Block A (RESIDENTIAL TOWER-BEACON)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)						Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tenement No.	Carpet area (Sq.m.)
		Cellar		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	18.67	0.00	18.67	45.72	7.65	3.25	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	08	0.00
Fourteenth Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	08	0.00
Thirteenth Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	08	0.00
Twelfth Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	08	0.00
Eleventh Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	08	0.00
Tenth Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	08	0.00
Ninth Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	08	0.00
Eighth Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	08	0.00
Seventh Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	08	0.00
Sixth Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	07	0.00
Fifth Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	07	0.00
Fourth Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	07	0.00
Third Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	07	0.00
Second Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	07	0.00
First Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	07	0.00
Ground Floor	981.74	87.40	894.35	28.82	12.95	0.00	0.23	0.00	0.00	852.35	852.35	07	0.00
Total Number of Same Blocks	1												
Total	15267.12	1444.01	13823.10	448.92	204.51	3.25	3.68	420.75	2784.62	14010.12	14010.12	105	745.92

Block A (RESIDENTIAL TOWER-PINNACLE)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)						Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tenant No.(s)
		Cellar		StairCase	Lift	Lift Machine	Substructure	Resi.				
Terrace Floor	58.01	0.00	58.01	49.86	7.65	3.25	0.00	0.00	0.00	0.00	0.00	00
Fourteenth Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Thirteenth Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Twelfth Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Eleventh Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Tenth Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Ninth Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Eighth Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Seventh Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Sixth Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Fifth Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Fourth Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Third Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Second Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
First Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Ground Floor	862.50	82.20	862.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	06
Total Number of Same Blocks	1											
Total	12973.39	498.65	12474.55	416.34	212.86	6.17	3.68	1420.30	1420.30	12054.19	12054.19	94

Block A (RESIDENTIAL TOWER-SUMMIT)

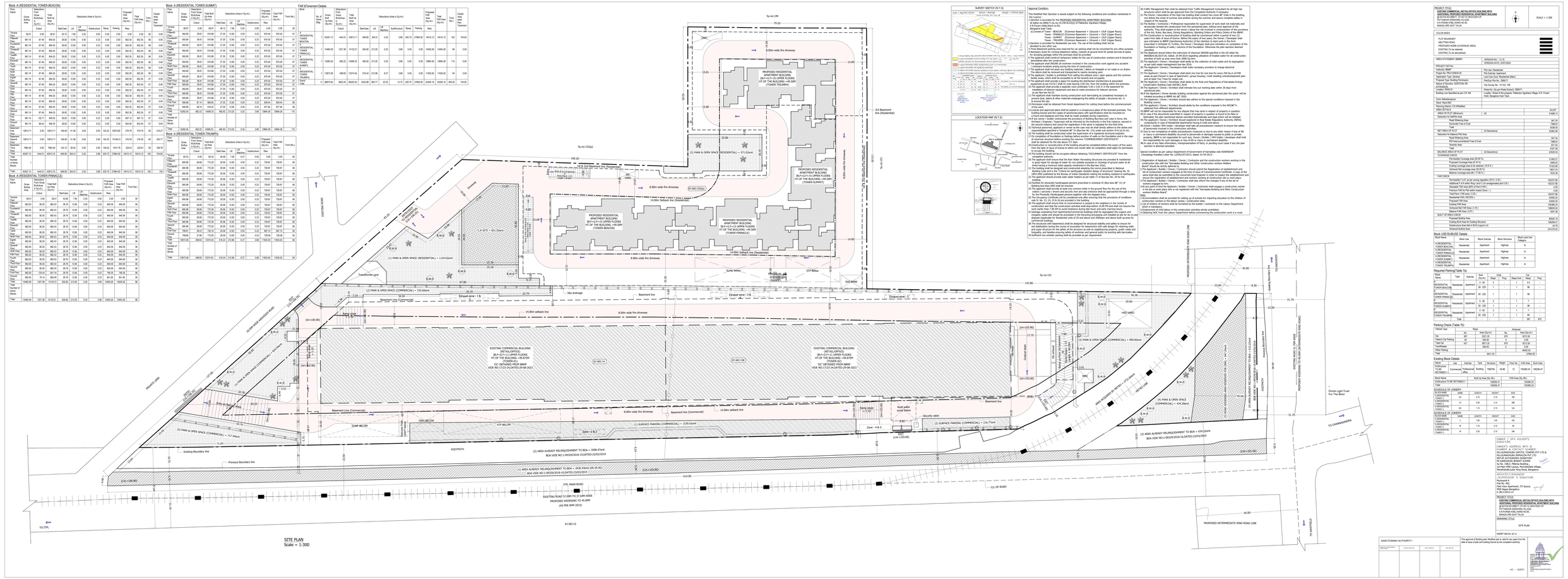
Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)						Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tenant No.(s)
		Cellar		StairCase	Lift	Lift Machine	Substructure	Resi.				
Terrace Floor	18.67	0.00	18.67	46.12	7.65	3.25	0.00	0.00	0.00	0.00	0.00	00
Fourteenth Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Thirteenth Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Twelfth Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Eleventh Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Tenth Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Ninth Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Eighth Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Seventh Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Sixth Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Fifth Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Fourth Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Third Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Second Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
First Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Ground Floor	960.69	39.81	910.88	27.30	12.65	0.00	0.23	870.92	870.92	07	
Total Number of Same Blocks	1										
Total	15260.91	663.22	14599.33	462.92	213.25	3.25	3.68	13894.28	13894.28	110	

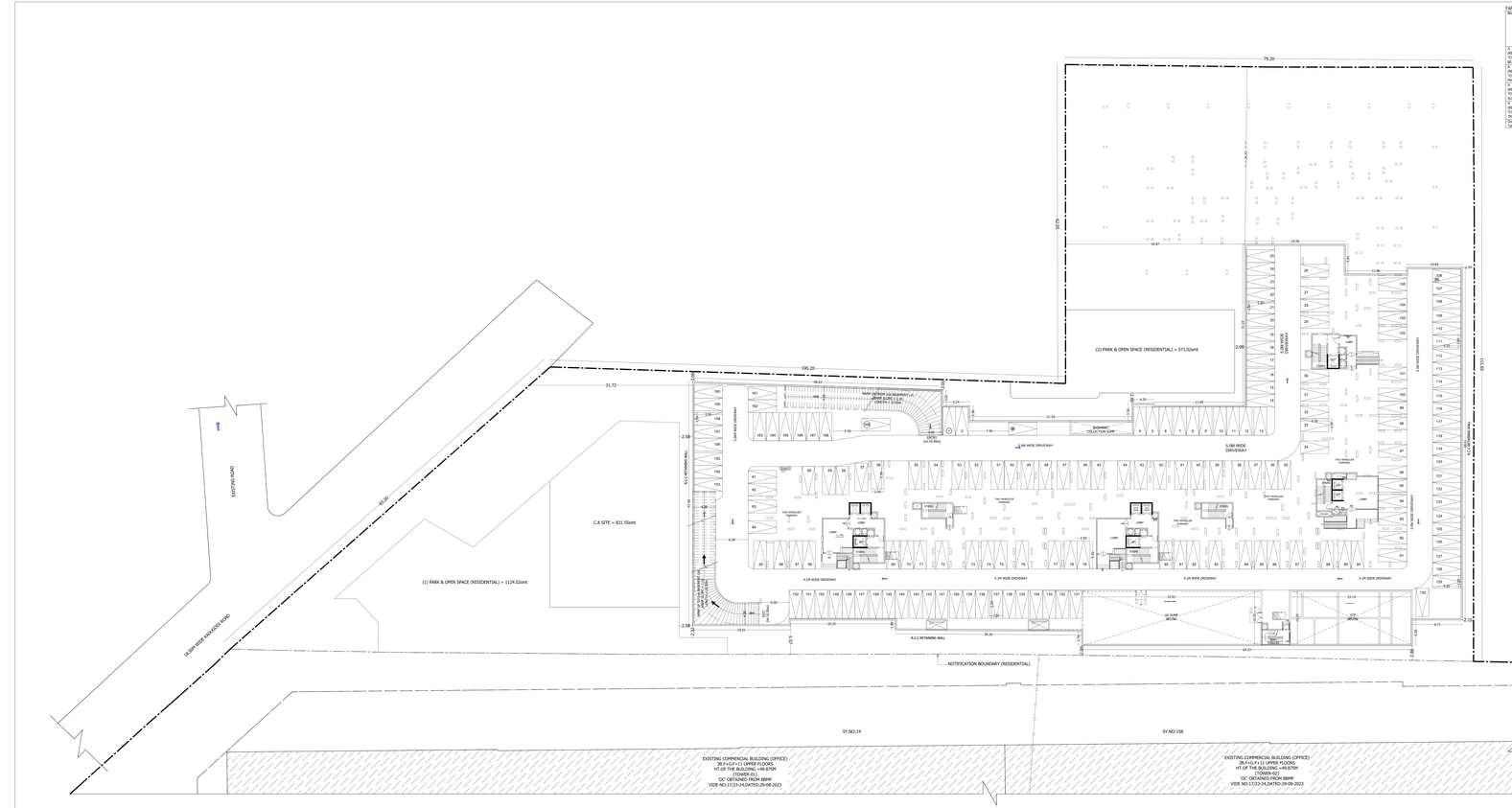
Block A (RESIDENTIAL TOWER-TRIUMPH)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)						Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tenant No.(s)
		Cellar		StairCase	Lift	Lift Machine	Substructure	Resi.				
Terrace Floor	48.03	0.00	48.03	46.48	7.65	6.27	0.00	0.00	0.00	00	
Fifteenth Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Fourteenth Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Thirteenth Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Twelfth Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Eleventh Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Tenth Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Ninth Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Eighth Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Seventh Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Sixth Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Fifth Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Fourth Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Third Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Second Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
First Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Ground Floor	800.98	28.69	772.29	26.36	12.63	0.00	0.23	729.67	729.67	06	
Total Number of Same Blocks	1										
Total	12973.39	498.65	12474.55	416.34	212.86	6.27	3.68	11820.30	11820.30	94	

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)						Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Tenements (No.)
			Cellar		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
A (RESIDENTIAL TOWER-BEACON)	1	15267.12	1444.01	13823.10	448.92	204.51	3.25	3.68	420.75	2784.62	14010.12	14010.12	105
A (RESIDENTIAL TOWER-PINNACLE)	1	12973.39	498.65	12474.55	416.34	212.86	6.17	3.68	1420.30	1420.30	12054.19	12054.19	94
A (RESIDENTIAL TOWER-SUMMIT)	1	15260.91	663.22	14599.33	462.92	213.25	3.25	3.68	13894.28	13894.28	110		
A (RESIDENTIAL TOWER-TRIUMPH)	1	12973.39	498.65	12474.55	416.34	212.86	6.27	3.68	11820.30	11820.30	94		
Total	4	56474.81	3104.54	53371.53	1744.52	843.48	19.14	14.72	420.75	2784.62	53495.16	53495.16	403.00


SITE PLAN
Scale = 1:300
PROPOSED RESIDENTIAL APARTMENT BUILDING 38.F+G.F+11 UPPER FLOORS HT.OF THE BUILDING =49.92M (TOWER-BEACON)
PROPOSED RESIDENTIAL APARTMENT BUILDING 38.F+G.F+11 UPPER FLOORS HT.OF THE BUILDING =49.92M (TOWER-PINNACLE)
PROPOSED RESIDENTIAL APARTMENT BUILDING 38.F+G.F+11 UPPER FLOORS HT.OF THE BUILDING =49.92M (TOWER-SUMMIT)
PROPOSED RESIDENTIAL APARTMENT BUILDING 38.F+G.F+11 UPPER FLOORS HT.OF THE BUILDING =49.92M (TOWER-TRIUMPH)
EXISTING COMMERCIAL BUILDING 38.F+G.F+11 UPPER FLOORS HT.OF THE BUILDING =49.87M (TOWER-A) OC OBTAINED FROM BBMP VIDE NO.17/23-24,DATED.29-08-2023
EXISTING COMMERCIAL BUILDING 38.F+G.F+11 UPPER FLOORS HT.OF THE BUILDING =49.87M (TOWER-B) OC OBTAINED FROM BBMP VIDE NO.17/23-24,DATED.29-08-2023
(1) PARK & OPEN SPACE (RESIDENTIAL) = 1124.02sm
(2) PARK & OPEN SPACE (COMMERCIAL) = 515.00sm
(1) PARK & OPEN SPACE (COMMERCIAL) = 1424.04sm
(1) PARK & OPEN SPACE (COMMERCIAL) = 717.54sm
(1) SURFACE PARKING (COMMERCIAL) = 1339.63sm
(2) SURFACE PARKING (COMMERCIAL) = 226.77sm
(2) AREA ALREADY RELINQUISHMENT TO BDA = 3508.47sm (SR-35.RC) BDA VIDE NO.1-09/25/2018-19,DATED.23/05/2019
(1) AREA ALREADY RELINQUISHMENT TO BDA = 2630.43sm (SR-35.RC) BDA VIDE NO.1-09/25/2018-19,DATED.23/05/2019
(3) AREA ALREADY RELINQUISHMENT TO BDA = 634.30sm BDA VIDE NO.1-09/25/2018-19,DATED.23/05/2019
EXISTING ROAD 37.00M TO 30.48M WIDE PROPOSED WIDENING TO 45.00M (AS PER BMRP-2015)
PROPOSED INTERMEDIATE RING ROAD LINE
PROPOSED WIDENING TO 30.00M (INTERMEDIATE RING ROAD)
EXISTING ROAD 31.70M WIDE PROPOSED WIDENING TO 36.00M (INTERMEDIATE RING ROAD)
TO WHITEFIELD
TO ITPL
TO DANISHANDRA
FOOTPATH
Existing Boundary line
Previous Boundary line
Transformer yard
Sump Below
STP Below
Basement Line (Commercial)
Basement line
Site drainage
Exhaust vent - 2.5
Exhaust vent - 1.5
14.00m setback line
8.00m wide fire driveway
14.00m Setback line (Residential)
3rd Basement line (Residential)
Sy.no.149
Sy.no.152(p)
Sy.no.151
Sy.no.153
Sy.no.150
Sy.no.14
Sy.no.158
Sy.no.13
CL OF ROAD
HSD YARD
Drone Light Trust For The Blind
Roof softer surface below
Security cabin
Ramp Slope 1:12
Zone - II & I
Ramp Slope 1:10
Ramp Slope 1:8
Ramp Slope 1:6
Ramp Slope 1:4
Ramp Slope 1:2
Ramp Slope 1:1
Ramp Slope 1:0
Ramp Slope 1:1
Ramp Slope 1:2
Ramp Slope 1:4
Ramp Slope 1:6
Ramp Slope 1:8
Ramp Slope 1:10
Ramp Slope 1:12



3rd BASEMENT FLOOR PLAN
NO.OF CAR PARKING = 100cars
(M-10.50m)

FAR &Tenement Details

Block	No.of Bldg	Gross Flr Area (Sq.Mt.)	Deductions (Open Spaces & Ramp Area) (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement Nos	Carpet area Area (Sq.Mt.) Tenement
			Cellar		StairCase	Lift Machine	SubStructure	Ramp	Parking	Resi.					
A (RESIDENTIAL TOWER BEACON)	1	40267.12	1464.51	43913.11	945.95	264.51	5.25	3.68	420.75	27994.92	14015.12	155	744.82		
B (RESIDENTIAL TOWER PINNACLE)	1	15493.93	1327.38	16123.21	505.82	213.20	5.25	3.68	0.00	13455.26	13455.26	96	0.00		
C (RESIDENTIAL TOWER SUMMIT)	1	15292.55	683.22	16408.33	482.92	213.20	5.25	3.68	0.00	0.00	15936.30	113	0.00		
D (RESIDENTIAL TOWER TRIUMPH)	1	12973.38	498.83	13374.99	516.24	213.38	4.27	3.68	0.00	0.00	11935.50	134	0.00		
Grand Total:	4	84026.98	3973.94	89820.65	2450.93	903.71	20.02	14.72	420.75	27994.92	55406.18	498	744.82		

Block A (RESIDENTIAL TOWER-BEACON)

Floor Name	Gross Building Area (Sq.Mt.)	Deductions (Open Spaces & Ramp Area) (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement Nos
		Cellar		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
Terrace Floor	58.93	0.00	58.93	45.70	7.93	5.25	0.00	0.00	0.00	0.00	0.00	00
Mumty Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Eighteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Seventeenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Sixteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Fifteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Fourteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Thirteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Twelfth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Eleventh Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Tenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Ninth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Eighth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Seventh Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Sixth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Fifth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Fourth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Third Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Second Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
First Floor	981.74	132.71	848.03	28.92	12.96	0.00	0.23	0.00	0.00	807.72	807.72	00
Ground Floor	981.74	86.64	895.38	28.92	12.96	0.00	0.23	0.00	0.00	852.46	852.46	00
Basement Floor	1081.21	0.00	1081.21	150.49	51.38	0.00	0.00	0.00	152.25	1037.60	379.76	05
Basement Floor	1081.21	0.00	1081.21	150.49	51.38	0.00	0.00	0.00	145.25	1046.21	379.76	05
Basement Floor	1081.21	0.00	1081.21	150.49	51.38	0.00	0.00	0.00	145.25	1046.21	379.76	05
Grand Total:	7965.20	0.00	7965.20	125.10	38.50	0.00	0.00	0.00	128.25	7447.75	225.01	00
Number of Same Blocks	1											
Total:	40267.12	1464.51	43913.11	945.95	264.51	5.25	3.68	420.75	27994.92	14015.12	1015.12	155

Block B (RESIDENTIAL TOWER-PINNACLE)

Floor Name	Gross Building Area (Sq.Mt.)	Deductions (Open Spaces & Ramp Area) (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement Nos
		Cellar		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
Terrace Floor	58.93	0.00	58.93	43.68	7.93	5.25	0.00	0.00	0.00	0.00	0.00	00
Mumty Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Eighteenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Seventeenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Sixteenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Fifteenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Fourteenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Thirteenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Twelfth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Eleventh Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Tenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Ninth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Eighth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Seventh Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Sixth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Fifth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Fourth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Third Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
Second Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.59	840.59	00
First Floor	962.63	79.14	883.49	28.76	12.95	0.00	0.23	0.00	0.00	841.65	841.65	00
Ground Floor	1049.03	127.38	921.65	505.82	213.20	5.25	3.68	0.00	0.00	1455.26	1455.26	96
Basement Floor	1049.03	127.38	921.65	505.82	213.20	5.25	3.68	0.00	0.00	1455.26	1455.26	96
Grand Total:	15493.93	1327.38	16123.21	505.82	213.20	5.25	3.68	0.00	0.00	13455.26	13455.26	96
Number of Same Blocks	1											
Total:	15493.93	1327.38	16123.21	505.82	213.20	5.25	3.68	0.00	0.00	13455.26	13455.26	96

