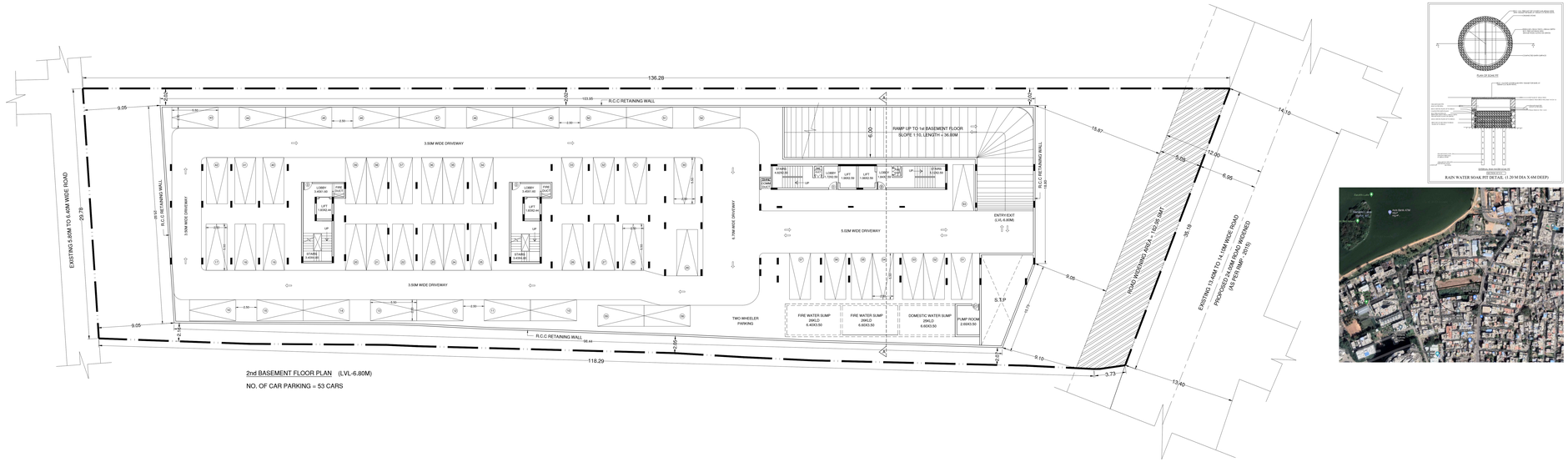
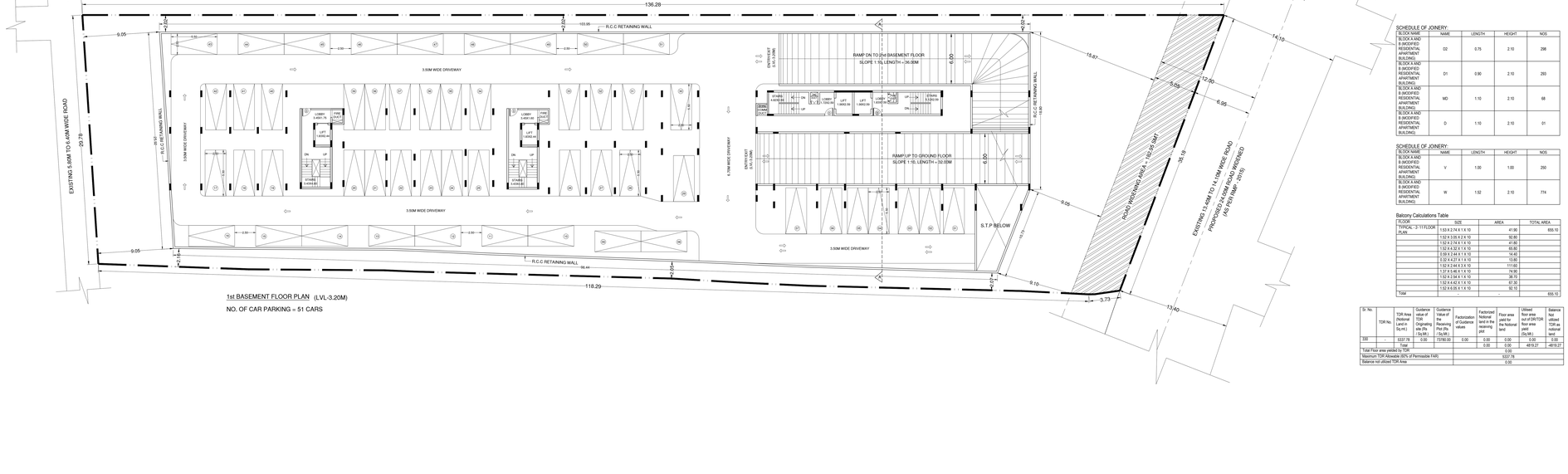


