387.30	145.40	53.62	0.00	0.81	0.00	0.00	2192.47	2192.47	22
Thirteenth Floor	2370.53	25.25	2345.28	145.40	53.62	0.00	0.81	0.00	0.00	2150.25	2150.25	22
Twelfth Floor	2416.68	25.25	2391.43	145.40	53.62	0.00	0.81	0.00	0.00	2196.60	2196.60	22
Eleventh Floor	2400.60	25.25	2375.35	145.40	53.62	0.00	0.81	0.00	0.00	2180.52	2180.52	22
Tenth Floor	2371.86	25.25	2346.60	145.40	53.62	0.00	0.81	0.00	0.00	2151.77	2151.77	23
Ninth Floor	2382.04	25.25	2356.79	145.40	53.62	0.00	0.81	0.00	0.00	2161.96	2161.96	22
Eighth Floor	2418.32	25.25	2393.08	145.40	53.62	0.00	0.81	0.00	0.00	2198.25	2198.25	22
Seventh Floor	2368.89	25.25	2343.64	145.40	53.62	0.00	0.81	0.00	0.00	2148.81	2148.81	22
Sixth Floor	2368.89	25.25	2343.64	145.40	53.62	0.00	0.81	0.00	0.00	2148.81	2148.81	22
Fifth Floor	2368.89	25.25	2343.64	145.40	53.62	0.00	0.81	0.00	0.00	2148.81	2148.81	22
Fourth Floor	2368.89	25.25	2343.64	145.40	53.62	0.00	0.81	0.00	0.00	2148.81	2148.81	22
Third Floor	2368.89	25.25	2343.64	145.40	53.62	0.00	0.81	0.00	0.00	2148.81	2148.81	22
Second Floor	2368.89	25.25	2343.64	145.40	53.62	0.00	0.81	0.00	0.00	2148.81	2148.81	22
First Floor	1990.20	25.25	1965.00	145.40	53.62	0.00	0.81	0.00	0.00	1770.17	1770.17	18
Ground Floor	2870.84	233.84	2636.99	145.40	53.62	0.00	74.55	0.00	120.56	1090.37	1090.37	06
Basement Floor	19122.66	636.49	17592.17	148.23	92.62	0.00	80.17	787.60	16477.69	0.00	0.00	00
Basement Floor	17063.30	44.69	17018.75	148.23	92.62	0.00	354.92	465.75	16877.18	0.00	0.00	00
Total	85421.62	1230.90	83990.72	3555.06	1355.13	6.56	533.46	1253.35	34668.46	43778.77	43778.77	437
Total Number of Same Blocks	2											
Total	85421.62	1230.90	83990.72	3555.06	1355.13	6.56	533.46	1253.35	34668.46	43778.77	43778.77	437

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 1 (WING A TO E)	W3	0.60	1.20	643
	D1	0.90	2.10	1057
	D	1.00	2.10	437
	SD1	1.69	2.10	83
	SD	2.10	2.10	436
BUILDING 2 (WING A TO E)	W3	0.60	1.20	643
	W2	0.60	1.20	335
	W1	1.50	1.50	840
BUILDING 3 (WING A TO E)	W	1.80	1.50	418