Block C (RESIDENTIAL TOWER-SUMMIT)

Floor Name	Gross Building Area (Sq.Mt.)	Deductions (Open Spaces & Ramp Area) (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement Nos
		Cellar		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
Terrace Floor	58.93	0.00	58.93	45.70	7.93	5.25	0.00	0.00	0.00	0.00	0.00	00
Mumty Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Eighteenth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Seventeenth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Sixteenth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Fifteenth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Fourteenth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Thirteenth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Twelfth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Eleventh Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Tenth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Ninth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Eighth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Seventh Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Sixth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Fifth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Fourth Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Third Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Second Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
First Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Ground Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Basement Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Basement Floor	992.69	39.91	910.88	27.30	12.95	0.00	0.23	0.00	0.00	870.40	870.40	07
Grand Total:	15292.55	683.22	16408.33	482.92	213.20	5.25	3.68	0.00	0.00	15936.30	15936.30	113
Number of Same Blocks	1											
Total:	15292.55	683.22	16408.33	482.92	213.20	5.25	3.68	0.00	0.00	15936.30	15936.30	113

Block D (RESIDENTIAL TOWER-TRIUMPH)

Floor Name	Gross Building Area (Sq.Mt.)	Deductions (Open Spaces & Ramp Area) (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement Nos
		Cellar		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
Terrace Floor	60.33	0.00	60.33	46.48	7.68	4.27	0.00	0.00	0.00	0.00	0.00	00
Mumty Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Eighteenth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Seventeenth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Sixteenth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Fifteenth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Fourteenth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Thirteenth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Twelfth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Eleventh Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Tenth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Ninth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Eighth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Seventh Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Sixth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Fifth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Fourth Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Third Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Second Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
First Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Ground Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Basement Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Basement Floor	869.89	39.68	772.29	26.36	12.65	0.00	0.23	0.00	0.00	729.67	729.67	06
Grand Total:	12973.38	498.83	13374.99	516.24	213.38	4.27	3.68	0.00	0.00	11935.50	11935.50	134
Number of Same Blocks	1											
Total:	12973.38	498.83	13374.99	516.24	213.38	4.27	3.68	0.00	0.00	11935.50	11935.50	134

Approval Condition:

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence:
1.Development as accepted for the PROPOSED RESIDENTIAL APARTMENT BUILDING at Kathe no.208/1(Ta.no.14,17,58 &152)of Pattandur Agrahara Village, Krishnarajapura Hobli, Bangalore East Taluk.
a.Consist of Tower - BEACON : 2Common Basement + 1Ground + 15UF (Upper Floors)
Tower - PINNACLE : 2Common Basement + 1Ground + 15UF (Upper Floors)
Tower - SUMMIT : 2Common Basement + 1Ground + 15UF (Upper Floors)
Tower - TRIUMPH : 2Common Basement + 1Ground + 15UF (Upper Floors)
2.Sanction is accorded for Residential use only. The use of the building shall not be changed to any other use.
3.Three Basement parking area reserved for car parking shall not be converted for any other purpose. 4.Adequate drinking water arrangements shall be made. Water sourced from public water supply shall be used for drinking purposes only. 5.Adequate fire protection shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion.
7.The applicant shall ENSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.The applicant shall ensure that the materials shall not be kept on footpath or on roads or on drains. The debris shall be removed and transported to the dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common areas to the intending purchasers of the apartments/ residential units.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub-3) code leaving 3.00 mts. from the building within the premises. 11.The applicant shall obtain NOC from concerned Telephone, Cable TV, Gas Authorities for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.25.
12.The applicant shall ensure that adequate drainage construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The details of the Licence, the name and address of the owner and the architect 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 Licence issued shall be liable for cancellation and the owner / builder shall be liable to be prosecuted in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as envisaged in the KCD Act & Bye-laws in the execution of the work. 17.The building shall be constructed under the supervision of a registered structural engineer.
17.On completion of foundation or footings before erection of walls on the foundation and in the case of framed structures, the frame work of the structure, the owner shall jointly with the "COMPETENT CERTIFICATE" the site thereof to the Authority.
18.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence. If some is within one month after its completion shall apply for permission to occupy the building.
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 & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in order to conserve water as per Government Order No. UD 32 MUD 2009.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS-1893(Part-1)-2002 of Bureau of Indian Standards and shall be earthquake resistant as per norms in force.
22.The applicant should provide solar water heaters as per clause 13 of Bye-law No. 29 for the building.
23.Provision for physically handicapped persons prescribed in schedule IX (Bye laws 38" 31) of Bangalore Building bye-laws 2003 shall be ensured.
24.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors to the building and the provisions shall be made in the toilet to be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
25.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 21,22,23 & 24 are fully complied with in the building.
26.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work before 6.00 AM. Also ensure that the noise level shall not exceed the limits.
27.Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use/ recycle/ composting. Residential units of 20 and above and 2000sqm and above built up area for commercial building.
28.The structures with basements shall be designed for structural stability and safety to ensure for withstanding the hydrostatic pressure exerted by water when the water table rises to the plinth and super structure for the safety of the structure as well as neighbouring property, public roads and buildings, and besides ensuring safety of workmen and general public by erecting safe barricades during the construction and after completion of the structure.
29.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.
30.The Owner / Developer shall ensure that the electrical wires and cables in the building, are laid in the shaft of summer and another during the summer and secure complete safety in respect of fire hazards.
31.The Owner / Developer / 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 KCD Act & Bye-laws. Violation of the provisions of the Act & Bye-laws shall be punishable.
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 intimate the Commencement of the work to the Authority and get the same inspected as prescribed in Schedule XI. 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 lapsed.
33.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/ALIS/2019-20, Dated: 27-09-2019 regarding utilization of treated water for all construction purpose and for flushing in the apartments.
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 Owner / Developer shall provide for adequate and necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Three tree for single site.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.The Applicant / Owner / Architect shall intimate free out marking date within 30 days from the date of issue.
40.If the Applicant / Owner deviates building construction against the sanctioned plan the action will be taken as per section 321 of KMC Act 1976.
41.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
42.The Applicant / Owner / Architect should abide by the conditions imposed in the 'KCWQM'"& obtained from different departments.
43.BBMP will not be responsible for any dispute that may arise in respect of property in question. 44.The Applicant / Owner / Developer shall construct compound wall along the site boundary if fenced/wired, the plan sanctioned denotes provisional sanction and legal action will be initiated.
45.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) as per section 3 of the Real Estate (Regulation and Development) Act 2016.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Owner/ builder/ GPA holder/ developer shall take all precautionary measures so as to avoid any loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property. BBMP is not responsible for such loss, Owner / builder / GPA holder / developer shall hold BBMP harmless for any such incidents/ accidents/ loss of life/ property damage.
48.In case of any false information, misrepresentation of fact, or pending court cases if any the plan sanction is deemed cancelled.

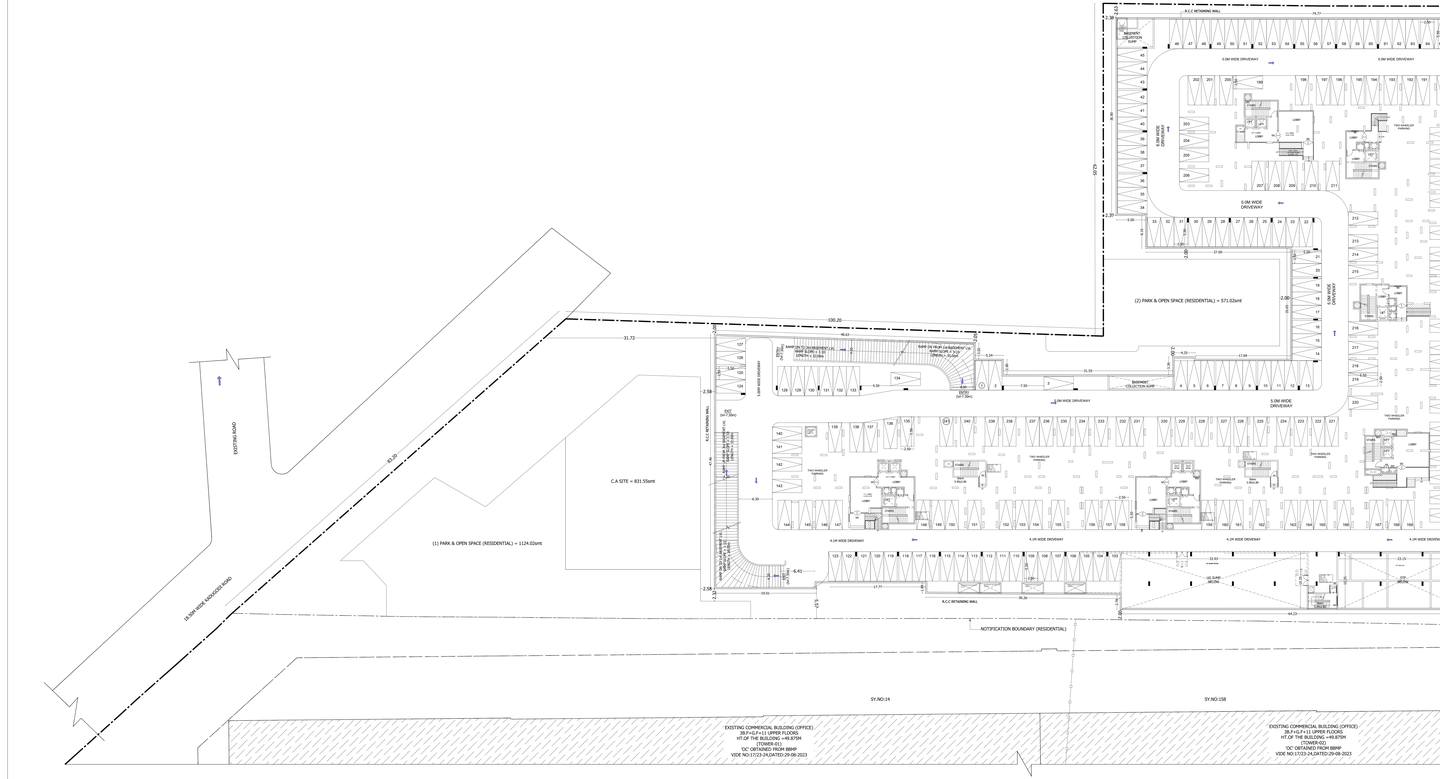
Special Condition as per Labour Department of Government of Karnataka vide RODENSUM (Headpage Headed) Letter No. LD/PSU/ET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" is mandatory before commencement.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the Registration of establishment and list of construction workers shall be displayed at site of work and ensure the registration of establishment and workers working at construction site on work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of construction workers from time to time.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the project as per norms stipulated.
2.List of children of workers shall be furnished to 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.

Block E (RESIDENTIAL TOWER-BEACON)

Floor Name	Gross Building Area (Sq.Mt.)	Deductions (Open Spaces & Ramp Area) (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement Nos
		Cellar		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.		
Terrace Floor	58.93	0.00	58.93	45.70	7.93	5.25	0.00	0.00	0.00	0.00	0.00	00
Mumty Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Eighteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Seventeenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Sixteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Fifteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Fourteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Thirteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Twelfth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Eleventh Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Tenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Ninth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Eighth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Seventh Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Sixth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Fifth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Fourth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	00
Third Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.



FAR &Tenement Details

Block	No.of Bldg	Gross Floor Area (Sq.mt.)	Deductions (Open Space, Ramp, Stair)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement	Car parking Area (Sq.mt.)
			Cellar		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
A (RESIDENTIAL TOWER BEACON)	1	4030.12	144.51	4301.11	345.95	34.51	5.25	3.68	420.75	2784.92	1415.12	155	744.92		
B (RESIDENTIAL TOWER PINNACLE)	1	10493.93	1327.38	9410.21	505.92	213.20	5.25	3.68	0.00	1343.26	1343.26	96	0.00		
C (RESIDENTIAL TOWER SUMMIT)	1	15292.55	683.22	14608.33	482.92	213.20	5.25	3.68	0.00	0.00	1384.28	1384.28	110	0.00	
D (RESIDENTIAL TOWER TRIUMPH)	1	12973.58	498.83	12474.69	516.24	213.18	4.27	3.68	0.00	0.00	1928.30	1928.30	34	0.00	
Grand Total:	4	43019.64	2653.94	40794.34	2851.03	674.11	20.02	14.72	420.75	2784.92	5870.96	5870.96	403.00	744.92	

Block	Floor Name	Gross Building Area	Deductions (Open Space, Ramp, Stair & Balcony) Cellar	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Car parking Area (Sq.mt.)
A (RESIDENTIAL TOWER BEACON)	Terrace Floor	58.93	0.00	58.93	45.70	7.50	0.25	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
	Fifteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Fourteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Thirteenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Twelfth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Eleventh Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Tenth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Ninth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Eighth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Seventh Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Sixth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Fifth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Fourth Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Third Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Second Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	First Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Ground Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Stilt Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Basement Floor	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	892.28	892.28	06	0.00	
	Basement Floor	981.74	132.71	848.03	28.92	12.96	0.00	0.23	0.00	0.00	807.13	807.13	07	0.00	
	Sub Station Floor	981.74	86.64	895.38	28.92	12.96	0.00	0.23	0.00	0.00	852.40	852.40	07	0.00	
	Total:	15812.21	0.00	15812.21	458.49	211.38	0.25	3.68	0.00	0.00	15138.41	15138.41	101	0.00	
B (RESIDENTIAL TOWER PINNACLE)	Terrace Floor	58.93	0.00	58.93	45.68	7.50	0.25	0.00	0.00	0.00	0.00	0.00	00	0.00	
	Fifteenth Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Fourteenth Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Thirteenth Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Twelfth Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Eleventh Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Tenth Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Ninth Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Eighth Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Seventh Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Sixth Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Fifth Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Fourth Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Third Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Second Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	First Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Ground Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Stilt Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Basement Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Basement Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Sub Station Floor	960.60	39.81	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.45	870.45	07	0.00	
	Total:	15360.93	637.10	14723.21	505.92	213.20	0.25	3.68	0.00	0.00	13343.26	13343.26	96	0.00	
C (RESIDENTIAL TOWER SUMMIT)	Terrace Floor	58.93	0.00	58.93	45.68	7.50	0.25	0.00	0.00	0.00	0.00	0.00	00	0.00	
	Fifteenth Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Fourteenth Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Thirteenth Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Twelfth Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Eleventh Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Tenth Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Ninth Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Eighth Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Seventh Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Sixth Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Fifth Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Fourth Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Third Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Second Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	First Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Ground Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Stilt Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Basement Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Basement Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Sub Station Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Terrace Floor	992.60	39.81	915.88	27.32	12.95	0.00	0.23	0.00	0.00	875.45	875.45	07	0.00	
	Total:	15292.55	683.22	14608.33	482.92	213.20	0.25	3.68	0.00	0.00	13384.28	13384.28	110	0.00	
D (RESIDENTIAL TOWER TRIUMPH)	Terrace Floor	60.32	0.00	60.32	46.48	7.68	0.27	0.00	0.00	0.00	0.00	0.00	00	0.00	
	Fifteenth Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Fourteenth Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Thirteenth Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Twelfth Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Eleventh Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Tenth Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Ninth Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Eighth Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Seventh Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Sixth Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Fifth Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Fourth Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Third Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Second Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	First Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Ground Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Stilt Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Basement Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Basement Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Sub Station Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Terrace Floor	800.98	39.88	772.29	28.36	12.95	0.00	0.23	0.00	0.00	729.87	729.87	06	0.00	
	Terrace Floor	798.01	60.51	756.16	26.58	12.95	0.00	0.23	0.00	0.00	667.74	667.74	05	0.00	
	Total:	798.00	27.66	770.00	26.58	12.95	0.00	0.23	0.00	0.00	729.08	729.08	05		
	Total:	12973.58	498.83	12474.69	516.24	213.18	4.27	3.68	0.00	0.00	1928.30	1928.30	34		
	Number of Same Blocks	1													
	Total:	12973.58	498.83	12474.69	516.24	213.18	4.27	3.68	0.00	0.00	1928.30	1928.30	34		

Approval Condition:

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

1.Conditions accepted for the PROPOSED RESIDENTIAL APARTMENT BUILDING @ Kathe Ho.208/17,Sy.No.14,158 &153(p) of Pattandur Agrahara Village, Yelahanka Hobli, Bangalore East Taluk.

a).Consist of Tower - BEACON - 2Common Basement + 01Grund + 15UF (Upper Floors)
Tower - PINNACLE - 2Common Basement + 01Grund + 15UF (Upper Floors)
Tower - SUMMIT - 2Common Basement + 01Grund + 15UF (Upper Floors)
Tower - TRIUMPH - 2Common Basement + 01Grund + 15UF (Upper Floors)

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

3.Three Basement parking area reserved for car parking shall not be converted for any other purpose. Ramp to basement car parking should be maintained as per approved plan. Ground level for postal services & space for dumping garbage within the premises shall be provided.

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

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

6.The applicant shall ensure that the materials / debris shall not be fed/spilt on or roads or on drains. The debris shall be removed immediately after completion of work.

7.The applicant / builder is prohibited from selling the setback area / open spaces and the common areas to any person or any association of apartment owners or association.

8.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub-3) code leaving 3.00 mts. from the building within the premises. The applicant shall ensure that the transformer installed in the site, shall be made available for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.25.

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

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

11.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building number assigned by the Bruhat Bangalore Mahanagara Palike shall be displayed on a frame and displayed and they shall be made available during inspections.

12.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the sanction shall be liable to be cancelled and action shall be taken as per the provisions contained in the second instance and cancel the registration if the same is repeated for the third time.

13.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as per Rule 32 & 33 of KCDR 2003 & Bye-law 32 of Bye-laws 2003 of BBMP.

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

17.On completion of foundation or footings before erection of walls on the foundation and in the case of framed structure when the frame work upto plinth level is completed a certificate shall be obtained for the site about D.Y.Sign.

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

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 & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in order to conserve water as per Bye-law 32 of Bye-laws 2003.

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. 1893-(Part-1)-2002 of Bureau of Indian Standards and shall be earthquake resistant as per the provisions.

22.The applicant should provide solar water heaters as per clause 13 of Bye-law No. 29 for the building.

23.Provision for physically handicapped persons prescribed in schedule IX (Bye laws 38" 31) of Building bye-laws 2003 shall be ensured.

24.The applicant shall provide at least one common toilet in the ground floor for the use of the Physically Handicapped persons and the entrance to the building shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

25.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 20,21,22,23 & 24 are complied with in the building.