2nd BASEMENT FLOOR PLAN (LVL-6.80M)

NO. OF CAR PARKING = 53 CARS



1st BASEMENT FLOOR PLAN (LVL-3.20M)

NO. OF CAR PARKING = 51 CARS

RAIN WATER HARVESTING PIT DETAIL (1.20 M DIA X-10M DEEP)

Approval Condition :

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

1.The earlier sanctioned Plan vide No.PRJ0800/23-24 , dated:16-Dec-2023 , and Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 3149405895 , Puttenahalli village ,Uttarahalli Hobli, Bangalore , Bangalore.
a).Consist of 2Basement + 1Ground + 11 UF only.

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

4.5096.07 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the names of qualified persons with specifications shall be mounted on a board and displayed during work shall be maintained till completion of the building.

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

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

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

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

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

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

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistent design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

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

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

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

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

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

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

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

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

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

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

33.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner o about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

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

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

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

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

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

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

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

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

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

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

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Anubandg Hoodhe) Letter No. LD/ESL/E72/013, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

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

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

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING @ E-KATHA NO. 3149405895, SY NO-A92, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, (WARD NO. 197)

SCALE : 1:150

ColorNo66s

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ0800/23-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mixed)
Proposal Type: Building Permission	Plot/Sub Plot No.: 3149405895
Nature of Sanction: MODIFY	City Survey No.: A92
Location: Ring-III	Khata No. (As per Khata Extract): 3149405895
Building Line Specified as per Z.R: Semiga-Road	Locality / Street of the property: Puttenahalli village, Uttarahalli Hobli, Bangalore
Zone: Bommanahalli	
Ward: Ward-197	
Planning District: 321-Anjanapura	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4069.24
Deduction for NetPlot Area		
Surrender Free of Cost		182.96
Total		182.96
NET AREA OF PLOT	(A-Deductions)	3886.28
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		2526.08
Proposed Coverage Area (32.22 %)		1252.07
Achieved Net coverage area (32.22 %)		1252.07
Balance coverage area left (32.78 %)		1274.01
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		9158.79
Allowable TDR Area (30.00Percent of Basic FAR)		3337.28
Total Floor TAR area (3.55Maximum 2.65)		14453.07
Residential FAR (100.07%)		13975.08
Proposed FAR Area		13975.08
Achieved Net FAR Area (3.63)		13975.08
Balance FAR Area (0.12)		518.21
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21136.88
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		21151.88

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
"BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	68	-
	Total :	-	-	-	-	-	68	109

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	68	935.00	109	1443.75
Visitor's Car Parking	7	96.25	0	0.00
Total Car	75	1031.25	109	1443.75
Two/Wheeler	-	96.25	0	0.00
Other Parking	-	-	-	3692.52
Total	-	1127.50	-	5096.27

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after Plan Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	1	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68	45.63
Grand Total:	1	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68.00	45.63

Block :BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltUp Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after Plan Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
Terrace Floor	126.44	0.00	126.44	106.26	0.00	19.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Eleventh Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	0.00
Tenth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	0.00
Ninth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	0.00
Eighth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	0.00
Seventh Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	0.00
Sixth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	0.00
Fifth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	0.00
Fourth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	0.00
Third Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	0.00
Second Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	0.00
First Floor	1349.63	17.42	1332.21	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1142.80	1142.80	06	00	0.00
Ground Floor	1261.73	9.66	1252.07	69.82	19.18	0.00	291.34	0.29	0.00	123.53	747.91	747.91	02	45.63	
Basement First Floor	2792.47	7.44	2785.03	69.82	19.18	0.00	0.00	0.00	0.00	0.00	1186.46	2495.57	00	00	0.00
Basement Second Floor	2792.47	7.44	2785.03	69.82	19.18	0.00	0.00	0.00	0.00	2187.84	2467.39	0.00	00	00	0.00
Total:	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68	45.63	
Total Number of Same Blocks	1														
Total:	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68	46	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	298
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	293
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	68
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	D1