Block BUILDING 2 (WING F TO I)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Stair/Case	Deductions (Area in Sq.mt.) Lift	Deductions (Area in Sq.mt.) Lift Machine	Deductions (Area in Sq.mt.) Substructure	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tenements (No.)
Terrace Floor	145.10	0.00	145.10	138.86	0.00	6.24	0.00	0.00	0.00	0.00	00
Nineteenth Floor	636.46	9.60	626.86	56.16	19.50	0.00	0.81	0.00	550.39	550.39	04
Seventeenth Floor	636.46	9.60	626.86	56.16	19.50	0.00	0.81	0.00	550.39	550.39	04
Sixteenth Floor	1570.69	19.35	1551.34	112.32	39.00	0.00	0.81	0.00	1399.21	1399.21	12
Fifteenth Floor	1653.65	19.35	1634.30	112.32	39.00	0.00	0.81	0.00	1482.17	1482.17	13
Fourteenth Floor	1967.16	19.35	1947.81	112.32	39.00	0.00	0.81	0.00	1795.68	1795.68	16
Thirteenth Floor	1976.96	19.35	1957.61	112.32	39.00	0.00	0.81	0.00	1804.48	1804.48	16
Twelfth Floor	1965.59	19.35	1946.24	112.32	39.00	0.00	0.81	0.00	1794.11	1794.11	16
Eleventh Floor	2009.69	19.35	1990.34	112.32	39.00	0.00	0.81	0.00	1838.21	1838.21	16
Tenth Floor	1966.19	19.35	1946.84	112.32	39.00	0.00	0.81	0.00	1794.71	1794.71	16
Ninth Floor	2006.19	19.35	1986.84	112.32	39.00	0.00	0.81	0.00	1834.71	1834.71	16
Eighth Floor	1965.57	19.35	1946.22	112.32	39.00	0.00	0.81	0.00	1794.09	1794.09	16
Seventh Floor	2008.92	19.35	1989.57	112.32	39.00	0.00	0.81	0.00	1837.44	1837.44	16
Sixth Floor	1968.55	19.35	1949.20	112.32	39.00	0.00	0.81	0.00	1797.07	1797.07	16
Fifth Floor	2021.45	19.35	2002.10	112.32	39.00	0.00	0.81	0.00	1849.97	1849.97	16
Fourth Floor	1964.20	19.35	1944.85	112.32	39.00	0.00	0.81	0.00	1792.72	1792.72	16
Third Floor	1964.20	19.35	1944.85	112.32	39.00	0.00	0.81	0.00	1792.72	1792.72	16
Second Floor	1964.20	19.35	1944.85	112.32	39.00	0.00	0.81	0.00	1792.72	1792.72	16
First Floor	1442.75	19.35	1423.40	112.32	39.00	0.00	0.81	0.00	1271.27	1271.27	11
Ground Floor	2317.95	216.85	2101.10	131.76	39.00	0.00	51.90	933.72	944.72	944.72	03
Total	30115.13	565.00	35550.13	2292.38	741.00	6.24	67.29	933.72	31009.50	31009.50	271
Total Number of Same Blocks	1										
Total	30115.13	565.00	35550.13	2292.38	741.00	6.24	67.29	933.72	31009.50	31009.50	271

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (WING F TO I)	D2	0.75	2.10	969
BUILDING 2 (WING F TO I)	D1	0.90	2.10	660
BUILDING 2 (WING F TO I)	D	1.00	2.10	16
BUILDING 2 (WING F TO I)	SD1	1.69	2.10	155
BUILDING 2 (WING F TO I)	SD	2.10	2.10	271
BUILDING 2 (WING F TO I)	W3	0.60	1.20	410
BUILDING 2 (WING F TO I)	W2	0.60	1.20	269
BUILDING 2 (WING F TO I)	W1	1.50	1.50	342
BUILDING 2 (WING F TO I)	W	1.80	1.50	371

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Stair/Case	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tenements (No.)
BUILDING 1 (WING A TO E)	1	85421.62	1230.90	83990.72	3555.06	1355.13	6.56	533.46	1253.25	34668.46	43778.77	43778.77	437
BUILDING 2 (WING F TO I)	1	30115.13	565.00	35550.13	2292.38	741.00	6.24	67.29	0.00	933.72	31009.50	31009.50	271
Grand Total	2	125536.75	1895.90	129540.85	5847.44	2096.13	12.80	600.75	1253.25	35602.21	75288.27	75288.27	708.00

Approval Condition :

PRJ/8242/22-23 (BBMP/Addl.Dir/JDNORTH/0066/22-23)