26.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work before 6.00 AM. Also ensure that the work does not disturb the peace of others.

27.Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use/ re-cycling. Residential units of 20 and above and 2000sqm and above built up area for commercial building.

28.The structures with basements shall be designed for structural stability and safety to ensure for withstanding the hydrostatic pressure exerted by water when the water table rises to the plinth and super structure for the safety of the structure as well as neighbouring property, public roads and buildings, and besides ensuring safety of workmen and general public by erecting safe barricades during the construction and after completion of the structure.

29.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.

30.The owner / builder shall not take up any construction work until the work of erection of the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

31.The Structural Engineer / 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. They shall not sign the structural drawings or certificate in such cases. Also shall.

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 intimate the Commencement of work to the Jurisdictional Officer in the format as per the prescribed in Schedule XI. 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 lapsed.

33.The Applicant should follow the instruction of chairman BWSSB specified in the OO letter No. BWSSB/36/2019-20, Dated: 27-09-2019 regarding utilization of treated water for all construction purposes in the project as per the norms of BWSSB.

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 / Owner / Developer shall install the necessary provision to charge electrical vehicles.

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

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

38.The Applicant / Owner / Architect shall intimate free out marking date within 30 days from the date of issue.

40.If the Applicant / Owner deviates building construction against the sanctioned plan the action will be taken as per provisions of KCDR 2003.

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

42.The Applicant / Owner / Architect should abide by the conditions imposed in the NOC&"K" obtained from different departments.

43.BBMP will not be responsible for any dispute that may arise in respect of property in question. If any discrepancy is found in the documents submitted or violation of the Bye-laws, KCDR is detected, the plan sanctioned stands cancelled automatically and legal action will be initiated.

45.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) as per provisions of Real Estate (Regulation and Development) Act 2016.

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

47.The applicant shall be responsible for any accidents or mishaps or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property. BBMP is not responsible for such loss, Owner / builder / GPA holder / developer shall hold BBMP harmless. Owner / builder/ developer shall abide by the following conditions.

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

Special Condition as per Labour Department of Government of Karnataka vide ROOMDUM [Headoap Headlab] Letter No. LD/PSI/ET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" is mandatory before start.

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall be displayed on the premises. Also should ensure that all workers are registered 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 to the Labour Department.

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

Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of the construction workers in the project premises.

2.List of children of workers shall be furnished to 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.

PROJECT TITLE:	
PROJECT DESCRIPTION:	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

SCALE = 1:200

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/01/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PR/0705/24-25	Property Type: NATIONAL
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 208/17
Nature of Sanction: ADDITION OR EXTENSION	City Survey No.: 14,152, 158
Location: Ward	Khata No. (As per Khata Extract): 208/17
Building Line Specified as per Z.R. NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk
Zone: Yelahankazone	
Ward: Ward-083	
Planning District: 215-Malleshwaram West	
AREA DETAILS:	SQ.MT.
Total Plot Area (To Street)	21686.15
Deduction for Roads Area	
Road Widening Area	367.24
Surrender Free of Cost	1268.01
Total	1635.25
NET AREA OF PLOT	20050.90
Deduction for Balance Plot Area	
Road Widening Area	367.24
RW Area surrendered Free of Cost	1268.01
Amenity Area	831.55
Total	2466.80
BALANCE AREA OF PLOT	17584.10
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	8792.05
Proposed Coverage Area (8.16 %)	1435.02
Achieved Ground Coverage (23.5 %)	4130.00
Achieved Net coverage area (30.38 %)	5565.02
Balance coverage area left (17.85 %)	3137.36
FAR CHECK	
Permissible F.A.R. as per zoning regulation (3.75)	65937.38
Additional F.A.R within Ring-I for BBMP(area.extent.of 3.75)	65937.38
Allowable TDR Area (50% of Permit FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Permissible FAR (7.50)	132187.38
Residential FAR (100.00%)	134481.25
Commercial FAR (0.00%)	0.00
Existing FAR Area	15528.41
Achieved Net FAR Area (7.18)	118953.50
Balance FAR Area (0.37)	3437.38
BUILT UP AREA CHECK	
Proposed Built Up Area	89029.19
Existing BUA Area for Existing Structure	15528.41
Substructure Area Add in BUA (Layout Lvl)	15.75
Achieved Built Up Area	241215.25

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL TOWER BEACON)	Residential	Apartment	Highrise	R
B (RESIDENTIAL TOWER PINNACLE)	Residential	Apartment	Highrise	R
C (RESIDENTIAL TOWER SUMMIT)	Residential	Apartment	Highrise	R
D (RESIDENTIAL TOWER TRIUMPH)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

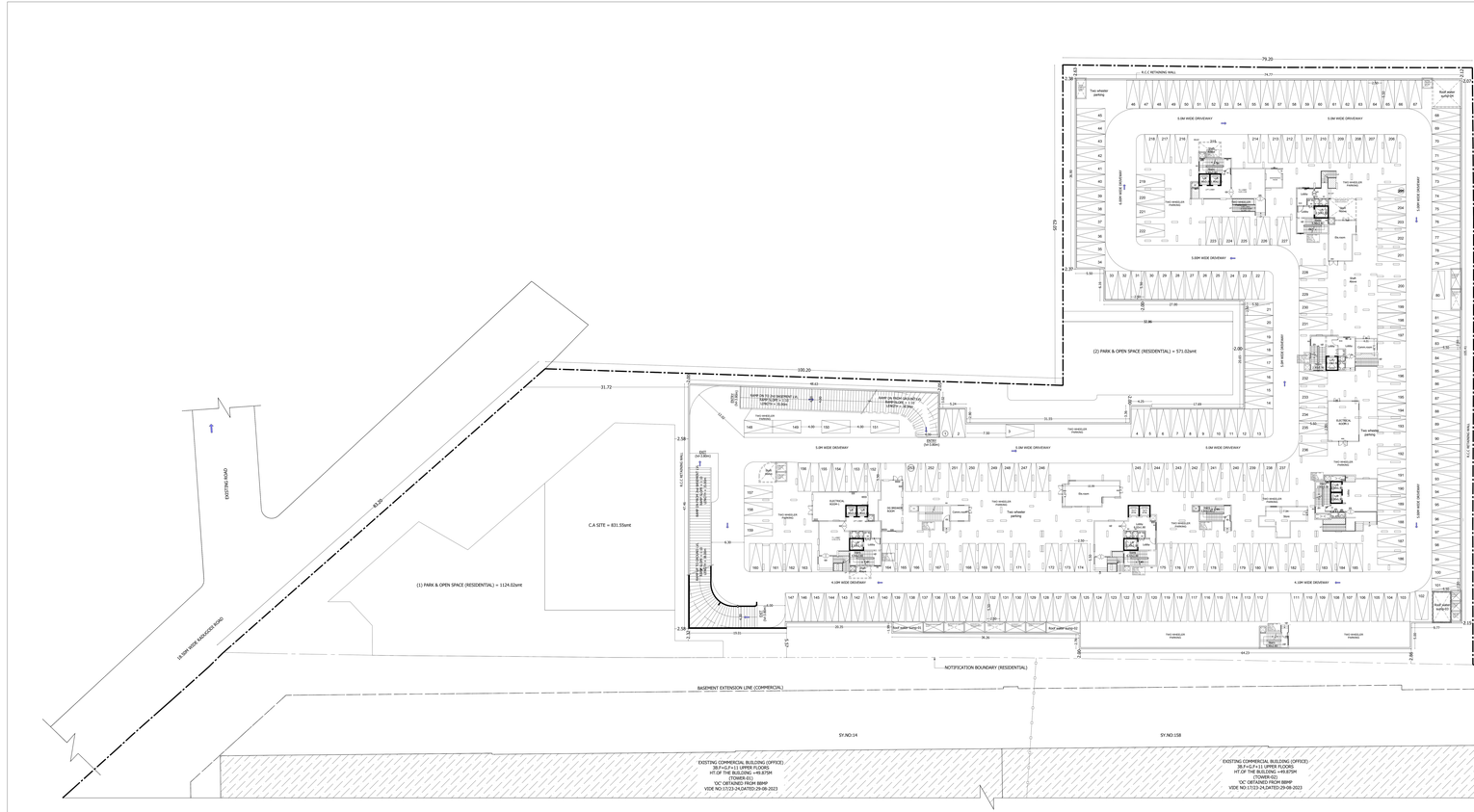
Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL TOWER BEACON)	Residential	Apartment	0 - 60	2	-	1	2	-
			50 - 225	1	-	1	96	-
B (RESIDENTIAL TOWER PINNACLE)	Residential	Apartment	0 - 60	2	-	1	2	-
			50 - 225	1	-	1	96	-
C (RESIDENTIAL TOWER SUMMIT)	Residential	Apartment	0 - 60	2	-	1	2	-
			50 - 225	1	-	1	96	-
D (RESIDENTIAL TOWER TRIUMPH)	Residential	Apartment	0 - 60	2	-	1	2	-
			50 - 225	1	-	1	80	-
	Total:			-	-	Total:	387	675

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	387	8321.25	675	9213.00
Visitor's Car Parking	40	550.00	0	0.00
Total Car	427	8871.25	675	9213.00
TwoWheeler	-	850.00	0	0.00
Other Parking	-	-	-	1840.42
Total:				2784.92

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
Existing(Use To BE RETAINED)



FAR &Tenement Details

Block	No. of Bldg	Gross Land Area (Sq.Mt.)	Deductions (Road Widening Area) (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement Nos	Carpet area of the Apartment
			Cellar		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.				
A (RESIDENTIAL TOWER BEACON)	1	4530.12	1444.31	4391.11	348.80	264.51	5.25	3.68	420.75	2784.92	14015.12	155	744.92		
B (RESIDENTIAL TOWER PINNACLE)	1	10493.93	1327.38	14123.21	505.92	213.20	5.25	3.68	0.00	1343.26	13455.28	96	0.00		
C (RESIDENTIAL TOWER SUMMIT)	1	12973.38	498.83	12374.99	516.24	213.98	6.27	3.68	0.00	1906.08	11836.88	114	0.00		
D (RESIDENTIAL TOWER VISTAS)	4	8097.54	3955.44	8503.20	2443.68	993.71	22.02	14.72	420.75	2784.92	12455.16	420.00	744.92		
Grand Total:	7	36095.17	7225.96	39392.51	3814.64	1685.40	38.79	25.76	841.50	8819.18	52762.44	785.00	1489.84		

Block A (RESIDENTIAL TOWER-BEACON)

Floor Name	Gross Building Area	Deductions (Void Area in Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement (No.)
	Cellar			StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	58.03	0.00	58.03	45.70	7.83	5.25	0.00	0.00	0.00	0.00	0.00	0.00	00
Fifteenth Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Fourteenth Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Thirteenth Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Twelfth Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Eleventh Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Tenth Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Ninth Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Eighth Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Seventh Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Sixth Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Fifth Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Fourth Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Third Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Second Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
First Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Ground Floor	981.74	47.89	894.29	28.82	12.96	0.00	3.23	0.00	0.00	892.28	892.28	0.00	00
Basement Floor	1287.21	0.00	1287.21	158.49	61.38	0.00	0.00	0.00	152.25	1070.92	376.76	0.00	219.27
Basement Floor	1287.21	0.00	1287.21	158.49	61.38	0.00	0.00	0.00	145.25	1146.21	318.28	216.26	00
Basement Floor	7965.20	0.00	7965.20	125.10	38.50	0.00	0.00	138.25	7447.75	225.61	0.00	188.78	
Total:	4530.12	1444.31	4391.11	348.80	264.51	5.25	3.68	420.75	2784.92	14015.12	1015.12	155	744.92

Block A (RESIDENTIAL TOWER-PINNACLE)

Floor Name	Gross Building Area	Deductions (Void Area in Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement (No.)
	Cellar			StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	58.03	0.00	58.03	45.68	7.83	5.25	0.00	0.00	0.00	0.00	0.00	0.00	00
Fifteenth Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Fourteenth Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Thirteenth Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Twelfth Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Eleventh Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Tenth Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Ninth Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Eighth Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Seventh Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Sixth Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Fifth Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Fourth Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Third Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Second Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
First Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Ground Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Basement Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Basement Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Basement Floor	962.83	80.20	882.63	28.76	12.95	0.00	3.23	0.00	0.00	840.09	840.09	0.00	00
Total:	10493.93	1327.38	14123.21	505.92	213.20	5.25	3.68	0.00	1343.26	13455.28	13455.28	96	00

Block A (RESIDENTIAL TOWER-SUMMIT)

Floor Name	Gross Building Area	Deductions (Void Area in Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement (No.)
	Cellar			StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	58.03	0.00	58.03	45.70	7.83	5.25	0.00	0.00	0.00	0.00	0.00	0.00	00
Fifteenth Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Fourteenth Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Thirteenth Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Twelfth Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Eleventh Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Tenth Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Ninth Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Eighth Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Seventh Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Sixth Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Fifth Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Fourth Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Third Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Second Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
First Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Ground Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Basement Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Basement Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Basement Floor	992.69	39.69	915.88	27.32	12.95	0.00	3.23	0.00	0.00	875.93	875.93	0.00	07
Total:	12973.38	498.83	12374.99	516.24	213.98	6.27	3.68	0.00	1906.08	11836.88	11836.88	114	00

Block A (RESIDENTIAL TOWER-VISTAS)

Floor Name	Gross Building Area	Deductions (Void Area in Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement (No.)
	Cellar			StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
Terrace Floor	60.33	0.00	60.33	46.48	7.68	6.27	0.00	0.00	0.00	0.00	0.00	0.00	00
Fifteenth Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Fourteenth Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Thirteenth Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Twelfth Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Eleventh Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Tenth Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Ninth Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Eighth Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Seventh Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Sixth Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Fifth Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Fourth Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Third Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Second Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
First Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Ground Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Basement Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Basement Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Basement Floor	800.96	39.68	772.28	26.36	12.60	0.00	3.05	0.00	0.00	729.67	729.67	0.00	08
Total:	12973.38	498.83	12374.99	516.24	213.98	6.27	3.68	0.00	1906.08	11836.88	11836.88	114	00

Approval Condition:

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence:
The Licence issued for the PROPOSED RESIDENTIAL APARTMENT BUILDING
a) Kathe no.20867/Ju.no.14,158/2022 of Pattandur Agrahara Village, Jala Hobli, Bangalore East Taluk.
Bangalore East Taluk.
a).Consist of Tower - BEACON - 2Common Basement + 1Ground + 15UF (Upper Floors)
Tower - PINNACLE - 2Common Basement + 1Ground + 15UF (Upper Floors)
Tower - SUMMIT - 2Common Basement + 1Ground + 15UF (Upper Floors)
Tower - TRIUMPH - 2Common Basement + 1Ground + 15UF (Upper Floors)
1.Sanction is accorded for the Residential use only. The use of the building shall not be changed to any other use.
2.Three Basement parking area reserved for car parking shall not be converted for any other purpose. Adequate measures shall be taken to prevent entry of vehicles into the basement during rainy season. No dumping garbage within the premises shall be permitted.
3.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion.
4.The applicant shall ENSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
5.The applicant shall ensure that the materials shall not be stored on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
6.The applicant / builder is prohibited from selling the setback area / open spaces and the common areas and facilities to the apartment owners association / maintenance.
7.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub-3) code leaving 3.00 mts. from the building within the premises. The applicant shall get the electrical connection from BESCOM only. The applicant shall apply for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.25.
8.The applicant shall ensure that adequate safety precautions are made in the building to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
9.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
10.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The details of the Licence shall be displayed on a board of minimum size of 1mtr x 0.5mtr mounted on a frame and displayed and they shall be made available during inspections.
11.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Licence issued shall be liable to be cancelled and the owner / builder shall be liable to be prosecuted in the second instance and cancel the registration if the same is repeated for the third time.
12.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as per Rule 32, 33, 34 & 35 of the KCDR 2003 and Bye-law 32 of the KTCP B-L.
13.The building shall be constructed under the supervision of a registered structural engineer.
17.On completion of foundation or footings before erection of walls on the foundation and in the case of RCC structure before casting the first floor slab, the owner shall submit a "COMMENCEMENT CERTIFICATE" to the effect that the plinth level is as per approved plan.
18.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence. If licence is within one month after its completion shall apply for permission to occupy the building.
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 & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in order to conserve water as per Bye-law No.29 & 29a of the KTCP B-L.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" learning No. 21 Bangalore Metro Region" and the "Guidelines for Fire Safety" in the Karnataka Fire Protection and Fire Fighting Services Act.
22.The applicant should provide solar water heaters as per clause 13 of Bye-law No. 29 for the building.
23.Provision for physically handicapped persons prescribed in schedule IX (Bye laws 38" 31) of Building bye-laws 2003 shall be ensured.
24.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors and the toilet shall be accessible from the main entrance of the building unobstructed through a ramp for the Physically Handicapped persons together with the stepped entry.
25.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 20, 21, 22, 23 & 24 are complied with in the building.
26.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work before 6.00 AM. The noise levels shall not exceed the ambient noise levels.
27.Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use. Segregation of Residential units of 20 and above and 200Kgs and above half up-wards for commercial building.
28.The structures with basements shall be designed for structural stability and safety to ensure for withstanding the hydrostatic pressure and water table rise and shall ensure that there is no leakage and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades. Failure to comply shall attract penal action as per KCDR provisions.
29.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.
30.The owner / builder shall get the building structure certified by a Civil Engineer, after the building, one before the onset of summer and another during the summer and secure complete safety in respect of fire hazards.
31.The Owner / Developer / 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 KCDR 2003 & the Karnataka Fire Protection and Fire Fighting Services Act 2011 & its rules.
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 intimate the Competent Authority, the completion of the plinth level of the building as per the prescribed in Schedule XI. 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 lapsed.
33.The Applicant should follow the instruction of chairman BWSSB specified in the OO letter No. BWSSB/AE/SLD/23-24, Dated: 23-08-2023 regarding utilization of treated water for all construction purpose and for flushing in the apartment / building.
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 Owner / Developer shall provide EV charging as necessary provision to charge electrical vehicles.
37.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Three for single site.
38.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
39.The Applicant / Owner / Architect shall intimate fire out marking date within 30 days from the date of completion.
40.If the Applicant / Owner deviates building construction against the sanctioned plan the action will be taken as per section 321 of KMC Act 1976.
41.The Applicant / Owner / Architect should strictly adhere to the special conditions imposed in the Building Licence.
42.The Applicant / Owner / Architect should abide by the conditions imposed in the NOC&"K" obtained from different departments.
43.BBMP will not be responsible for any dispute that may arise in respect of property in question. If any discrepancy is found in the documents submitted at any point of time or if any of the details furnished, the plan sanctioned stands cancelled automatically and legal action will be initiated.
45.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) as per section 3 of the Real Estate (Regulation and Development) Act 2016.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure safety of personnels involved in the construction activities.
47.The applicant shall be responsible for any accidents or mishaps or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property. BBMP is not responsible for such loss, Owner / builder / GPA holder / developer shall hold BBMP harmless. Owner / builder/ developer shall abide by the conditions stipulated in NOC.
48.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide NOD/NOLR (Headoap Headlas) Letter No. LD/PCL/CET/2013, dated: 01-04-2013 :-

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" is mandatory before commencement of work.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the Registration of establishment and workers working at construction site on work place and ensure the registration of establishment and workers working at construction site on work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged at the work place.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the project as per the norms.
2.List of children of workers shall be furnished to 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.