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.00	250
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	W	1.52	2.10	774

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL- 2-11 FLOOR PLAN	1.53 X 2.74 X 1 X 10	41.90	655.10
	1.52 X 3.35 X 2 X 10	92.80	
	1.52 X 2.74 X 1 X 10	41.60	
	1.52 X 4.32 X 1 X 10	65.80	
	0.59 X 2.44 X 1 X 10	14.40	
	0.32 X 4.27 X 1 X 10	13.60	
	1.53 X 2.44 X 1 X 10	111.60	
	1.37 X 5.48 X 1 X 10	74.90	
	1.52 X 2.54 X 1 X 10	38.70	
	1.52 X 4.42 X 1 X 10	67.30	
	1.52 X 6.05 X 1 X 10	92.10	
Total :	-	-	655.10

Sr. No.	TDR No.	TDR Area (Notional Land in Sq.mt.)	Guidance value of TDR Originating site (Rs. / Sq.Mt.)	Guidance Value of the Receiving Plot (Rs. / Sq.Mt.)	Factorization of Guidance values	Factor(total Notional land in the receiving plot)	Floor area paid for the Notional land	Utilised floor area out of DR/TDR floor area paid (Sq.Mt.)	Balance floor area not utilised TDR as notional land
330	-	5537.78	0.00	7378E.00	0.00	0.00	0.00	0.00	0.00
		Total				0.00	0.00	4819.27	-4819.27
Total Floor area yielded by TDR :						0.00			
Maximum TDR Allowable (82% of Permissible FAR)						5537.78			
Balance not utilized TDR Area						0.00			

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S VAINAVI INFRASTRUCTURES REP BY PARTNERS PUNITHR & RAJKUMAR GPA HOLDER FOR RAJATHY AMMAL & OTHERS
#340, 10th Main, 38th cross, Jayanagar, 9th Block, Bangalore

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING @ E-KATHA NO. 3149405895, SY NO-A92, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, (WARD NO. 197)

DRAWING TITLE :
1st & 2nd BASEMENT FLOOR PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	DEPUTY DIRECTOR	JOINT DIRECTOR	CHIEF DIRECTOR

