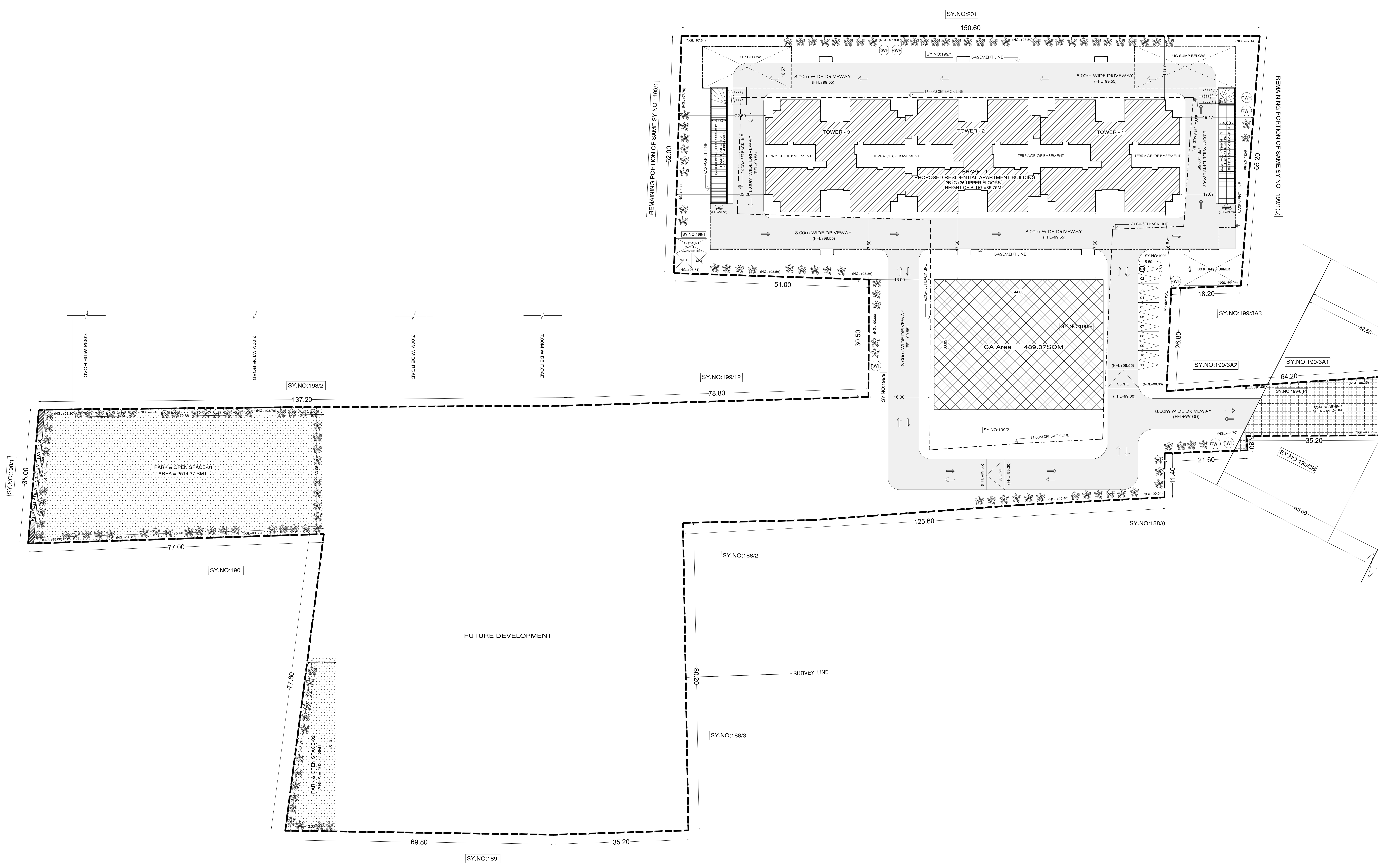
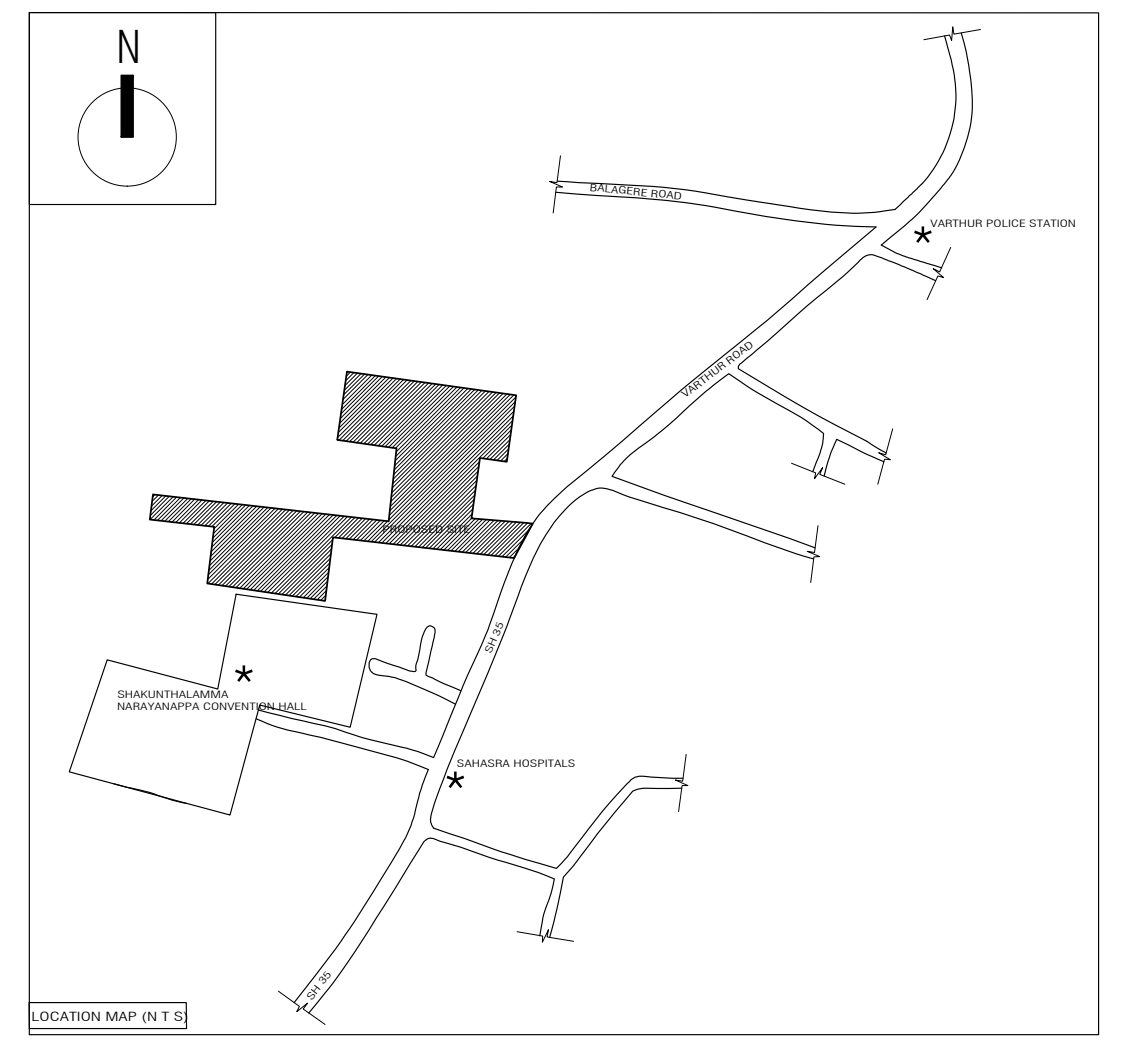