PROJECT TITLE:

EXISTING COMMERCIAL (RETAIL/OFFICE) BUILDING WITH ADDITIONAL PROPOSED RESIDENTIAL APARTMENT BUILDING
A SITE BEARING SITE NO.158 (P) & 14 (P) SITUATED AT PATTANDUR AGRAHARA VILLAGE, K.R.PURAM HOBLI,KANDI NO.42, BANGALORE EAST TALUK.

SCALE = 1:200

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/01/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PR/270/23-24	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 158(P)
Nature of Sanction: ADDITION OR EXTENSION	City Survey No.: 14,152, 158
Location: Outer	Khata No. (As per Khata Extract): 3958/71
Building Line Specified as per Z.R. NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk
Zone: Mahadevapura	
Ward: Ward-082	
Planning District: 215-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (-)%	3108.55
Deduction for Roads/ Area	
Road Widening Area	367.24
Surrender Free of Cost	158.01
Total:	525.25
NET AREA OF PLOT (A-Deductions)	2583.30
Deduction for Balance Plot Area	
Road Widening Area	367.24
RW Area surrendered Free of Cost	158.01
Amenity Area	231.50
Total:	756.75
BALANCE AREA OF PLOT (A-Deductions)	1826.55
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	1095.27
Proposed Coverage Area (8.16 %)	149.02
Achieved Net coverage area (8.16 %)	149.02
Balance coverage area left (17.00 %)	1023.36
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	10237.98
Additional F.A.R within Ring I and Ring II for P.B.R.S.	1023.36
Allowable TDR Area (50% of Permit FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Permit FAR area (3.25)	10237.98
Residential FAR (100.00%)	10409.25
Total Proposed FAR	10409.25
Existing FAR Area	1535.85
Achieved Net FAR Area (3.18)	10873.10
Balance FAR Area (0.07)	364.87
BUILT UP AREA CHECK	
Proposed Built Up Area	8503.19
Existing BUA Area for Existing Structure	1535.85
Substructure Area 448 or BUA (Lesser'of)	0.76
Achieved Built Up Area	10039.20

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL TOWER BEACON)	Residential	Apartment	Highrise	R
B (RESIDENTIAL TOWER PINNACLE)	Residential	Apartment	Highrise	R
C (RESIDENTIAL TOWER SUMMIT)	Residential	Apartment	Highrise	R
D (RESIDENTIAL TOWER VISTAS)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Cycle	
				Reqd.	Prop.	Reqd.Unit	Reqd.	Reqd.	Prop.
A (RESIDENTIAL TOWER BEACON)	Residential	Apartment	0 - 50	2	-	1	-	4.5	-
			50 - 225	1	-	1.5	-	90	-
B (RESIDENTIAL TOWER PINNACLE)	Residential	Apartment	50 - 225	1	-	1	-	96	-
C (RESIDENTIAL TOWER SUMMIT)	Residential	Apartment	0 - 50	2	-	1	-	7	-
			50 - 225	1	-	1	-	114	-
D (RESIDENTIAL TOWER VISTAS)	Residential	Apartment	0 - 50	2	-	1	-	8	-
			50 - 225	1	-	1	-	80	-
		Total :	-	-	-	587	-	675	-

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	587	8221.25	675	9112.50
Visitor's Car Parking	40	550.00	0	0.00
Total Cars	627	8771.25	675	9112.50
TwoWheeler	-	825.00	0	0.00
Other Parking	-	-	-	1840.42
Total:	-	9596.25	-	10952.92

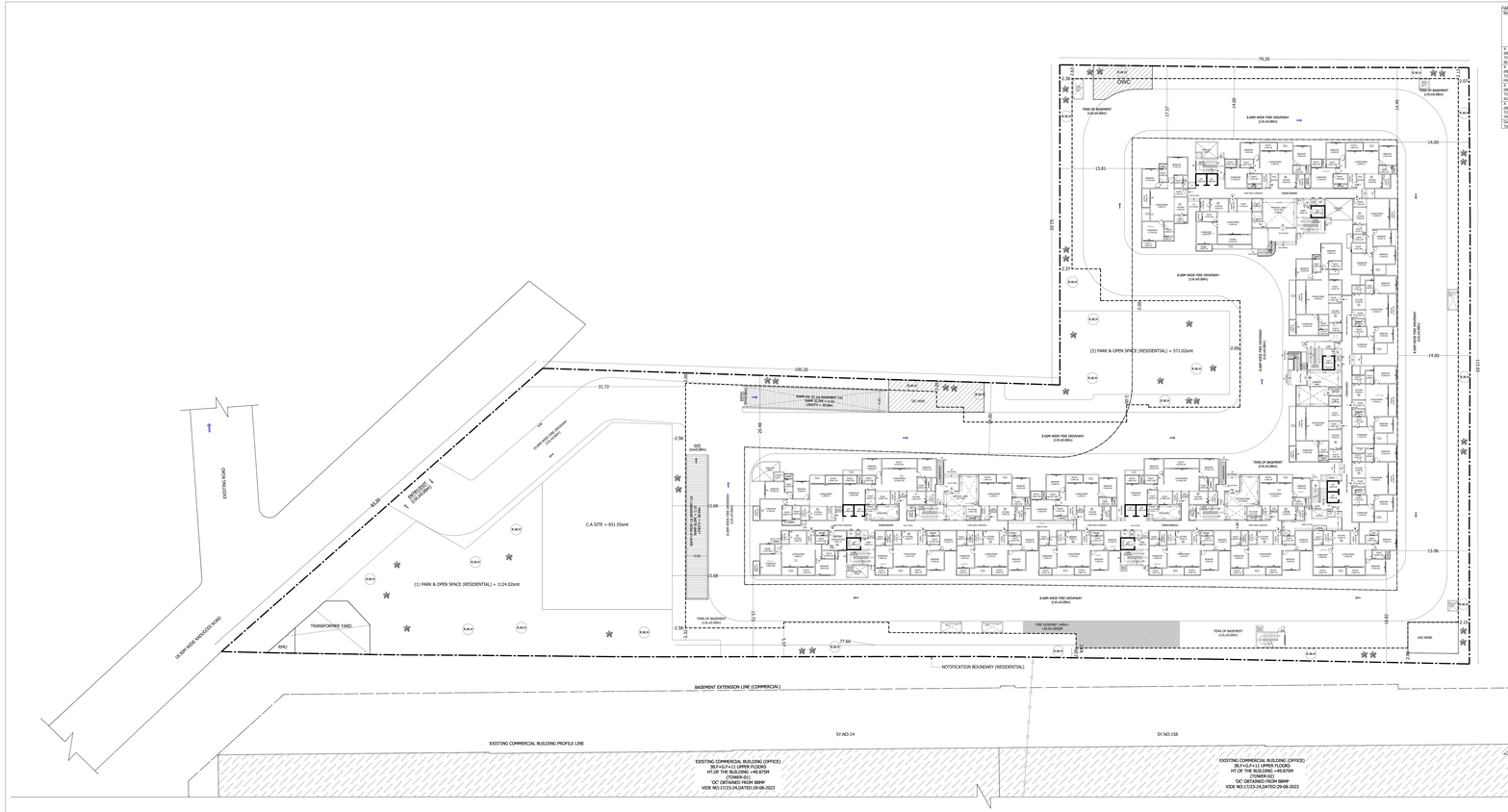
Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
Existing(Use for RETAINED)	Commercial	Professional Office	Building	Highrise	49.88	12	1535.85	1826.45
Total :							1535.85	1826.45

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
Existing(Use for RETAINED)	1826.45	1535.85
Total :	1826.45	1535.85

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDEN



FAR &Tenement Details

Block	No. of Bldg	Gross Floor Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Common Areas	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.Mt.) Resi.	Total FAR Area (Sq.Mt.)	Total Tenement Nos	Carpet area Area in Square Meters
A (RESIDENTIAL TOWER BEACON)	1	4530.12	144.51	4385.61	545.95	264.51	5.25	3.68	435.75	2784.92	14015.12	14015.12	155	744.92
B (RESIDENTIAL TOWER PINNACLE)	1	10493.93	1327.38	9410.21	505.92	213.20	5.25	3.68	0.00	1343.26	13435.28	96	0.00	
C (RESIDENTIAL TOWER SUMMIT)	1	10292.93	683.22	9609.33	482.92	213.20	5.25	3.68	0.00	1384.28	13894.28	110	0.00	
D (RESIDENTIAL TOWER TRIUMPH)	1	13973.08	498.83	13474.09	516.24	213.98	6.27	3.68	0.00	1928.30	15928.00	34	0.00	
Grand Total:	4	39291.04	2653.94	36879.24	2049.03	905.71	22.02	14.72	435.75	2784.92	32493.16	32493.16	455.00	744.92

Block A (RESIDENTIAL TOWER-BEACON)

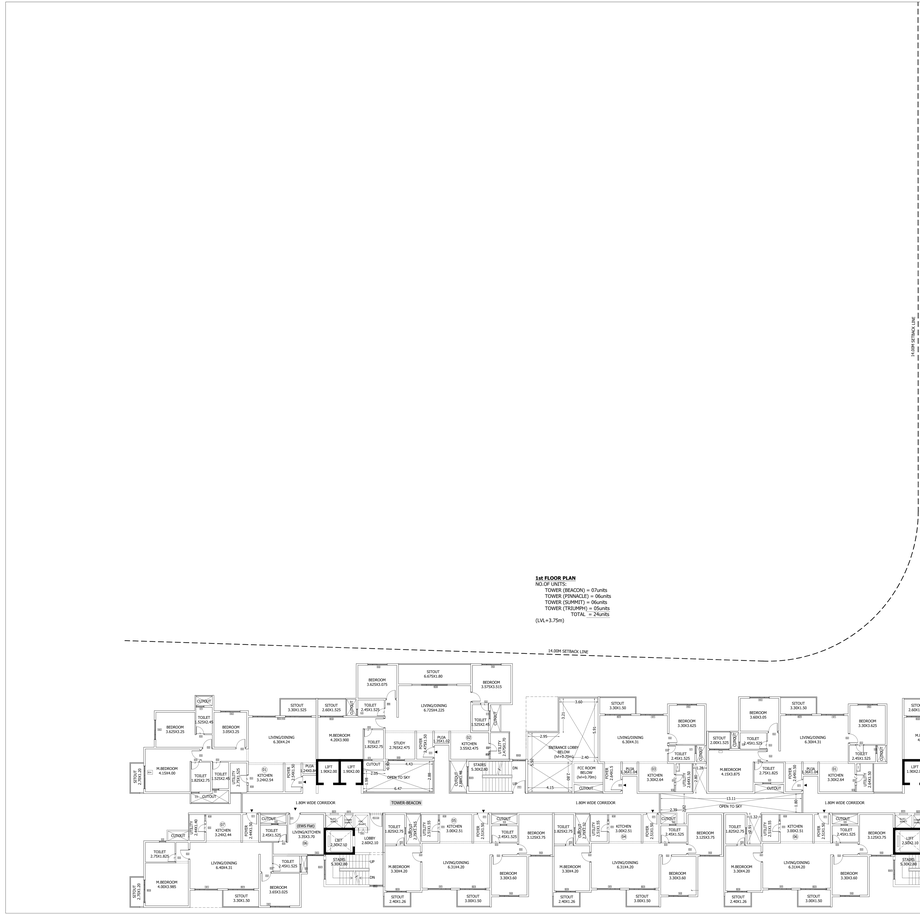
Floor Name	Gross Building Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Common Areas Balconies as per Colour	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.Mt.) Resi.	Total FAR Area (Sq.Mt.)	Tnmt (Sq.Mt.)
Terrace Floor	58.57	0.00	58.57	45.73	7.83	5.25	0.00	0.00	0.00	0.00	0.00	00
Fifteenth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Fourteenth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Thirteenth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Twelfth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Eleventh Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Tenth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Ninth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Eighth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Seventh Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Sixth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Fifth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Fourth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Third Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
Second Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	892.28	892.28	06
First Floor	981.74	132.71	848.03	28.92	12.95	0.00	0.23	0.00	0.00	807.13	807.13	07
Ground Floor	981.74	86.64	895.38	28.92	12.95	0.00	0.23	0.00	0.00	853.40	853.40	07
Basement Floor	1812.21	0.00	1812.21	158.49	61.38	0.00	0.00	0.00	152.25	1057.60	379.79	05
Basement Floor	1812.21	0.00	1812.21	158.49	61.38	0.00	0.00	0.00	145.25	1046.21	318.28	04
Basement Floor	1812.21	0.00	1812.21	158.49	61.38	0.00	0.00	0.00	145.25	1046.21	318.28	04
Basement Floor	7965.29	0.00	7965.29	125.10	38.50	0.00	0.00	0.00	128.25	7447.79	235.61	03
Basement Floor	4320.17	1644.51	4320.15	840.00	264.51	5.25	3.68	435.75	2784.92	14015.12	1015.12	155
Total:	45267.12	1644.51	43511.15	840.00	264.51	5.25	3.68	435.75	2784.92	14015.12	1015.12	155
Total Number of Same Blocks	1											
Total:	45267.12	1644.51	43511.15	840.00	264.51	5.25	3.68	435.75	2784.92	14015.12	1015.12	155

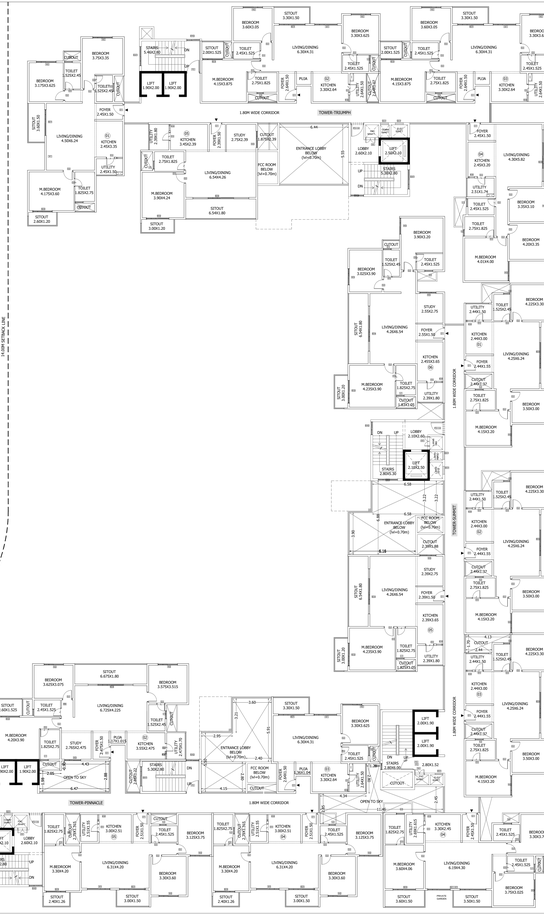
Block B (RESIDENTIAL TOWER-PINNACLE)

Floor Name	Gross Building Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Common Areas Balconies as per Colour	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Proposed FAR Area (Sq.Mt.) Resi.	Total FAR Area (Sq.Mt.)	Tnmt (Sq.Mt.)
Terrace Floor	58.57	0.00	58.57	43.68	7.83	5.25	0.00	0.00	0.00	0.00	00
Fifteenth Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Fourteenth Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Thirteenth Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Twelfth Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Eleventh Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Tenth Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Ninth Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Eighth Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Seventh Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Sixth Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Fifth Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Fourth Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Third Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
Second Floor	962.63	85.20	882.42	28.76	12.95	0.00	0.23	0.00	0.00	840.28	840.28	06
First Floor	962.63	79.14	883.49	28.76	12.95	0.00	0.23	0.00	0.00	841.65	841.65	06
Ground Floor	1049.03	127.38	921.65	505.92	213.20	5.25	3.68	0.00	0.00	1343.26	1343.26	96
Basement Floor												
Basement Floor												
Basement Floor												
Basement Floor												
Basement Floor												
Total:	15493.03	1327.38	14123.21	505.92	213.20	5.25	3.68	0.00	0.00	13435.28	13435.28	96
Total Number of Same Blocks	1											
Total:	15493.03	1327.38	14123.21	505.92	213.20	5.25	3.68	0.00	0.00	13435.28	13435.28	96

Block C (RESIDENTIAL TOWER-SUMMIT)

Floor Name	Gross Building Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Common Areas Balconies as per Colour	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Proposed FAR Area (Sq.Mt.) Resi.	Total FAR Area (Sq.Mt.)	Tnmt (Sq.Mt.)
Terrace Floor	58.57	0.00	58.57	43.68	7.83	5.25	0.00	0.00	0.00	0.00	00
Fifteenth Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Fourteenth Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Thirteenth Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Twelfth Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Eleventh Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Tenth Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Ninth Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Eighth Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Seventh Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Sixth Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Fifth Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Fourth Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Third Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Second Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
First Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Ground Floor	950.69	39.61	910.88	27.32	12.95	0.00	0.23	0.00	0.00	870.18	870.18	07
Basement





FAR &Tenement Details

Block	No.of Floor	Gross Area (Sq.Mts.)	Deductions (Area in Sq.Mts.) Common Area	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mts.)									Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Total Tnmt (No.)	Carpet Area Flats (Sq.Mts.)
Name			Cellar		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Res.						Net
A (RESIDENTIAL TOWER BEACON)	7	4530.12	144.51	4385.61	545.95	264.51	5.25	3.68	420.75	2784.92	1615.12	1615.12	155	744.92			
B (RESIDENTIAL TOWER PINNACLE)	7	1440.69	1327.38	1413.21	165.02	213.20	5.25	3.68	0.00	0.00	1245.26	1245.26	96	0.00			
C (RESIDENTIAL TOWER SUMMIT)	7	1292.55	683.22	1608.33	482.92	213.20	5.25	3.68	0.00	0.00	1984.28	1984.28	115	0.00			
D (RESIDENTIAL TOWER TRIUMPH)	7	1357.58	498.83	1274.95	516.24	213.98	6.27	3.68	0.00	0.00	1935.50	1935.50	94	0.00			
Grand Total:	4	8619.54	3653.94	8682.09	2243.68	905.71	22.02	14.72	420.75	2784.92	5845.16	5845.16	460.00	744.92			