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

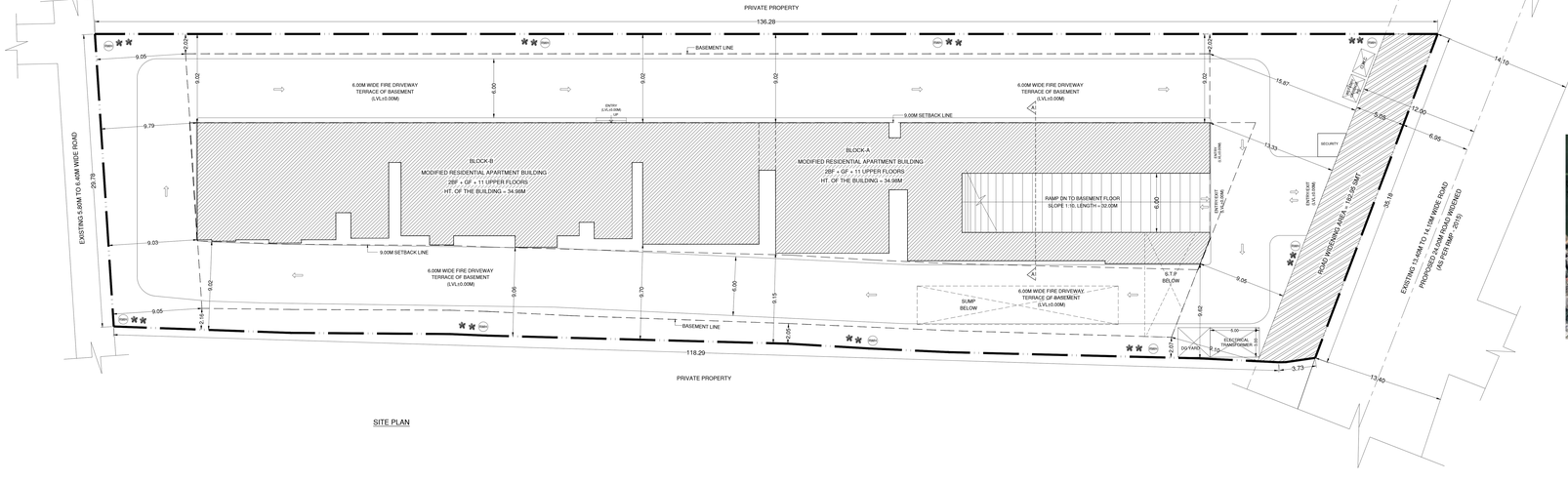
HO – SOUTH

Bangalore South City Corporation

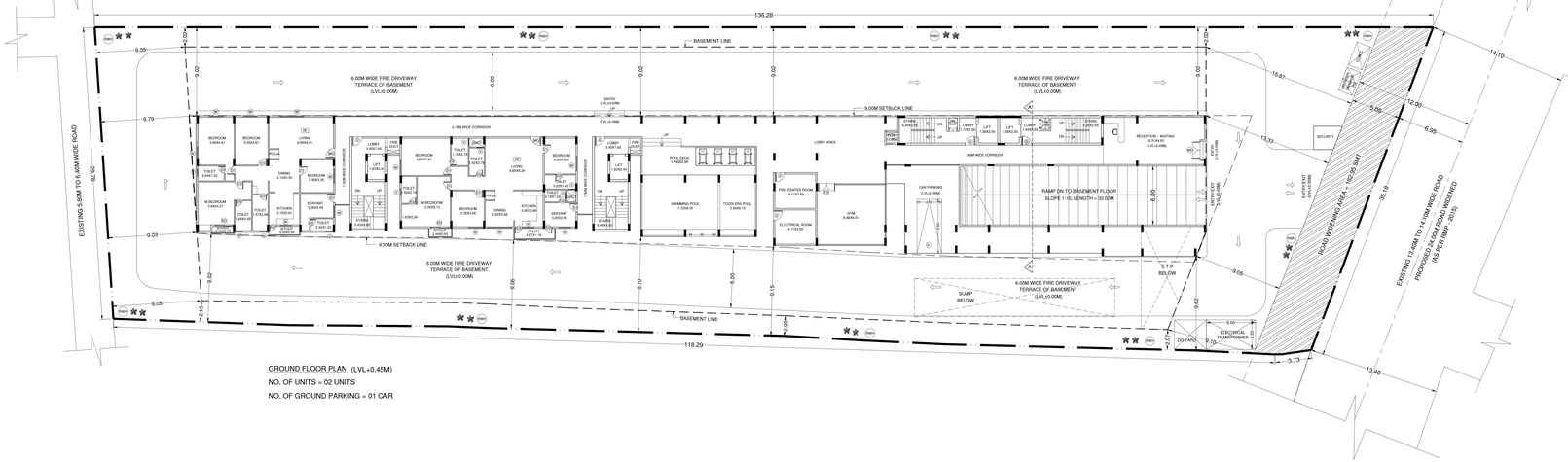
This is system generated report and does not require any signature.

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

UserDefinedMetric (900.00 x 1700.00MM)



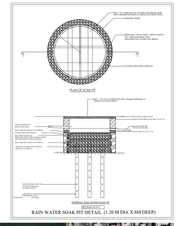
SITE PLAN



GROUND FLOOR PLAN (LVL=0.45M)

NO. OF UNITS = 02 UNITS

NO. OF GROUND PARKING = 01 CAR



TDR & SETBACK RELAXATION STATEMENT

PERMISSIBLE FAR = 2.25
PERMISSIBLE TDR = 1.35 } 3.60
(2.20X0.60)

PERMISSIBLE FAR AREA = 9155.79 smt (4069.24X2.25)
PERMISSIBLE TDR AREA = 5493.47 smt (4069.24X1.35)
TOTAL AREA = 14649.26 smt