This Plan Sanction is issued subject to the following conditions:
1. Sanction is accorded for the Residential APARTMENT BUILDING ON KATHA NO. 768/4, MUNICIPAL NO. 292, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU.
a) Consisting of Residential Building - 01 (Wing - A to E), 2GF + GF + 22 Upper Floor (Twenty Two Upper Floor only).
b) Consisting of Residential Block (Wing - F to I), 2BF + LF + 19 Upper Floor (Nineteen Upper Floor only).
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. The Owner / Developer shall make his own arrangements to dispose of the muck that may get generated during the construction activity.
4. Development charges towards increasing the capacity of water supply, sanitary sewerage and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall not cause any inconvenience to the neighboring premises in the vicinity of construction and that the construction activities are confined within the premises only.
8. 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 the dumping yard regularly.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Edt.3) rule bearing 3.06 mts. from the building within the premises.
11. The applicant shall provide adequate space preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / pedestrians at any time.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. The applicant shall obtain the necessary permission from the competent authority in respect of the Fire Fighting scheme and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
15. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to the Authority in the first instance, to rectify the same and if the same is not rectified, the sanction accorded for the erection / alteration of the building shall be liable to be revoked by the Authority.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV of the Building Bye-laws 2003 in the matter of erection.
17. The building shall be constructed under the supervision of a registered structural engineer.
18. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the walls, the Engineer / Architect shall inform the Authority.
19. Construction or erection 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall make his own arrangements for providing water supply, sewerage and solid waste management.
23. Adequate provision of rechage of ground water at all time having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant shall provide solar water heaters as per table 7f of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31)of Building bye-laws 2003 shall be ensured.
27. 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 the same shall be approached through a ramp as per the Persons with Disabilities (Equal Opportunities) Act.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop below 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
30. The applicant shall obtain the necessary permission from the Labour Department before employing the workers and Inorganic waste and should be processed in the Recycling system(only until Required n.g capacity installed at site for re-use / disposal.
(Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial building)
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads, drains, electric transformers, electric lines and other installations and public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
34. The Owner / Association of high-rise building shall obtain clearance certificate from the Karnataka Fire and Emergency Department every Two years from the date of issue of the permission issued and a Fire Safety Measures Installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
35. The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department every Two years from the date of issue of the permission issued to ensure that the building is in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
36. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department every working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
37. The applicant shall make provision for Rain Water Harvesting structure and its effective maintenance.
38. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan Vide No: BDA / TPM / DLP - 10 / 1681 / 2022 - 23, Dt: 23 - 09 - 2022, for the project should be strictly adhered to.
39. The applicant shall provide adequate measures for fire safety as per the provisions made in the approved fire safety plan and fire safety management by-law 2016.
40. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
41. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
42. The safety of the workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
43. Employment of child labour in the construction activities strictly prohibited.
44. Obtaining NOC from the Labour Department before commencing the construction work is a must.
45. BBMP will not be responsible for any dispute that may arise in respect of property in question.
46. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 05/12/2022
PROJECT DETAIL	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8242/22-23	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 768/4, MUNICIPAL NO. 292
Nature of Sanction: New	Khata No. (As per Khata Extract): KATHA NO. 768/4
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 768/4, MUNICIPAL NO. 292
Building Line Specified as per Z.R. NA	Pid No. (As per Khata Extract): KATHA NO. 768/4, MUNICIPAL NO. 292
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 768/4, MUNICIPAL NO. 292, GUNJUR VILLAG, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK
Ward: Ward-149	
Planning District: 216-Varthur	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A)	2663.08
Deduction for NetPlot Area	
Road Widening Area	1119.64
Kharaba/Land Area	353.26
Total :	1922.37
NET AREA OF PLOT	(A-Deductions)	2663.08
Deduction for Balance Plot Area	
Road Widening Area	1119.64
Amenity Space	1330.09
Kharaba/Land Area	353.26
Total :	3252.99
BALANCE AREA OF PLOT	(A-Deductions)	2309.37
COVERAGE DETAILS	
Permissible Coverage area (50.00 %)	1154.68
Proposed Coverage Area (52.2 %)	4738.00
Achieved Net coverage area (52.2 %)	4738.00
Balance coverage area left (29.8 %)	6990.94
FAR DETAILS :	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	8167.65
Additional F.A.R within Ring I and II (for amalgamated plot) (0.25)	8167.65
Allowable TDR Area (30% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm.FAR area (3.25)	8167.65
Residential FAR (90.00%)	73527.91
Proposed FAR Area	75288.27
Achieved Net FAR Area (2.83)	75288.27
Balance FAR Area (0.42)	879.38
BUILT-UP AREA CHECK :	
Proposed BuiltUp Area	129540.85
Substructure Area Add in BUA (Layout List	12.80
Achieved BuiltUp Area	129553.65

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BUILDING 1 (WING A TO E)	Residential	Apartment	Highrise	R
BUILDING 2 (WING F TO I)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BUILDING 1 (WING A TO E)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	358	-
BUILDING 2 (WING F TO I)	Residential	Apartment	50 - 225	1	-	1	271	-
			-	-	-	-	669	826

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	669	9198.75	826	11365.00
Visitor's Car Parking	69	950.00	0	0.00
Total Car	737	10133.75	826	11365.00
Two/Wheeler	-	950.00	0	0.00
Other Parking	-	-	-	26072.50
Total	-	11083.75	-	37437.50

ENGINEER :-
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR, 6th CROSS, ASHOKANAGARA, TUMKUR - 572102
PHONE: 9880170745

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :-

Shashidhara. N. R
BCC/BL-3.2.3/E-1065/02-03

ROHAN BUILDERS

1147,3RD FLOOR,4 p ICON 12 TH MAIN INDIRANAGAR HAL 2ND STAGE BANGALORE 560008

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

V.S.Associates, #4, R.R.Mansion, 3rd Floor, 6th Cross, Ashokanagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 768/4, MUNICIPAL NO. 292, GUNJUR VILLAGE, VARTHUR HOBLI, WARD NO. 149, BENGALURU EAST TALUK, BENGALURU.

DRAWING TITLE :
LOWER BASEMENT FLOOR PLAN

SHEET NO :
02 OF 36

SCALE : 1: 200

NORTH

RAMP SECTION
SCALE 1:100

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

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