Block A (RESIDENTIAL TOWER-BEACON)

Floor Name	Gross Area (Sq.Mts.)	Deductions (Area in Sq.Mts.) From Common Cellar	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mts.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Tnmt (No.)	Carpet Area Flats (Sq.Mts.) Net
Terrace Floor	58.57	0.00	58.57	45.73	7.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifth/sixth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Fourteenth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Twelfth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Eleventh Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Tenth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Ninth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Eighth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Seventh Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Sixth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Fifth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Fourth Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Third Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Second Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
First Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Ground Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Stilt Floor	981.74	47.49	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	08	0.00
Basement Floor	981.74	132.71	848.03	28.92	12.95	0.00	0.23	0.00	0.00	0.00	807.13	807.13	07	0.00
Basement Floor	981.74	86.64	895.38	28.92	12.95	0.00	0.23	0.00	0.00	0.00	850.40	850.40	07	0.00
Basement Floor	1081.21	0.00	1081.21	158.49	01.38	0.00	0.00	0.00	152.25	1070.92	376.76	376.76	00	219.27
Basement Floor	1081.21	0.00	1081.21	158.49	01.38	0.00	0.00	0.00	145.25	1046.21	316.26	316.26	00	200.77
Basement Floor	790.20	0.00	790.20	125.19	38.50	0.00	0.00	0.00	128.25	747.76	225.61	225.61	00	188.78
Total:	4537.72	1444.51	4293.15	840.58	354.51	5.25	3.68	420.75	2784.92	1615.12	1615.12	155	744.92	

Block A (RESIDENTIAL TOWER-PINNACLE)

Floor Name	Gross Area (Sq.Mts.)	Deductions (Area in Sq.Mts.) From Common Cellar	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mts.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Tnmt (No.)
Terrace Floor	58.57	0.00	58.57	45.68	7.92	0.26	0.00	0.00	0.00	0.00	0.00	0.00	00
Fifth/sixth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Fourteenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Twelfth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Eleventh Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Tenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Ninth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Eighth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Seventh Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Sixth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Fifth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Fourth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Third Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Second Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
First Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Ground Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	840.39	08
Stilt Floor	962.63	79.14	883.49	28.76	12.95	0.00	0.23	0.00	0.00	841.45	841.45	841.45	08
Basement Floor	1440.69	1327.38	1413.21	165.02	213.20	5.25	3.68	0.00	0.00	1245.26	1245.26	1245.26	96
Number of Same Blocks	1												
Total:	13491.93	1327.38	14123.21	505.02	213.20	5.25	3.68	0.00	0.00	11245.26	11245.26	11245.26	96

Block A (RESIDENTIAL TOWER-SUMMIT)

Floor Name	Gross Area (Sq.Mts.)	Deductions (Area in Sq.Mts.) From Common Cellar	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mts.) StairCase	Lift	Lift Machine	Substructure	Res.	Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Tnmt (No.)
Terrace Floor	58.57	0.00	58.57	45.72	7.92	0.26	0.00	0.00	0.00	0.00	00
Fifth/sixth Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Fourteenth Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Twelfth Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Eleventh Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Tenth Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Ninth Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Eighth Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Seventh Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Sixth Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Fifth Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Fourth Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Third Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Second Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
First Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Ground Floor	992.69	39.07	915.88	27.30	12.95	0.00	0.23	875.93	875.93	875.93	07
Stilt Floor	992.69	38.74	916.22	27.30	12.95	0.00	0.23	876.27	876.27	876.27	07
Basement Floor	1292.55	683.22	1609.33	482.92	213.20	5.25	3.68	1984.28	1984.28	1984.28	110
Number of Same Blocks	1										
Total:	13292.55	683.22	14609.33	482.92	213.20	5.25	3.68	1984.28	1984.28	1984.28	110

Block A (RESIDENTIAL TOWER-TRIUMPH)

Floor Name	Gross Area (Sq.Mts.)	Deductions (Area in Sq.Mts.) From Common Cellar	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mts.) StairCase	Lift	Lift Machine	Substructure	Res.	Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Tnmt (No.)
Terrace Floor	60.33	0.00	60.33	46.48	7.58	0.27	0.00	0.00	0.00	0.00	00
Fifth/sixth Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Fourteenth Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Twelfth Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Eleventh Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Tenth Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Ninth Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Eighth Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Seventh Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Sixth Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Fifth Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Fourth Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Third Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Second Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
First Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Ground Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Stilt Floor	880.96	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	729.67	08
Basement Floor	798.02	87.58	710.44	29.36	12.93	0.00	0.23	667.74	667.74	667.74	07
Basement Floor	798.00	27.68	770.32	29.36	12.93	0.00	0.23	729.68	729.68	729.68	08
Number of Same Blocks	1										
Total:	13573.38	498.83	12674.55	516.24	213.98	6.27	3.68	11935.50	11935.50	11935.50	94

Approval Condition:

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Letter of Acceptance.
1.Permission is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING Comprising of 24 Units in Sites Nos.14,15 & 16 in SURVEY NO.20/1,20/2,20/3,20/4,20/5 & 21/1 of Pattandur Agrahara Village, K.R.Puram HOBLI,KANDI NO.40, BANGALORE EAST TALUK.

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Block : A (RESIDENTIAL)	Plot Use: Residential
Purpose: PRJECTDEN ID	Plot Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 20/2/1
Nature of Sanction: ADDITION OR EXTENSION	City Survey No.: 14,15,16
Location: Urban	Khata No. (As per Khata Extract): 395671
Building Line Specified as per Z.R. NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk
Zone: Mahadevapura	
Ward: Ward-082	
Planning District: 215-Whitefield	

AREA DETAILS:		SQ.MT.
Total Plot Area (Minimum)	(A)	3188.12
Deduction for Roads/ Area		
Road Widening Area		341.24
Surrender Free of Cost		188.01
Net Area		2658.35
NET AREA OF PLOT	(A-Deductions)	2658.35
Deduction for Balance Plot Area		
Road Widening Area		341.24
RW Area surrendered Free of Cost		188.01
Amenity Area		221.53
Park Area		221.53
BALANCE AREA OF PLOT	(A-Deductions)	2658.35
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1329.17
Proposed Coverage Area (30.16 %)		3455.52
Achieved Ground coverage area (30.16 %)		3455.52
Achieved Net coverage area (30.16 %)		1801.41
Balance coverage area left (17.85 %)		1653.36
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		10237.50
Additional F.A.R within Ring-I for BBMP(Area.extent-2.5)(		10237.50
Absolute FAR Area (50% of Point FAR)		2.50
Premium FAR for Plot within Impact Zone ( )		2.50
Total Plot - FAR area (3.25)		10237.50
Residential FAR (100.00%)		10455.25
Total Proposed FAR		10455.25
Existing FAR Area		10288.24
Achieved Net FAR Area (3.18)		10455.50
Balance FAR Area (0.07)		347.25
BUILT UP AREA CHECK		
Proposed Built Up Area		8503.19
Existing BUA Area for Existing Structure		15024.47
Substructure Area 440 or BUA (Lesser'+)(		3.75
Achieved Built Up Area		24531.41

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL TOWER BEACON)	Residential	Apartment	Highrise	R
B (RESIDENTIAL TOWER PINNACLE)	Residential	Apartment	Highrise	R
C (RESIDENTIAL TOWER SUMMIT)	Residential	Apartment	Highrise	R
D (RESIDENTIAL TOWER TRIUMPH)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Prop.	Car Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL TOWER BEACON)	Residential	Apartment	0 - 60	2	-	-	4.5	-
			50 - 225	1	-	1	96	-
B (RESIDENTIAL TOWER PINNACLE)	Residential	Apartment	50 - 225	1	-	1	96	-
C (RESIDENTIAL TOWER SUMMIT)	Residential	Apartment	0 - 60	2	-	1	7	-
			50 - 225	1	-	1	96	-
D (RESIDENTIAL TOWER TRIUMPH)	Residential	Apartment	0 - 60	2	-	1	7	-
			50 - 225	1	-	1	80	-
Total :				-	-	587	675	-

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	587	8221.25	675	9213.18
Visitor's Car Parking	40	550.00	0	0.00
Total Car	627	8771.25	675	9213.18
TwoWheeler		550.00	0	0.00
Other Parking		550.00	-	1840.42
Total :		9871.25	-	11053.60

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
Existing(Use For RETAINED)	Commercial	Professional Office	Building	Highrise	49.88	12	10288.24	15024.47
Total :							10288.24	15024.47

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL TOWER D.	D	0.75	2.10	180
A (RESIDENTIAL TOWER D.	D1	0.90	2.10	288
A (RESIDENTIAL TOWER D.	D2	1.05	2.10	216
A (RESIDENTIAL TOWER D.	D3	1.20	2.10	36

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL TOWER V.	V	1.00	1.00	155
A (RESIDENTIAL TOWER W.	W	1.15	1.20	36
A (RESIDENTIAL TOWER W.	W	2.00	2.15	346

OWNER / SPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID
M/S.SOBHA DEVELOPERS LTD.
M/s.SUNNDHURA DAYOTA TOWERS PVT LTD & M/s.SUNNDHURA INFRACON PVT LTD
NO.3/1,3rd FLOOR,SOBHA SQUARE, M.G.ROAD,BLR-01
M.KANDULAGI BHARAT KUMAR
Sy No. 108/2, Hitlena Building, Hoodi Village, Mahadevapura Village, Marathahalli,outer Ring Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Plot/unit#: E
Sq.Ft: 1000
Park View Apartment, ITI Swiut, MSR Nagar,Bangalore.
Mob:9845012345

PROJECT TITLE :
EXISTING COMMERCIAL (RETAIL/OFFICE) BUILDING WITH ADDITIONAL PROPOSED RESIDENTIAL APARTMENT BUILDING
BUILDING NO.20/2/1 IN SITE NO.14,15 & 16(PART)OF PATTANDUR AGRAHARA VILLAGE, K.R.PURAM HOBLI, KANDI NO.40, BANGALORE EAST TALUK.

DRAWING TITLE :
FIRST FLOOR PLAN

SCALE = 1:100

SHEET NO.OF 12 :

SANCTIONING AUTHORITY :

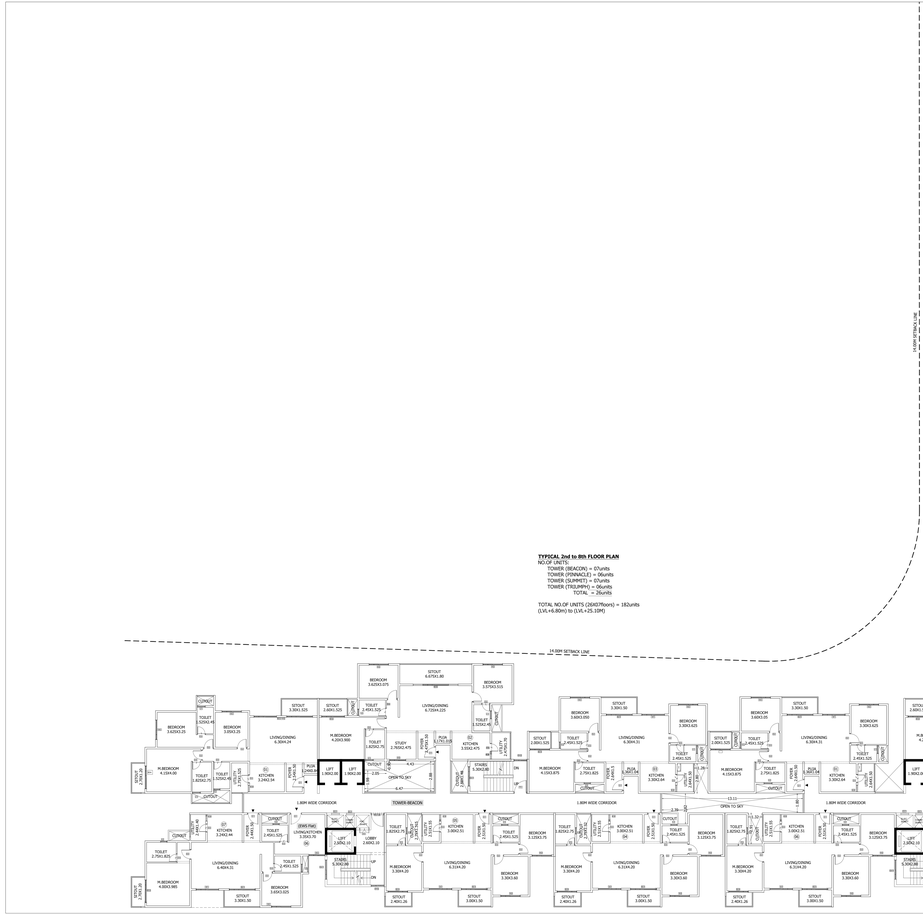
SIGNATURE WITH DATE	NAME WITH DATE	DESIGNATION	JOINT CONTROLLER

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

ND → NORTH

DISCLAIMER
"THIS PLAN IS GENERATED BASED ON THE INFORMATION PROVIDED BY THE APPLICANT/OWNER/ARCHITECT/ENGINEER/SUPERVISOR/STRUCTURAL ENGINEER. BBMP/BDA/BMRDA/BMTC/BWSSB/BESCOM/BSNL/ETC. DO NOT VERIFY THE CORRECTNESS OF THE INFORMATION."

Powered by BTAS



TYPICAL 2nd to 8th FLOOR PLAN

NO OF UNITS
TOWER (BEACON) = 07units
TOWER (PINNACLE) = 06units
TOWER (SUMMIT) = 05units
TOWER (TRIUMPH) = 06units
TOTAL = 24units

TOTAL NO.OF UNITS (24units*8floors) = 192units
(LVL+6.80m) to (LVL+25.10M)

FAR &Tenement Details

Block	No.of Bldg	Gross Floor Area (Sq.Mt.)	Deductions Floor Area (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.mt.)									Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tenement Type
					StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Res.					
			Colour													
A (RESIDENTIAL TOWER BEACON)	1	4030.12	144.31	4173.11	345.81	34.51	5.25	3.68	420.75	2784.92	1615.12	1615.12	155	144.92		
B (RESIDENTIAL TOWER PINNACLE)	1	1440.93	1327.38	1410.21	505.02	213.20	5.25	3.68	0.00	0.00	1343.26	1343.26	96	0.00		
C (RESIDENTIAL TOWER SUMMIT)	1	1293.55	683.02	1608.33	482.92	213.20	5.25	3.68	0.00	0.00	1384.28	1384.28	115	0.00		
D (RESIDENTIAL TOWER TRIUMPH)	1	1973.58	498.93	1374.95	516.24	213.98	4.27	3.68	0.00	0.00	1935.50	1935.50	94	0.00		
Grand Total:	4	8737.14	2653.64	8566.60	2350.00	860.71	20.02	14.72	420.75	2784.92	5940.16	5940.16	460.00	144.92		

Block A (RESIDENTIAL TOWER-BEACON)

Floor Name	Gross Floor Area (Sq.Mt.)	Deductions Area From Floor Plan Colour	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Carpet Area Not In Use Tenement	Tnmt.(No.)
Terrace Floor	58.57	0.00	58.57	45.73	7.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Ground Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Flitch Beam	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
First Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Second Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Third Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Fourth Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Fifth Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Sixth Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Seventh Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Eighth Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Basement Floor	1267.21	0.00	1267.21	158.49	61.38	0.00	0.00	0.00	1267.21	0.00	0.00	1267.21	0.00	
Basement Floor	1267.21	0.00	1267.21	158.49	61.38	0.00	0.00	0.00	1267.21	0.00	0.00	1267.21	0.00	
Basement Floor	1267.21	0.00	1267.21	158.49	61.38	0.00	0.00	0.00	142.25	1046.21	218.25	216.26	00	200.77
Basement Floor	790.35	0.00	790.35	125.10	38.50	0.00	0.00	0.00	128.25	747.75	225.01	225.01	00	188.78
Total:	4157.17	144.31	4373.11	948.95	354.31	5.25	3.68	420.75	2784.92	1615.12	1615.12	155	144.92	

Block A (RESIDENTIAL TOWER-PINNACLE)

Floor Name	Gross Floor Area (Sq.Mt.)	Deductions Area From Floor Plan Colour	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Res.	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt.(No.)
Terrace Floor	58.57	0.00	58.57	45.68	7.83	5.25	0.00	0.00	0.00	0.00	0.00	
Ground Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	845.39	840.08	36	
First Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	845.39	840.08	36	
Second Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	845.39	840.08	36	
Third Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	845.39	840.08	36	
Fourth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	845.39	840.08	36	
Fifth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	845.39	840.08	36	
Sixth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	845.39	840.08	36	
Seventh Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	845.39	840.08	36	
Eighth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	845.39	840.08	36	
Terrace Floor	79.14	80.49	28.76	12.95	0.00	0.23	0.00	84.60	84.60	00		
Total:	7449.93	727.39	6722.21	505.02	213.20	5.25	3.68	7245.18	7245.18	36		
Number of Same Blocks:	1											
Total:	7449.93	727.39	6722.21	505.02	213.20	5.25	3.68	7245.18	7245.18	36		

Block A (RESIDENTIAL TOWER-SUMMIT)

Floor Name	Gross Floor Area (Sq.Mt.)	Deductions Area From Floor Plan Colour	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Substructure	Res.	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt.(No.)
Terrace Floor	58.57	0.00	58.57	46.12	7.83	5.25	0.00	0.00	0.00	0.00	
Ground Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	875.95	875.95	37	
First Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	875.95	875.95	37	
Second Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	875.95	875.95	37	
Third Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	875.95	875.95	37	
Fourth Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	875.95	875.95	37	
Fifth Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	875.95	875.95	37	
Sixth Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	875.95	875.95	37	
Seventh Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	875.95	875.95	37	
Eighth Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	875.95	875.95	37	
Terrace Floor	79.14	80.49	28.76	12.95	0.00	0.23	0.00	84.60	84.60	00	
Total:	7449.93	727.38	6722.21	505.02	213.20	5.25	3.68	7245.18	7245.18	36	
Number of Same Blocks:	1										
Total:	7449.93	727.38	6722.21	505.02	213.20	5.25	3.68	7245.18	7245.18	36	

Block A (RESIDENTIAL TOWER-TRIUMPH)