PROPOSED FAR AREA = 13975.06 smt
PERMISSIBLE FAR AREA = 9155.79 smt
REQUIRED TDR AREA = 4819.27 smt

REQUIRED SETBACK = 11.00M
SETBACK RELAXATION = 11.00X25% = 2.75M

TDR LOADING % = REQUIRED TDR AREA / PERMISSIBLE TDR AREA
= 4819.27 smt / 5493.47 smt

TDR LOADING % = 87.72 %

SETBACK RELAXATION % = (87.72/100)X25% = 21.93%

SETBACK RELAXATION = 11.00X21.93% = 2.41
= 11.00 - 2.41 = 8.59M

SETBACK REQUIRED = 8.59M

SETBACK PROVIDED = SAY 9.00M

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	298
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	293
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	68
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	D1

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.00	293
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	W	1.52	2.10	774

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2-11 FLOOR PLAN	1.53 X 2.74 X 1 X 10	41.90	838.10
	1.52 X 3.35 X 2 X 10	92.80	
	1.52 X 2.74 X 1 X 10	41.80	
	1.52 X 4.32 X 1 X 10	65.80	
	0.91 X 2.44 X 1 X 10	14.40	
	0.32 X 4.27 X 1 X 10	13.80	
	1.52 X 4.24 X 1 X 10	111.60	
	1.37 X 5.48 X 1 X 10	74.90	
	1.52 X 4.24 X 1 X 10	38.70	
	1.52 X 4.42 X 1 X 10	67.30	
	1.52 X 6.05 X 1 X 10	92.10	
Total	-	-	838.10

Sr. No.	TDR No.	TDR Area (Notional Land in Sq.mt.)	Guidance value of TDR Originating site (Rs. / Sq.Mt.)	Guidance Value of the Receiving Plot (Rs. / Sq.Mt.)	Factorization of Guidance values	Factorized Notional land in the receiving plot	Floor area paid for the Notional land	Utilised floor area out of DR/TDR, floor area paid (Sq.Mt.)	Balance floor utilised TDR as notional land
330	-	5337.78	0.00	7378E.00	0.00	0.00	0.00	0.00	0.00
		Total				0.00	0.00	4819.27	-4819.27
Total Floor area yielded by TDR							0.00		
Maximum TDR Allowable (82% of Permissible FAR)							5507.78		
Balance not utilized TDR Area							0.00		

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :
1.The earlier sanctioned Plan vide No.PRJ0860223-24, dated:16-Dec-2023, and
Building Licence stands cancelled automatically.

2.Modified Sanction is accorded for the Residential Building at 314940895 , Puttenahalli village ,Uttarahalli Hobli, Bangalore, , Bangalore.
a).Consist of 2Basement + 1Ground + 11 UF only.
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.5096.37 area reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C.(Esk.5) code leaving 3.50 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building licensee and the copies of sanctioned plans with specifications shall be mounted on boards and displayed and they shall be made available during inspections.
15.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IIE" IV (Bye-law No. 3.8) under sub section IV-B (d) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained & for
the site above 371 Sqm
19.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 887 31) of Building bye-laws 2003 shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
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29.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
30.Sufficient two wheeler parking shall be provided as per requirement.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites .
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory .
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32.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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34.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A/JS/219-20, Dated: 25-08-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts .
36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

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

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

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

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING @ E-KATHA NO. 3149405895, SY NO-4/A2, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, (WARD NO. 187)

SCALE : 1:150

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ0860223-24	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 3149405895
Nature of Sanction: MODIFY	City Survey No.: 4/A2
Location: Ring-III	Khata No. (As per Khata Extract): 3149405895
Building Line Specified as per Z.R: Sarjapur Road	Locality / Street of the property: Puttenahalli village, Uttarahalli Hobli, Bangalore
Zone: Bommanahalli	
Ward: Ward-187	
Planning District: 321-Pampapura	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4069.24
Deduction for NetPlot Area		
Extender Fate of Coal		182.96
Road Widening		192.36
NET AREA OF PLOT	(A-Deductions)	3693.92
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		2526.08
Proposed Coverage Area (32.22 %)		1252.27
Achieved Net coverage area (32.22 %)		1252.27
Balance coverage area left (32.78 %)		1274.01
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		9155.79
Allowable TDR Area (0.5@ Maximum 0.60) of Perm.FAR)		3337.78
Total Perm. FAR area (3.60(Minimum 3.85)		14493.57
Residential FAR (100.00%)		13975.06
Proposed FAR Area		13975.06
Achieved Net FAR Area (3.43)		13975.06
Balance FAR Area (0.17)		518.51
BUILT UP AREA CHECK		
Proposed BuiltUp Area		21136.88
Substructure Area Add in BUA (Layout Lvl)		15.50
Achieved BuiltUp Area		21152.38

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	68	-
	Total :	-	-	-	-	-	68	105

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	68	935.00	105	1443.75
Visitor's Car Parking	7	96.25	0	0.00
Total Car	75	1031.25	105	1443.75
Two/Wheeler	-	96.25	0	0.00
Other Parking	-	-	-	3692.62
Total	-	1127.50	-	5136.37

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after deln Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	1	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68	45.63
Grand Total :	1	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68.00	45.63

Block BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area after deln Tenement
		Cutout			StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
Terrace Floor	125.44	0.00	125.44	106.26	0.00	19.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00.00
Eleventh Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	00.00
Tenth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	00.00
Ninth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	00.00
Eighth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	00.00
Seventh Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	00.00
Sixth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	00.00
Fifth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	00.00
Fourth Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	00.00
Third Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	00.00
Second Floor	1315.13	17.42	1297.71	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	00.00
First Floor	1249.63	17.42	1232.21	69.82	19.18	0.00	0.00	0.29	0.00	0.00	1142.92	1142.92	06	00	00.00
Ground Floor	1261.73	9.66	1252.07	69.82	19.18	0.00	291.34	0.29	0.00	0.00	123.53	747.91	747.91	02	45.63
Basement First Floor	2782.47	7.44	2775.03	69.82	19.18	0.00	0.00	0.00	0.00	195.46	2490.57	0.00	00	00	00.00
Basement Second Floor	2782.47	7.44	2775.03	69.82	19.18	0.00	0.00	0.00	0.00	2189.64	2487.39	0.00	00	00	00.00
Total :	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68	45.63	
Total Number of Same Blocks :	1														
Total:	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68	46	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S VAINAVI INFRASTRUCTURES REP BY PARTNERS PUNITH R & RAJKUMAR P GPA HOLDER FOR RAJATHY AMMAL & OTHERS #340, 13th Main, 38th cross, Jayanagar, 5th Block, Bangalore

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

PROJECT TITLE :
MODIFIED RESIDENTIAL APARTMENT BUILDING @ E-KATHA NO. 3149405895, SY NO-4/A2, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, (WARD NO. 187)

DRAWING TITLE :
SITE PLAN & GROUND FLOOR PLAN.

SHEET NO : 2

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	CHIEF DIRECTOR

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

HO – SOUTH

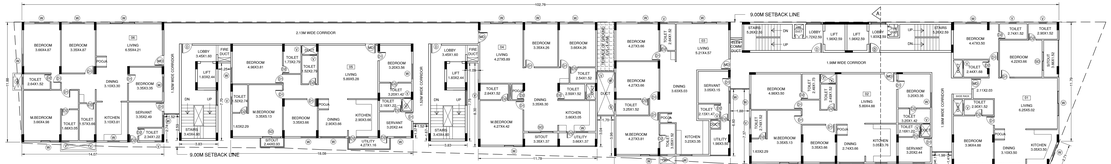
Bruhat Bengaluru Mahanagara Palike
Bangalore Mahanagara Palike
City Corporation

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

Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party softwa

To are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (900.00 x 1700.00MM)



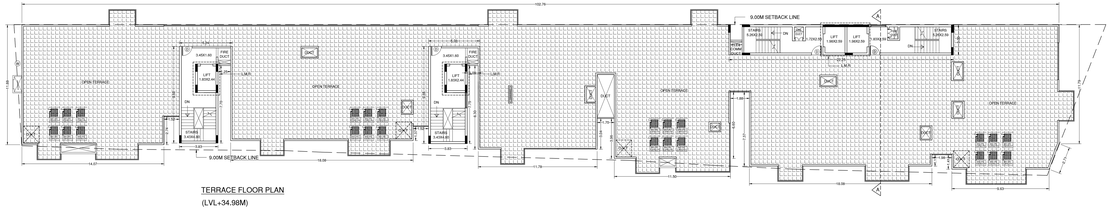
1st FLOOR PLAN (LVL+3.41M)