Floor Name	Gross Floor Area (Sq.Mt.)	Deductions Area From Floor Plan Colour	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Substructure	Res.	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt.(No.)
Terrace Floor	60.33	0.00	60.33	46.48	7.68	6.27	0.00	0.00	0.00	00	
Ground Floor	890.86	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	38	
First Floor	890.86	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	38	
Second Floor	890.86	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	38	
Third Floor	890.86	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	38	
Fourth Floor	890.86	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	38	
Fifth Floor	890.86	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	38	
Sixth Floor	890.86	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	38	
Seventh Floor	890.86	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	38	
Eighth Floor	890.86	28.69	772.29	29.36	12.93	0.00	0.23	729.67	729.67	38	
Terrace Floor	79.61	80.97	28.76	12.95	0.00	0.23	0.00	85.14	85.14	00	
Total:	7968.00	27.88	772.00	29.36	12.93	0.00	0.23	729.68	729.68	38	
Number of Same Blocks:	1										
Total:	7973.58	498.93	7374.95	516.24	213.98	6.27	3.68	7420.50	7420.50	38	

Approval Condition:

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence.
1.Licence accepted for the PROPOSED RESIDENTIAL APARTMENT BUILDING
@ Kathe no.209/1(Ta.no.14,17,18 & 52)(2) of Pattandur Agrahara Village, Jala Hobli, Bangalore East Taluk.
a.Constant of Tower - BEACON : 2Common Basement + 1Ground + 15UF (Upper Floors)
Tower - PINNACLE : 2Common Basement + 1Ground + 6UF (Upper Floors)
Tower - SUMMIT : 2Common Basement + 1Ground + 5UF (Upper Floors)
Tower - TRIUMPH : 2Common Basement + 1Ground + 5UF (Upper Floors)
2.Sanction is accorded for the Residential use only. The use of the building shall not be changed to any other use.
3.Three Basement parking area reserved for car parking shall not be converted for any other purpose. Ramp area should not be obstructed by parking of vehicles. Adequate space shall be provided for parking parkings within the premises shall be provided.
4.The applicant shall construct temporary toilets for the use of construction workers and it should be maintained hygienically.
5.The applicant shall ENSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
6.The applicant shall ensure that the materials to be used do not pollute or hazard or un-healthy environment. The debris shall be removed and transported to nearby dumping yard.
7.The applicant / builder is prohibited from selling the setback area / open spaces and the common amenities to any person or any association of persons under any circumstances.
8.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub-3) code leaving 3.00 mts. from the building within the premises. Provision shall be made for the installation of Rainwater Harvesting Pits & Percolation pits for installation of Borewell equipment and water meters provided for the purpose of Borewell services as per Bye-law No.35.
9.The applicant shall be responsible during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
10.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
11.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building number assigned by the Bruhat Bangalore Mahanagara Palike shall be displayed on a frame and displayed and they shall be made available during inspections.
12.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the licence shall be liable to be cancelled and action taken as per the provisions of the Karnataka Act 1964 as the second instance and cancel the registration if the same is repeated for the third time.
13.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as envisaged in the Bye-law 32 of the Karnataka Municipal Corporation Bye-laws 2003.
14.The building shall be constructed under the supervision of a registered structural engineer.
17.On completion of foundation or footings before erection of walls on the foundation and in the case of framed structure when the frame to the plinth level is completed, the "COMMENCEMENT CERTIFICATE" shall be obtained from the jurisdictional Zone.
18.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence. A licence is valid one month after its completion shall apply for permission to occupy the building.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the jurisdictional Zone.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in order to conserve water and water table as per Bye-law No.32.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. 1893-(Part-1)-2002 of the Bureau of Indian Standards and shall be in accordance with the provisions.
22.The applicant should provide water hydrants as per clause 17.7 of Bye-law No. 29 for the building.
23.Provision for physically handicapped persons prescribed in schedule IX (Bye laws 38" 31) of Bangalore Building bye-laws 2003 shall be ensured.
24.The applicant shall provide at least one common toilet in the ground floor for the use of the physically handicapped persons. Ramps with a gradient not exceeding 1:12 shall be provided through a ramp for the Physically Handicapped persons together with the stepped ones.
25.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 17 to 24 of the Bye-law No. 29 are complied with.
26.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work before 6.00 AM. Precautions shall be taken to prevent the nuisance of dust and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use as per conditions. Residential units of 20 and above and 200Sqm and above half as many for commercial building.
28.The structures with basements shall be designed for structural stability and safety to ensure for withstanding the hydrostatic pressure and water table rise and the same shall be certified by the owner and super structure for the safety of the structure as well as neighbouring property, public roads and buildings, and blasting ensuring safety of workmen and personal public by erecting safe barricades. Blasting shall be done only between 10 AM to 6 PM.
29.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.
30.The owner / builder shall plant one tree for one tree for every 100 Sq.mts of Plot area in the building, one before the onset of summer and another during the summer and secure complete safety in respect of Fire hazards.
31.The owner / builder / 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 Bye-law 32 read with Bye-law 33 of Bangalore Building bye-laws 2003 and the Rules thereon.
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 intimate the commencement of work to the concerned Zone in the prescribed form and shall be prescribed in Schedule XI. Further, the Owner / Developer shall give information on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed lapses.
34.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/ALSI/2015-20, Dated: 25-09-2015 regarding utilization of treated water for all construction purpose and for flushing in the apartment / building.
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 Owner / Developer shall provide the necessary provision to charge electrical vehicles.
37.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least 1 tree for single unit.
38.The Owner / Developer shall abide by the rules as per the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
39.The Applicant / Owner / Developer shall intimate the out marking date within 30 days from the Sanction date.
40.If the Applicant / Owner devoids building construction against the sanctioned plan the action will be taken as per section 321 of KMC Act.
41.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
42.The Applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments.
43.BBMP will not be responsible for any disputes that may arise in respect of property in question. In case, any discrepancy in the area of land is found at any stage of the project or if the land is litigated, the plan sanctioned stands cancelled automatically and digital action will be initiated.
45.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) under section 3 of the Karnataka Real Estate (Regulation and Development) Act.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.The Owner / Developer shall be responsible for any accidents or mishaps or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property. BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold BBMP harmless in all such unforeseen accidents or mishaps or damages occurred.
48.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide NOCENSURE [Headoage Headoc] Letter No. LD/FCI/CT/2013, dated: 01-04-2013 :-

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" is mandatory before commencement of work.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the Registration of establishment and workers working at construction site shall be displayed and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers working at construction site.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the project premises itself.
2.List of children of workers shall be furnished to 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.

FAR &Tenement Details

Block	No.of Bldg	Gross Floor Area (Sq.Mt.)	Deductions Floor Area (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Carpet Area Not In Use Tenement	Tnmt.(No.)
A (RESIDENTIAL TOWER BEACON)	1	4030.12	144.31	4373.11	345.81	34.51	5.25	3.68	420.75	2784.92	1615.12	1615.12	155	144.92	
B (RESIDENTIAL TOWER PINNACLE)	1	1440.93	1327.38	1410.21	505.02	213.20	5.25	3.68	0.00	0.00	1343.26	1343.26	96	0.00	
C (RESIDENTIAL TOWER SUMMIT)	1	1293.55	683.02	1608.33	482.92	213.20	5.25	3.68	0.00	0.00	1384.28	1384.28	115	0.00	
D (RESIDENTIAL TOWER TRIUMPH)	1	1973.58	498.93	1374.95	516.24	213.98	4.27	3.68	0.00	0.00	1935.50	1935.50	94	0.00	
Grand Total:	4	8737.14	2653.64	8566.60	2350.00	860.71	20.02	14.72	420.75	2784.92	5940.16	5940.16	460.00	144.92	

SURVEY SKETCH (N.T.S)

FIGURE FOR SURVEY NO. 209/1(P), 209/2(P), 209/3(P), 209/4(P), 209/5(P), 209/6(P), 209/7(P), 209/8(P), 209/9(P), 209/10(P), 209/11(P), 209/12(P), 209/13(P), 209/14(P), 209/15(P), 209/16(P), 209/17(P), 209/18(P), 209/19(P), 209/20(P), 209/21(P), 209/22(P), 209/23(P), 209/24(P), 209/25(P), 209/26(P), 209/27(P), 209/28(P), 209/29(P), 209/30(P), 209/31(P), 209/32(P), 209/33(P), 209/34(P), 209/35(P), 209/36(P), 209/37(P), 209/38(P), 209/39(P), 209/40(P), 209/41(P), 209/42(P), 209/43(P), 209/44(P), 209/45(P), 209/46(P), 209/47(P), 209/48(P), 209/49(P), 209/50(P), 209/51(P), 209/52(P), 209/53(P), 209/54(P), 209/55(P), 209/56(P), 209/57(P), 209/58(P), 209/59(P), 209/60(P), 209/61(P), 209/62(P), 209/63(P), 209/64(P), 209/65(P), 209/66(P), 209/67(P), 209/68(P), 209/69(P), 209/70(P), 209/71(P), 209/72(P), 209/73(P), 209/74(P), 209/75(P), 209/76(P), 209/77(P), 209/78(P), 209/79(P), 209/80(P), 209/81(P), 209/82(P), 209/83(P), 209/84(P), 209/85(P), 209/86(P), 209/87(P), 209/88(P), 209/89(P), 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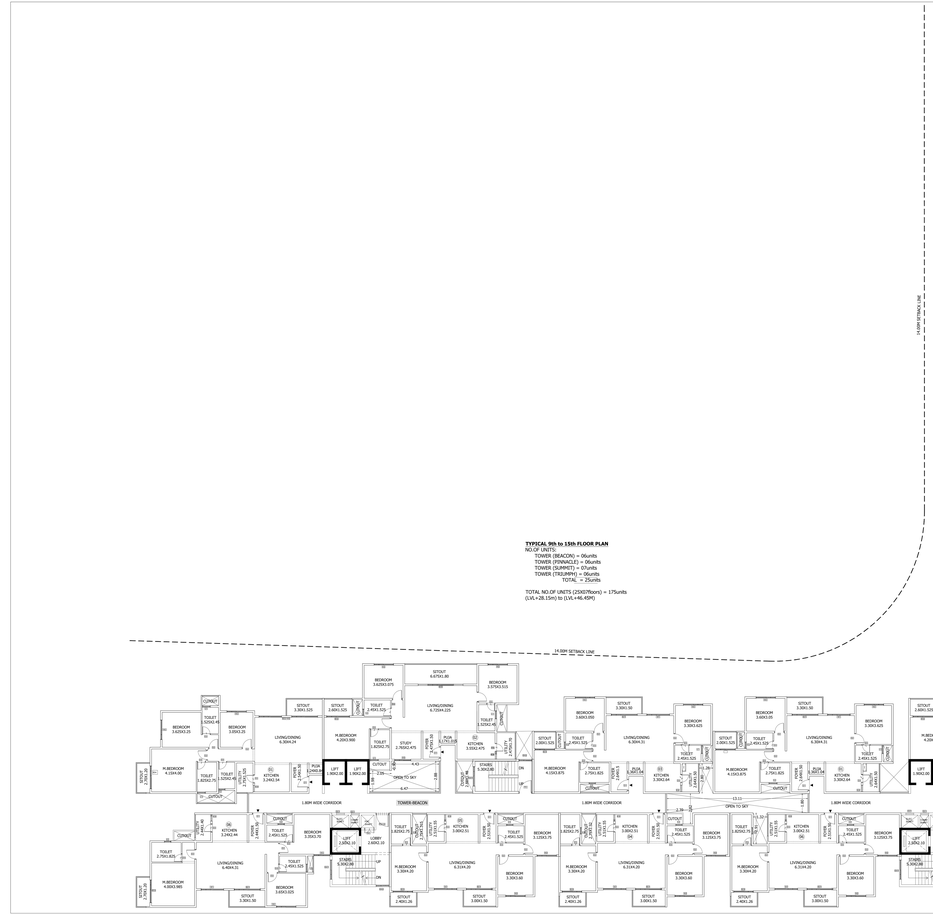
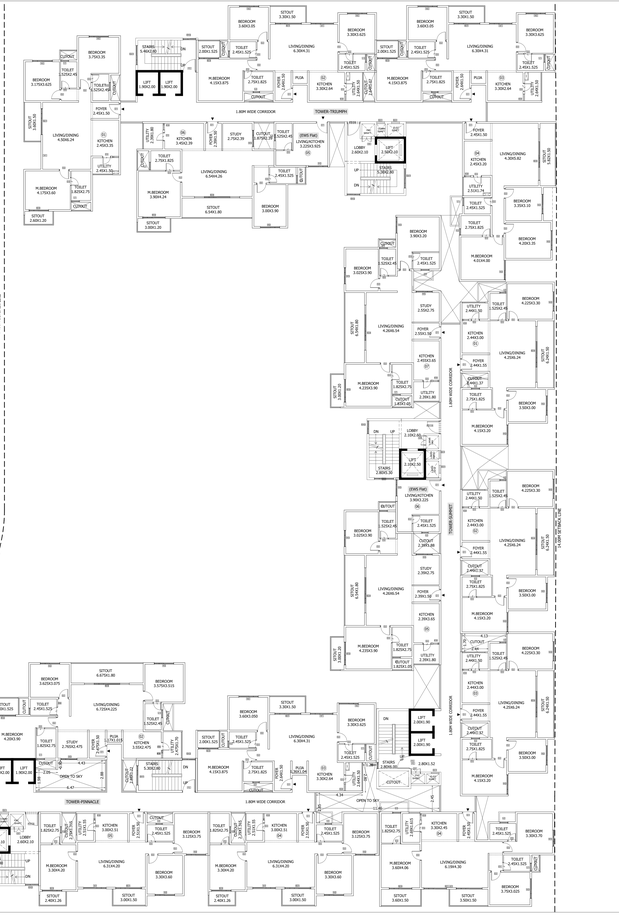




FAR &Tenement Details

Block	No.of Bldg	Gross Land Area (Sq.Mts.)	Deductions Road Widening Area (Sq.Mts.)	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.mt.)									Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Total Tenement No.	Carpet Area as per Tenement
					StairCase	Lift	Lift Machine	Subsituation	Ramp	Parking	Res.						
			Colour														
A (RESIDENTIAL TOWER BEACON)	1	4030.12	144.51	4329.11	545.80	264.51	5.25	3.68	420.75	2784.92	1615.12	1615.12	155	144.92			
B (RESIDENTIAL TOWER PINNACLE)	1	1440.00	1327.38	5413.21	505.02	213.20	5.25	3.68	0.00	0.00	12455.26	12455.26	96	0.00			
C (RESIDENTIAL TOWER SUMMIT)	1	1520.00	683.22	4698.33	482.92	213.20	5.25	3.68	0.00	0.00	13864.28	13864.28	115	0.00			
D (RESIDENTIAL TOWER TRIUMPH)	1	1397.00	498.81	5374.00	516.24	213.68	4.27	3.68	0.00	0.00	11930.00	11930.00	94	0.00			
Grand Total:	4	8387.54	3653.46	20815.25	2442.68	905.71	21.02	14.72	420.75	2784.92	53865.16	53865.16	460.00	144.92			

Block A (RESIDENTIAL TOWER-BEACON)

Floor Name	Gross Floor Area (Sq.Mts.)	Deductions Area From Staircase Rockcover in Sq.m.(Colour)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.m.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.mt.)	Carpet Area Not in Use Tenement	Tnmt.(No.)
Terrace Floor	58.51	0.00	58.51	41.70	7.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Fifteenth Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Fourteenth Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Thirteenth Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Twelfth Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Eleventh Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Tenth Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Ninth Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Stretted Basement Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Basement Floor	981.74	47.69	894.25	28.92	12.95	0.00	0.23	0.00	0.00	0.00	852.35	852.35	56	0.00
Basement Floor	981.74	132.71	849.03	28.92	12.95	0.00	0.23	0.00	0.00	0.00	807.13	807.13	57	0.00
Basement Floor	981.74	98.44	883.30	28.92	12.95	0.00	0.23	0.00	0.00	0.00	840.40	840.40	57	0.00
Basement Floor	1397.21	0.00	1397.21	158.49	61.58	0.00	0.00	0.00	152.25	1070.92	376.76	376.76	55	319.27
Basement Floor	1397.21	0.00	1397.21	158.49	61.58	0.00	0.00	0.00	145.25	1046.21	316.26	316.26	55	299.77
Stilt Floor	7965.20	0.00	7965.20	125.19	38.50	0.00	0.00	0.00	128.25	7447.76	225.01	225.01	50	188.78
Stilt Floor	4320.72	144.51	4329.11	545.80	264.51	5.25	3.68	420.75	2784.92	1615.12	1615.12	155	144.92	
Number of Same Blocks	1													
Total:	40267.52	144.51	43015.13	545.80	264.51	5.25	3.68	420.75	2784.92	1615.12	1615.12	155	740.	