NO. OF UNITS = 06 UNITS

TYPICAL 2nd TO 11th FLOOR PLAN

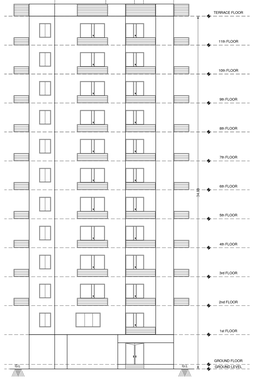
(LVL+6.28M) TO (LVL+32.11M)

NO. OF UNITS (06X10)= 60 UNITS

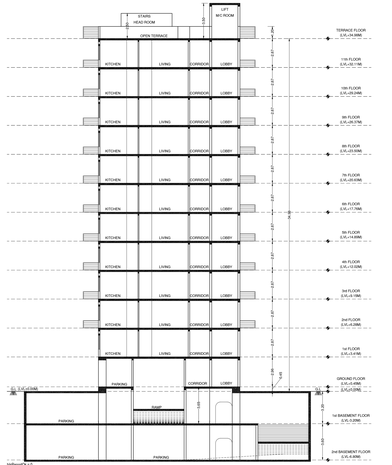


TERRACE FLOOR PLAN

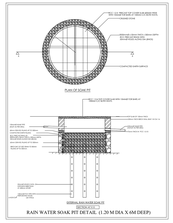
(LVL+34.98M)



FRONT ELEVATION



SECTION @ 'A-A'



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

Approval Condition :

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

1.The earlier sanctioned Plan vide No.PRJ0800/23-24, dated:16-Dec-2023, and
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41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

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

44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Proceedings Hoodline) Letter No. LD95LET2013, dated: 01-04-2013
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to

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

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

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

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING @ KATHA NO. 3149405895, SY NO.4/A2, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, (WARD NO. 197)

SCALE : 1:150

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No.: PRJ0800/23-24	Project Type: Apartment
Application Type: General	Land Use Zone: Residential (Mixed)
Proposal Type: Building Permission	Plot/Sub Plot No.: 3149405895
Nature of Sanction: MODIFY	City Survey No.: KA2
Location: Ring-III	Khata No. (As per Khata Extract): 3149405895
Building Line Specified as per Z.R: Sarrapa Road	Locality / Street of the property: Puttenahalli village, Uttarahalli hobli, Bangalore
Zone: Bommanahalli	
Ward: Ward-197	
Planning District: 321-Arekapura	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4099.24
Deduction for NetPlot Area		
Surrender Free of Cost		182.56
Total		182.56
NET AREA OF PLOT	(A-Deductions)	3866.28
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		2526.08
Proposed Coverage Area (32.22 %)		1252.07
Achieved Net coverage area (32.22 %)		1252.07
Balance coverage area left (32.78 %)		1274.01
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		9135.79
Allowable TDR Area (2.00 Maximum) 50% of Perm.FAR)		5337.18
Total Perm. FAR area (3.25Maximum) 50%		14472.97
Residential FAR (100.00%)		13975.08
Proposed FAR Area		13975.08
Achieved Net FAR Area (3.61)		13975.08
Balance FAR Area (0.15)		518.51
BUILT UP AREA CHECK		
Proposed BuA Area		21136.88
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuA Area		21151.88

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	68	-
Total :			-	-	-	-	68	105

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	68	835.00	105	1443.75
Visitor's Car Parking	7	96.25	0	0.00
Total Car	75	1031.25	105	1443.75
Two/Wheeler	-	96.25	0	0.00
Other Parking	-	-	-	3652.32
Total	-	1127.50	-	5096.07

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area in Sqm Tenement
			Cutout	Total Built Up Area (Sq.mt.)	StarCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.			
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	1	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68	45.63
Grand Total:	1	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68.00	45.63