Block A (RESIDENTIAL TOWER-PINNACLE)

Floor Name	Gross Floor Area (Sq.Mts.)	Deductions Area From Staircase Rockcover in Sq.m.(Colour)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.m.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Res.	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.mt.)	Tnmt.(No.)
Terrace Floor	58.51	0.00	58.51	43.68	7.92	5.25	0.00	0.00	0.00	0.00	0.00	0.00	
Fifteenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Fourteenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Thirteenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Twelfth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Eleventh Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Tenth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Ninth Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Stretted Basement Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Basement Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Basement Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Stilt Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Stilt Floor	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	840.39	840.39	56	
Number of Same Blocks	1												
Total:	14440.00	1327.38	14112.21	505.02	213.20	5.25	3.68	0.00	0.00	12455.26	12455.26	96	

Block A (RESIDENTIAL TOWER-SUMMIT)

Floor Name	Gross Floor Area (Sq.Mts.)	Deductions Area From Staircase Rockcover in Sq.m.(Colour)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.m.) StairCase	Lift	Lift Machine	Substructure	Res.	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.mt.)	Tnmt.(No.)
Terrace Floor	58.51	0.00	58.51	40.12	7.92	5.25	0.00	0.00	0.00	0.00	
Fifteenth Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	0.00	875.30	875.30	27
Fourteenth Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	0.00	875.30	875.30	27
Thirteenth Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	0.00	875.30	875.30	27
Twelfth Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	0.00	875.30	875.30	27
Eleventh Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	0.00	875.30	875.30	27
Tenth Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	0.00	875.30	875.30	27
Ninth Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	0.00	875.30	875.30	27
Stilt Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	0.00	875.30	875.30	27
Stilt Floor	992.69	39.07	910.88	27.32	12.95	0.00	0.23	0.00	875.30	875.30	27
Number of Same Blocks	1										
Total:	10292.50	683.22	14698.33	482.92	213.20	5.25	3.68	0.00	13864.28	13864.28	115

Block A (RESIDENTIAL TOWER-TRIUMPH)

Floor Name	Gross Floor Area (Sq.Mts.)	Deductions Area From Staircase Rockcover in Sq.m.(Colour)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.m.) StairCase	Lift	Lift Machine	Substructure	Res.	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.mt.)	Tnmt.(No.)
Terrace Floor	60.33	0.00	60.33	46.48	7.58	6.27	0.00	0.00	0.00	0.00	
Fifteenth Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Fourteenth Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Thirteenth Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Twelfth Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Eleventh Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Tenth Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Ninth Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Stretted Basement Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Basement Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Basement Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Stilt Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Stilt Floor	800.96	28.66	772.29	29.36	12.93	0.00	0.23	0.00	729.67	729.67	56
Number of Same Blocks	1										
Total:	10973.28	498.81	12374.33	516.24	213.68	6.27	3.68	0.00	11930.00	11930.00	94

Approval Condition:

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence.
1.Licence accepted for the PROPOSED RESIDENTIAL APARTMENT BUILDING
@ Kathe no.209/1(Ta.no.14,17,18 & 52)(2) of Pattandur Agrahara Village, Yelahanka Hobli, Bangalore East Taluk.
a).Consist of Tower - BEACON - (Common Basement + 01ground + 15UF (Upper Floor)
Tower - PINNACLE - (Common Basement + 01ground + 15UF (Upper Floor)
Tower - SUMMIT - (Common Basement + 01ground + 15UF (Upper Floor)
Tower - TRIUMPH - (Common Basement + 01ground + 15UF (Upper Floor)
2.Sanction is accorded for Residential use only. The use of the building shall not be modified to any other use.
3.Three Basement parking area reserved for car parking shall not be converted for any other purpose. Ramp/Car parking/Lift/Lift machine/Staircase/Lift lobby shall be used for purpose services & space for dumping garbage within the premises shall be provided.
4.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion.
5.The applicant shall ENSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
6.The applicant shall ensure that the materials shall not be allowed to be footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
7.The applicant / builder is prohibited from selling the setback area / open spaces and the common amenities to the proposed building to the intending purchasers/owners.
8.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub-D) code leaving 3.00 mts. from the building within the premises. The cost of the same shall be borne by the apartment owners. NOC shall be obtained from the concerned authorities for installation of telecom equipment and also to make provisions for telecom services as per Run-line No.25.
9.The applicant shall be responsible during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
10.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
11.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building number assigned by the Corporation shall be displayed on the premises duly mounted on a frame and displayed and they shall be made available during inspections.
12.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the licence/permit shall be liable to be cancelled and the owner / builder shall be liable to be prosecuted in the second instance and cancel the registration if the same is repeated for the third time.
13.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as per Rule 32, 33, 34 & 35 of KCR & Bye-laws 32(a) of Bye-laws 2003 & 2012.
14.The building shall be constructed under the supervision of a registered structural engineer.
17.On completion of foundation or footings before erection of walls on the foundation and in the case of framed structure when the frame upto plinth level is completed the "COMMENCEMENT CERTIFICATE" shall be obtained from the Authority.
18.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence. A licence is within one month after its completion shall apply for permission to occupy the building.
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 & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in order to conserve water and water table as per Rule 32(e) of KCR.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS-1893(Part-1)-2002 of Bureau of Indian Standards and shall be earthquake resistant. Structural drawings
22.The applicant should provide solar heaters as per clause 17 of Bye-law No. 29 for the building.
23.Provision for physically handicapped persons prescribed in schedule IX (Bye laws 38" 31) of Building bye-laws 2003 shall be ensured.
24.The applicant shall provide at least one common toilet in the ground floor for the use of the physically handicapped persons. Ramps with a gradient not steeper than 1:12 shall be provided through a ramp for the Physically Handicapped persons together with the stepped ones.
25.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 18 to 24 of the "Grant of Permission" are complied.
26.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work before 6.00 AM. Also ensure that the noise level at the boundary of the site.
27.Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use/ recycling. Residential units of 20 and above and 200bed and above bed as per norms for commercial building.
28.The structures with basements shall be designed for structural stability and safety to ensure for withstanding the hydrostatic pressure and water table rise due to flood. Ensure that the building and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and blasting shall be undertaken with technical and personal policy by erecting safe barricades. Ensure safety measures to be taken in the vicinity of the site.
29.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.
30.The owner / builder shall ensure that the electrical wires and lines are at a safe distance from the building, one before the onset of summer and another during the summer and secure complete safety in respect of fire hazards.
31.The Owner / Developer / 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 KCR & Bye-laws. If they violate the provisions of the KCR & Bye-laws, the Owner / Developer shall be liable for action as per provisions of KMC Act & KCR & Bye-laws.
32.The Contravention or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall intimate the Commencement of work to the Competent Authority in the prescribed Intimation Form prescribed in Schedule XI. 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 lapses.
33.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/ALSI/2015-20, Dated: 25-09-2015 regarding utilization of treated water for all construction purpose and for flushing in the apartment/ building.
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 Owner / Developer shall provide the necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Three 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 / Architect shall intimate the out marking date within 30 days from the date of issue.
40.If the Applicant / Owner devoids building construction against the sanctioned plan the action will be taken as per section 321 of KMC Act.
41.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
42.The Applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments.
43.BBMP will not be responsible for any disputes that may arise in respect of property in question. If any discrepancy in the area of land in respect of property in question and the area of land in the Revenue records, the plan sanctioned stands cancelled automatically and digital action will be initiated.
45.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) under section 3 of the Karnataka Real Estate (Regulation and Development) Act.
46.Owner / builder/ DPA Holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.The Owner / builder / developer shall take all precautionary measures so as to avoid any mishap or loss or injury or permanent disability occurred to personnels or damages caused to public or private property. BBMP is not responsible for such loss, Owner / builder / DPA holder / developer shall hold themselves liable for the compensation and shall be prosecuted in the court of law.
48.In case of any false information, misrepresentation of fact, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide KGDENOLM [Headpage Headed] Letter No. LD/PSU/ET/2013, dated: 01-04-2013 :-

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" is mandatory.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the Registration of establishment and workers working at construction site shall be displayed and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers working at construction site.
4.A one point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of the construction workers in the project site/ premises.
2.List of children of workers shall be furnished to 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.

PROJECT TITLE :
EXISTING COMMERCIAL (RETAIL/OFFICE) BUILDING WITH ADDITIONAL PROPOSED RESIDENTIAL APARTMENT BUILDING
SITE AT SURVEY NUMBER NO.209/1(Ta.no.14,17,18 & 52)(P) OF PATTANDUR AGRAHARA VILLAGE, K.R.PURAM HOBLI,KANDI NO.42, BANGALORE EAST TALUK.

SCALE = 1:100

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PR/0700/24-25	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 209/1
Nature of Sanction: ADDITION OR EXTENSION	City Survey No.: 14,152, 154
Location: Outer	Khata No. (As per Khata Extract): 209/1
Building Line Specified as per Z.R. NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk
Zone: Mahadevapura	
Ward: Ward-082	
Planning District: 215-Mahadevi	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A-Deductions)	8388.15
Deduction for Roads Area	
Road Widening Area	367.24
Surrender Free of Cost	738.01
Net Area	6328.15
NET AREA OF PLOT (A-Deductions)	6328.15
Deduction for Balance Plot Area	
Road Widening Area	367.24
RW Area surrendered Free of Cost	738.01
Amenity Area	151.12
Net Area	5071.78
BALANCE AREA OF PLOT (A-Deductions)	4320.15
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	2535.27
Proposed Coverage Area (8.16 %)	3455.52
Achieved Net coverage area (8.16 %)	3455.52
Balance coverage area left (41.17 %)	1623.36
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.50)	16237.98
Additional F.A.R within Ring-I for BBMP(area)(at 0.25)	4059.49
Allowable TDR Area (50% of Permit FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Roads Taken (Road Area 3.67)	16237.98
Residential FAR (100.00%)	13435.25
Total Proposed FAR	13435.25
Existing FAR Area	10108.41
Achieved Net FAR Area (1.58)	13435.50
Balance FAR Area (0.07)	347.39
BUILT UP AREA CHECK	
Proposed Built Up Area	55025.19
Existing BUA Area for Existing Structure	10108.41
Substructure Area 448 or BUA (Lesser) of	4.76
Achieved Built Up Area	24123.41

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A (RESIDENTIAL TOWER BEACON)	Residential	Apartment	Highrise	R
B (RESIDENTIAL TOWER PINNACLE)	Residential	Apartment	Highrise	R
C (RESIDENTIAL TOWER SUMMIT)	Residential	Apartment	Highrise	R
D (RESIDENTIAL TOWER TRIUMPH)	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.
A (RESIDENTIAL TOWER BEACON)	Residential	Apartment	50 - 225	1	-	1	4.5	-
			50 - 225	1	-	1	96	-
B (RESIDENTIAL TOWER PINNACLE)	Residential	Apartment	50 - 225	1	-	1	96	-
C (RESIDENTIAL TOWER SUMMIT)	Residential	Apartment	0 - 50	2	-	1	7	-
			50 - 225	1	-	1	80	-
D (RESIDENTIAL TOWER TRIUMPH)	Residential	Apartment	50 - 225	1	-	1	387	675

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	387	9317.50	675	16312.50
Visitor's Car Parking	40	930.00	0	0.00
Scooter/Bike	427	3202.50	0	0.00
Total/Parking		13450.00	0	0.00
Other Parking				18402.42
Total		4421.25		

Existing Block Details

Name	Use	Subuse	Type	Structure	Height	Floor No.	FAR Area	BUA Area
Existing(Use TO BE RETAINED)	Commercial	Professional Office	Building	Highrise	49.88	12	10108.24	19226.47
Total :							10108.24	19226.47

Block Name	Built Up Area (Sq.Mt.)	FAR Area (Sq.Mt.)
Existing(Use TO BE RETAINED)	19226.47	10108.24
Total :	19226.47	10108.24

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL TOWER D)	D	0.75	2.10	186
A (RESIDENTIAL TOWER D)	D1	0.90	2.10	288
A (RESIDENTIAL TOWER D)	D2	1.05	2.10	186

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL TOWER V)	V	1.00	1.00	186
A (RESIDENTIAL TOWER W)	W	1.75	1.20	186
A (RESIDENTIAL TOWER W)	W	2.00	2.10	186

OWNER / SPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID
M/S.SUMMIT DEVELOPERS LLP
R0,SUMADHURA CAPITOL TOWERS PVT LTD &
R0,SUMADHURA INFRACON PVT LTD
NO.2,3RD FLOOR,CUNNINGHAM ROAD
M.KANDULAPU BHARAT KUMAR
Sy No. 108/1, Mittana Building,
Kalkere Village, Bidarahalli Hobli,Bangalore Village, Marathahalli,Outer Ring Road, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Mustajab K
Reg No:CA/ 98/ 22418
Park View Apartment, ITI Swiftel, MSR Nagar,Bangalore.
Mob:+91 9886406724

PROJECT TITLE :
EXISTING COMMERCIAL (RETAIL/OFFICE) BUILDING WITH ADDITIONAL PROPOSED RESIDENTIAL APARTMENT BUILDING
AT SURVEY NUMBER NO.209/1(Ta.no.14,17,18 & 52)(P) OF PATTANDUR AGRAHARA VILLAGE, K.R.PURAM HOBLI,KANDI NO.42, BANGALORE EAST TALUK.

DRAWING TITLE :
TYPICAL 9TH TO 15TH FLOOR PLAN

SHEET NO:(F-1)

SANCTIONING AUTHORITY :

SIGNATURE WITH DATE	NAME WITH DATE	DESIGNATION	JOINT DIRECTOR

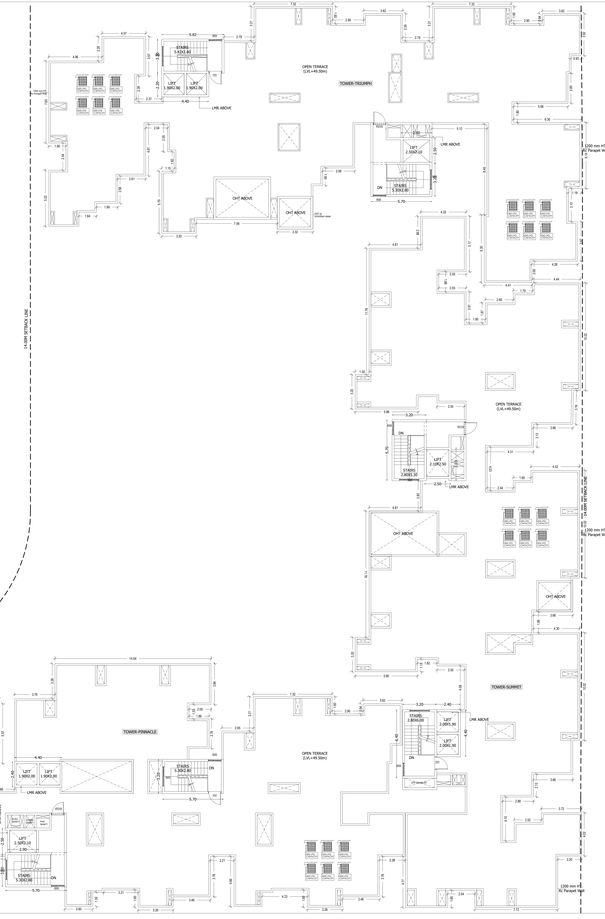
The approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

DECLARATION
"I/WE HAVE ENSURED THAT THE PLAN SUBMITTED FOR THE PROPOSED BUILDING WITH RESPECT TO THE ABUTTING ROAD AS PER THE REVISED MASTER PLAN-2015 AND THE PROVISIONS OF KMC ACT 1976 AND THE RULES THEREUNDER."

NO - NORTH

BY LAWS OF THE KARNATAKA MUNICIPAL CORPORATIONS ACT 1976 AND THE RULES THEREUNDER

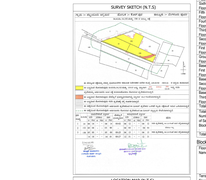
DEVELOPMENT CONTROL AND COORDINATION OFFICER
BANGALORE NORTH

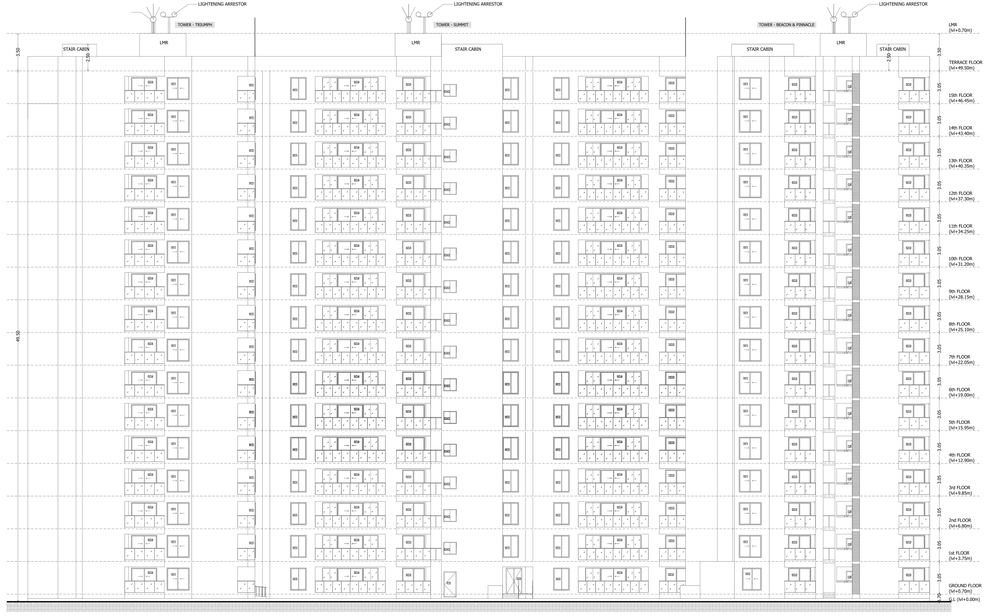


FAR & Tenement Details

Block	No. of Same Blocks	Gross Floor Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Common Areas (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)								Proposed Floor Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Carpet Area Proposed (Sq.Mt.)
			Cellar		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Res.	Total			
A (RESIDENTIAL TOWER BEACON)	1	4530.12	144.31	4374.11	545.80	264.51	5.25	3.68	420.75	2784.92	1415.12	155	744.92		
B (RESIDENTIAL TOWER PINNACLE)	1	10493.00	1327.38	9410.21	505.82	213.20	5.25	3.68	0.00	0.00	12403.26	12403.26	96	0.00	
C (RESIDENTIAL TOWER SUMMIT)	1	15292.55	683.22	14608.33	482.92	213.20	5.25	3.68	0.00	0.00	13894.28	13894.28	110	0.00	
D (RESIDENTIAL TOWER TRIUMPH)	1	12973.38	498.83	12474.55	516.24	212.98	4.27	3.68	0.00	0.00	11635.00	11635.00	34	0.00	
Grand Total:	4	43291.04	2653.74	40867.20	2050.78	903.89	20.02	14.72	420.75	2784.92	53347.66	53347.66	435.00	744.92	

SURVEY SKETCH (N.T.S)



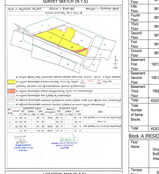


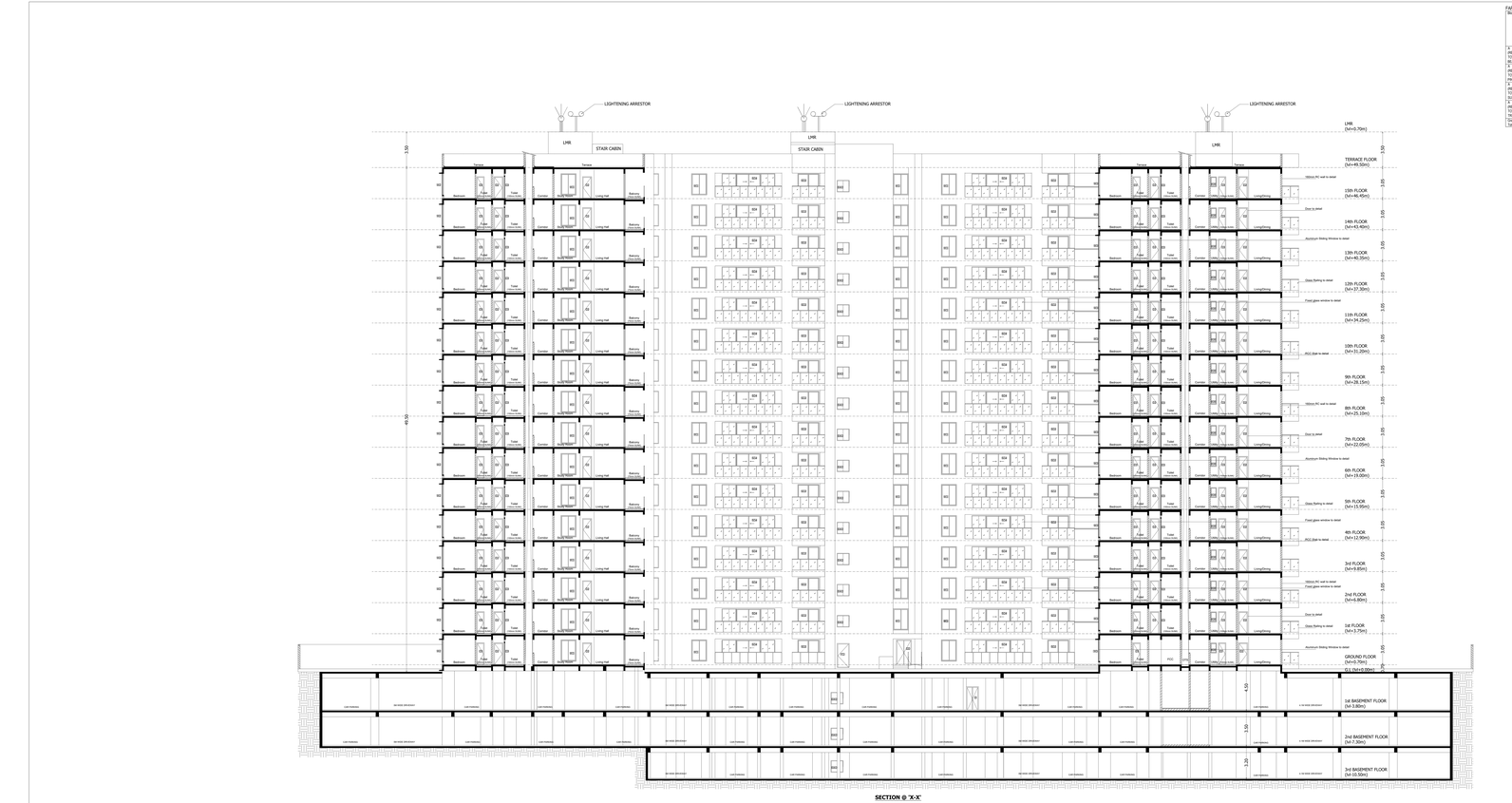
ELEVATION

FAR &Tenement Details

Block	No. of Bldg	Gross Bldg Sq.Mts	Deductions (Open Space, Ramp, Parking, Resi.) Sq.Mts	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 (Sq.mt.)
Name		Gross Bldg Sq.Mts	Deductions (Open Space, Ramp, Parking, Resi.) Sq.Mts	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Total FAR Area (Sq.mt.)				Carpet area (Sq.mt.)
Colour			Colour		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.					
A (RESIDENTIAL TOWER BEACON)	1	45267.12	1444.31	43815.11	948.90	264.51	5.25	3.68	420.75	2784.92	14015.12	15015.12	155	744.92		
B (RESIDENTIAL TOWER PINNACLE)	1	15493.93	1327.38	14123.21	565.92	213.20	5.25	3.68	0.00	0.00	12403.26	12403.26	96	0.00		
C (RESIDENTIAL TOWER SUMMIT)	1	15292.93	683.22	14609.33	482.92	213.20	5.25	3.68	0.00	0.00	13964.28	13964.28	110	0.00		
D (RESIDENTIAL TOWER TRIUMPH)	1	13973.58	498.83	13474.91	516.24	212.98	6.27	3.68	0.00	0.00	11926.93	11926.93	94	0.00		
Grand Total:	4	89026.54	3953.94	85023.55	2513.98	903.91	22.02	14.72	420.75	2784.92	52309.59	52309.59	455.00	744.92		

SURVEY SKETCH (N.T.S)





FAR & Tenement Details

Block	No. of Bldg	Gross Land Area (Sq.Mts.)	Deductions From Gross Land Area (Sq.Mts.)	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mts.)							Proposed FAR Area (Sq.Mts.)	Total FAR Area (Sq.Mts.)	Tenement Nos	Carpet Area Of Flats (Sq.Mts.)
			Colour		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
A (RESIDENTIAL TOWER BEACON)	1	40267.12	1444.31	43815.11	945.80	264.51	5.25	3.68	420.75	2784.92	14015.12	155	34435	155	34435
B (RESIDENTIAL TOWER PINNACLE)	1	10493.00	1327.38	14123.21	505.00	213.20	5.25	3.68	0.00	0.00	12455.26	12455.26	96	0.00	0.00
C (RESIDENTIAL TOWER SUMMIT)	1	15292.00	683.22	16589.33	482.92	213.20	5.25	3.68	0.00	0.00	15904.28	15904.28	115	0.00	0.00
D (RESIDENTIAL TOWER TRIUMPH)	1	12973.00	498.83	13374.00	516.24	212.98	6.27	3.68	0.00	0.00	11926.00	11926.00	94	0.00	0.00
Grand Total:	4	80024.54	3953.94	88902.65	2450.96	903.71	22.02	14.72	420.75	2784.92	53300.76	53300.76	460.00	0.00	0.00

Block A (RESIDENTIAL TOWER-BEACON)

Floor Name	Gross Land Area (Sq.Mts.)	Deductions From Gross Land Area (Sq.Mts.)	Total Built Up Area (Sq.Mts.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)
		Colour		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	58.57	0.00	58.57	45.73	7.82	0.25	0.00	0.00	0.00	0.00	0.00	0.00	00
Terrace Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
15th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
14th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
13th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
12th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
11th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
10th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
9th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
8th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
7th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
6th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
5th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
4th Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
3rd Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
2nd Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
1st Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
Ground Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
1st Basement Floor Flexcom	981.74	47.49	894.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	862.36	862.36	00
2nd Basement Floor Flexcom	981.74	132.71	949.03	28.92	12.96	0.00	0.23	0.00	0.00	0.00	887.13	887.13	00
3rd Basement Floor Flexcom	981.74	49.49	892.25	28.92	12.96	0.00	0.23	0.00	0.00	0.00	860.44	860.44	00
Terrace Floor Flexcom	1812.71	0.00	1812.71	158.49	51.38	0.00	0.00	0.00	152.25	1070.50	379.79	379.79	00
15th Floor Flexcom	1812.71	0.00	1812.71	158.49	51.38	0.00	0.00	0.00	145.25	1046.21	318.29	318.29	00
14th Floor Flexcom	1812.71	0.00	1812.71	158.49	51.38	0.00	0.00	0.00	135.25	1047.75	235.61	235.61	00
13th Floor Flexcom	1812.71	0.00	1812.71	158.49	51.38	0.00	0.00	0.00	125.25	1057.75	188.78	188.78	00
Total:	40267.12	1444.31	43815.11	945.80	264.51	5.25	3.68	420.75	2784.92	14015.12	14015.12	155	744.92

Block A (RESIDENTIAL TOWER-PINNACLE)

Floor Name	Gross Land Area (Sq.Mts.)	Deductions From Gross Land Area (Sq.Mts.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)
		Colour		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	58.57	0.00	58.57	45.68	7.82	0.25	0.00	0.00	0.00	0.00	0.00	0.00	00
Terrace Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
15th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
14th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
13th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
12th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
11th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
10th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
9th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
8th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
7th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
6th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
5th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
4th Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
3rd Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
2nd Floor Flexcom	962.63	80.20	882.43	28.76	12.95	0.00	0.23	0.00	0.00	0.00	840.59	840.59	00
1st Floor Flexcom	962.63	79.14	883.49	28.76	12.95	0.00	0.23	0.00	0.00	0.00	841.65	841.65	00
Ground Floor Flexcom	10493.00	1327.38	14123.21	505.00	213.20	5.25	3.68	0.00	0.00	0.00	12455.26	12455.26	96
Number of Same Blocks	1												
Total:	10493.00	1327.38	14123.21	505.00	213.20	5.25	3.68	0.00	0.00	0.00	12455.26	12455.26	96

Block A (RESIDENTIAL TOWER-SUMMIT)

Floor Name	Gross Land Area (Sq.Mts.)	Deductions From Gross Land Area (Sq.Mts.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)
		Colour		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	58.57	0.00	58.57	45.73	7.82	0.25	0.00	0.00	0.00	0.00	0.00	0.00	00
Terrace Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
15th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
14th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
13th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
12th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
11th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
10th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
9th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
8th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
7th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
6th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
5th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
4th Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
3rd Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
2nd Floor Flexcom	992.69	39.61	915.88	27.32	12.95	0.00	0.23	0.00	0.00	0.00	875.93	875.93	00
1st Floor Flexcom	992.69	38.74	916.75	27.32	12.95	0.00	0.23	0.00	0.00	0.00	877.84	877.84	00
Ground Floor Flexcom	15292.00	683.22	16589.33	482.92	213.20	5.25	3.68	0.00	0.00	0.00	15904.28	15904.28	115
Number of Same Blocks	1												
Total:	15292.00	683.22	16589.33	482.92	213.20	5.25	3.68	0.00	0.00	0.00	15904.28	15904.28	115

Block A (RESIDENTIAL TOWER-TRIUMPH)

Floor Name	Gross Land Area (Sq.Mts.)	Deductions From Gross Land Area (Sq.Mts.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)							Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Tnmt (No.)
		Colour		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	60.33	0.00	60.33	46.48	7.58	0.27	0.00	0.00	0.00	0.00	0.00	0.00	00
Terrace Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
15th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
14th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
13th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
12th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
11th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
10th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
9th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
8th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
7th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
6th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
5th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
4th Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
3rd Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
2nd Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
1st Floor Flexcom	890.96	39.68	772.28	26.56	12.60	0.00	0.22	0.00	0.00	0.00	729.87	729.87	00
Ground Floor Flexcom	12973.00	498.83	13374.00	516.24	212.98	6.27	3.68	0.00	0.00	0.00	11926.00	11926.00	94
Number of Same Blocks	1												
Total:	12973.00	498.83	13374.00	516.24	212.98	6.27	3.68	0.00	0.00	0.00	11926.00	11926.00	94

Approval Condition:

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence.
1.The Licence accepted for the PROPOSED RESIDENTIAL APARTMENT BUILDING in Katha no.208(P),Sy.no.14,17,18 & 67(Old) of Pattandur Agrahara Village, Krishnarajapura Hobli, K.R.Puram HOBLI,WARD NO.42, BANGALORE EAST TALUK.
Bangalore East Taluk.
a).Consist of Tower - BEACON - 2Common Basement + 1Ground + 15UF (Upper Floor)
Tower - PINNACLE - 2Common Basement + 1Ground + 12UF (Upper Floor)
Tower - SUMMIT - 2Common Basement + 1Ground + 15UF (Upper Floor)
Tower - TRIUMPH -2Common Basement + 1Ground + 15UF (Upper Floor)
2.Sanction is accorded for Residential use only. The use of the building shall not be changed to any other use.
3.Three Basement parking area reserved for car parking shall not be converted for any other purpose. 4.Adequate drinking water arrangements shall be made and ground level for postal services & space for dumping garbage within the premises shall be provided.
5.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after use.
6.Free ambulance shall ENCAMP all workers involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
7.The Debris / Mud / Sand / Stones / Rubble / Bricks etc.shall not be footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
8.The applicant / builder is prohibited from selling the setback area / open spaces and the common amenities to any person or any association of apartment owners.
9.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub-3) code leaving 3.00 mts. from the building within the premises. 10.Provision for Cable TV connections shall be made. 11.The Cable TV network shall be used for installation of telecom equipment and also to make provisions for telecom services.
as per Bye-law No.20.
12.The applicant shall be responsible during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The Licence shall be kept in a safe place and shall be produced on demand. It 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 Licence shall be liable to be cancelled and the owner / builder shall be liable to be prosecuted in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities mentioned in the KCDR 2003 & the Karnataka Building and Other Rules 2012.
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 framed structure when the frame upto plinth level is completed the "COMMENCEMENT CERTIFICATE" shall be obtained from the Jt.Director.
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Jt.Director of Town Planning.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times in order to conserve water and environment as per Bye-law No.32(a).
22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" learning No. 21 Bureau of Indian Standards and the Jt.Director of Town Planning shall ensure the same at the time of inspection.
23.The applicant should provide solar water heaters as per clause 17 of Bye-law No. 29 for the building.
24.Provision for physically handicapped persons prescribed in schedule IX (Bye laws 38" 31) of Building bye-laws 2003 shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors, and the door of the toilet room shall open outwards. Ramps shall be constructed through a ramp for the Physically Handicapped persons together with the stepped extra.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions 24 & 25 are duly complied with by the applicant.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the activities prior to 6.00 AM.Noise levels shall not exceed the permissible limits.
28.Garbage originating from Apartments/Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use as manure. Residential units of 20 and above and 200kgs and above half as much for commercial buildings.
29.The structures with basements shall be designed for structural stability and safety to ensure far-reaching consequences of the excavation on the structural stability of the building or any other and such structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades. Nothing shall be stored on the footpath or the public road.
30.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.
31.The owner / builder shall ensure that the electrical installation, lifts, DG sets in the building, are before the onset of summer and another during the summer and secure complete safety in respect of Fire hazards.
32.The owner / builder / 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 KCDR 2003 & the Karnataka Building and Other Construction Rules 2012 & amendments.
33.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall intimate the Jt.Director of Town Planning, the completion of the plinth / foundation as prescribed in Schedule XI. 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 lapsed.
34.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/Sy.No.20/Ch.20, Dated: 27-09-2010 regarding utilization of treated water for all construction purpose and for flushing in the apartments / buildings.
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 Owner / Developer shall provide the necessary provision to charge electrical vehicles.
37.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least two trees for single site.
38.The Owner / Developer shall abide by all the rules as per the Rules and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
39.The Applicant / Owner / Architect shall intimate the cut marking date within 30 days from the date of issue.
40.If the Applicant / Owner deviates building construction against the sanctioned plan the action will be taken as per section 321 of KMC Act.
41.The Applicant / Owner / Architect shall also adhere to the special conditions imposed in the Building Licence.
42.The Applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments.
43.BBMP will not be responsible for any dispute that may arise in respect of property in question. If any discrepancy is found between the sanctioned plan and the site during the time of the site visit, the plan sanctioned stands cancelled automatically and legal action will be initiated.
44.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) as per section 3 of the Karnataka Real Estate (Regulation & Development) Rules 2016.
45.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
46.Owner / builder/ GPA holder / developer shall be responsible for damages or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property. BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold BBMP harmless. Owner / Builder / GPA holder / developer shall indemnify BBMP.
47.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide NOD/NOLM (Headoap Headlab) Letter No. LD/PCL/CET/2013, dated: 01-04-2013 :-

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" is mandatory before commencement.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the Registration of establishment and workers working at construction site on work place shall ensure the registration of establishment and workers working at construction site on work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers working at construction site.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the project premises itself.
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.

PROJECT TITLE:
EXISTING COMMERCIAL (RETAIL/OFFICE) BUILDING WITH ADDITIONAL PROPOSED RESIDENTIAL APARTMENT BUILDING BEACON,PINNACLE,SUMMIT & TRIUMPH AT SURVEY NO.14,17,18 & 67(OLD) OF PATTANDUR AGRAHARA VILLAGE, K.R.PURAM HOBLI,WARD NO.42, BANGALORE EAST TALUK.

SCALE = 1:100

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/01/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PR/0100/24-25	Property Type: NA
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 208(P)
Nature of Sanction: ADDITION OR EXTENSION	City Survey No.: 14,152, 154
Location: Ward	Khata No. (As per Khata Extract): 208(P)
Building Line Specified as per Z.R. NA	Locality / Street of the property: Pattandur Agrahara Village, K.R. Puram Hobli, Bangalore East Taluk
Zone: Mahadevapura	
Ward: Ward-042	
Planning District: 215-Whitefield	
AREA DETAILS:	SQ.MT.
Total Plot Area (No.of Residential Units : 460)	21496.15
Deduction for Roads/ Area	
Road Widening Area	367.24
Surrender Free of Cost	1268.21
	1635.45
NET AREA OF PLOT	19860.70
Deduction for Balance Plot Area	
Road Widening Area	367.24
RW Area surrendered Free of Cost	1268.21
Amenity Area	631.50
Park Area	2133.00
BALANCE AREA OF PLOT	16560.75
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	11295.37
Proposed Coverage Area (8.16 %)	3455.52
Achieved Net coverage area (20.86 %)	8833.23
Balance coverage area left (17.85 %)	7533.36
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (For 60 feet Road width area)	16337.98
Additional FAR for EWS as per Zoning Regulation 2015 (For 60 feet Road width area)	2450.69
Allowable TDR Area (30% of Permit FAR)	0.00
Premium FAR for Plot within Impact Zone ( )	0.00
Total Permissible FAR area (2.75)	16337.98
Residential FAR (100.00%)	13455.25
Commercial FAR (0.00%)	2882.73
Existing FAR Area	1635.45
Achieved Net FAR Area (1.78)	18673.03
Balance FAR Area (0.97)	360.68
BUILT UP AREA CHECK	
Proposed Built Up Area	89025.19
Existing BUA Area for Existing Structure	1635.45
Substructure Area 448 or BUA (Lesser'of)	33.75
Achieved Built Up Area	91315.41

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
A (RESIDENTIAL TOWER BEACON)	Residential	Apartment	Highrise	R
B (RESIDENTIAL TOWER PINNACLE)	Residential	Apartment	Highrise	R
C (RESIDENTIAL TOWER SUMMIT)	Residential	Apartment	Highrise	R
D (RESIDENTIAL TOWER TRIUMPH)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL TOWER BEACON)	Residential	Apartment	0 - 50	2	-	1	4.5	-
			50 - 225	1	-	1	96	-
B (RESIDENTIAL TOWER PINNACLE)	Residential	Apartment	50 - 225	1	-	1	96	-
C (RESIDENTIAL TOWER SUMMIT)	Residential	Apartment	0 - 50	2	-	1	7	-
			50 - 225	1	-	1	60	-
			Total:				367	675

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	367	2251.25	675	5012.50
Visitor's Car Parking	40	550.00	0	0.00
Total Car	407	2801.25	675	5012.50
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	1840.42
Total:		3351.25		6852.92

Existing Block Details

| Block Name | Use | Subuse | Type | Structure | Height | Floor No. | FAR Area | BUA Area |
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