Block :BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area in Sq.mt.)		Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area in Sqm Per Tenement
		Cutout	Total Built Up Area (Sq.mt.)	StarCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
Terrace Floor	125.44	0.00	125.44	106.26	0.00	19.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Eleventh Floor	1315.13	17.42	1297.71	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	200
Tenth Floor	1315.13	17.42	1297.71	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	200
Ninth Floor	1315.13	17.42	1297.71	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	200
Eighth Floor	1315.13	17.42	1297.71	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	200
Seventh Floor	1315.13	17.42	1297.71	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	200
Sixth Floor	1315.13	17.42	1297.71	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	200
Fifth Floor	1315.13	17.42	1297.71	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	200
Fourth Floor	1315.13	17.42	1297.71	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	200
Third Floor	1315.13	17.42	1297.71	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	200
Second Floor	1315.13	17.42	1297.71	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1208.42	1208.42	06	00	200
First Floor	1249.63	17.42	1232.21	69.82	18.18	0.00	0.00	0.29	0.00	0.00	1142.92	1142.92	06	00	200
Ground Floor	1261.73	9.66	1252.07	69.82	18.18	0.00	291.34	0.29	0.00	0.00	123.53	747.91	747.91	02	45.63
Basement First Floor	2782.47	7.44	2775.03	69.82	18.18	0.00	0.00	0.00	0.00	195.48	2490.57	0.00	00	00	00
Basement Second Floor	2782.47	7.44	2775.03	69.82	18.18	0.00	0.00	0.00	0.00	2189.64	2467.39	0.00	00	00	00
Total:	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68	45.63
Total Number Of Same Blocks :	1														
Total:	21303.04	216.16	21136.88	1083.74	268.52	19.18	291.34	3.48	414.10	5081.48	13975.03	13975.03	68	46	

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	D2	0.75	2.10	298
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	293
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	MD	1.10	2.10	68
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	D	1.10	2.10	01

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	V	1.00	1.00	250
BLOCK A AND B (MODIFIED RESIDENTIAL APARTMENT BUILDING)	W	1.52	2.10	774

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2-11 FLOOR PLAN	1.53 X 2.74 X 1 X 10	41.90	655.10
	1.52 X 3.35 X 2 X 10	92.80	
	1.52 X 2.74 X 1 X 10	41.80	
	1.52 X 4.32 X 1 X 10	65.80	
	0.76 X 2.44 X 1 X 10	14.40	
	0.32 X 4.27 X 1 X 10	13.80	
	1.52 X 2.44 X 1 X 10	111.00	
	1.37 X 5.48 X 1 X 10	74.90	
	1.52 X 2.54 X 1 X 10	38.70	
	1.52 X 4.42 X 1 X 10	67.30	
	1.52 X 6.05 X 1 X 10	92.10	
Total :	-	-	655.10

Sr. No.	TDR No.	TDR Area (Notional Land in Sq.mt.)	Guidance value of TDR Originating site (Rs. / Sq.Mt.)	Guidance Value of the Receiving Plot (Rs. / Sq.Mt.)	Factor(ratio) of Guidance values	Factor(ratio) Notional land in the receiving plot	Floor area paid for the Notional land	Utilised floor area out of DR/TDR floor area paid (Sq.Mt.)	Balance floor area utilised TDR as notional land
3.00	-	5337.18	0.00	7378.00	0.00	0.00	0.00	0.00	0.00
		Total :				0.00	0.00	4819.27	-4819.27
Total Floor area yielded by TDR :						0.00			
Maximum TDR Allowable (50% of Permissible FAR)						5337.18			
Balance not utilized TDR Area						0.00			

SANCTIONING AUTHORITY :			
SENIOR ARCHITECT / ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – SOUTH

Bangalore South City Corporation

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : M/S VAINAVI INFRASTRUCTURES REP BY PARTNERS PUNITH R & RAJKUMAR GPA HOLDER FOR RAJATHY AMMAL & OTHERS #540, 7th Main, 38th cross, Jayanagar, 9th Block, Bangalore

ARCHITECT./ENGINEER /SUPERVISOR'S SIGNATURE

Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :

MODIFIED RESIDENTIAL APARTMENT BUILDING @ KATHA NO. 3149405895, SY NO.4/A2, PUTTENAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK, (WARD NO. 197)

DRAWING TITLE :

1d_TYPICAL 2nd TO 11th FLOOR PLAN, TERRACE FLOOR PLAN, SECTION & ELEVATION

SHEET NO : 3

This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party softwa
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