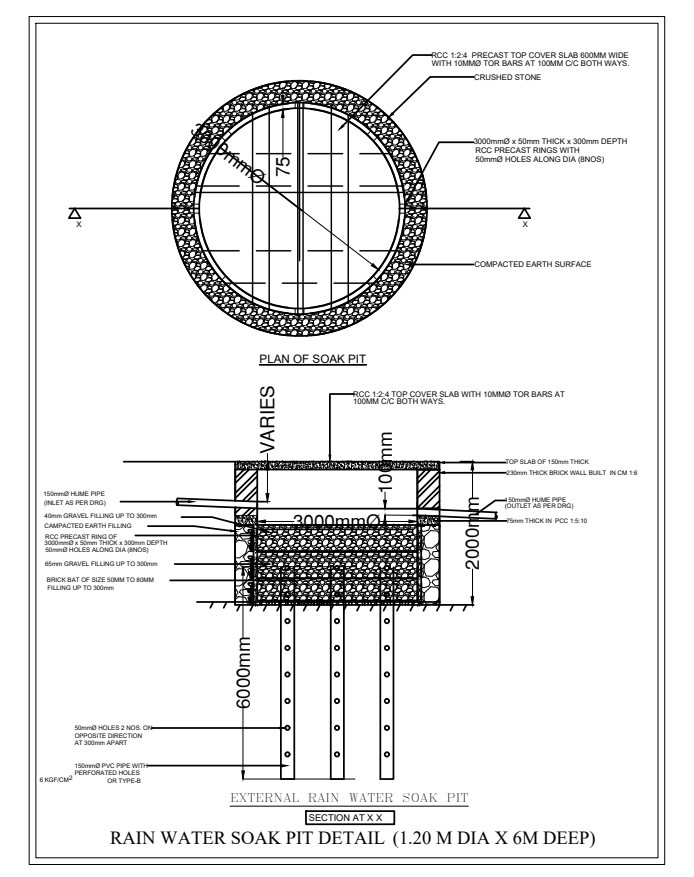


SITE PLAN

UserDefinedMetric (841.00 x 2000.00MM)




RCC 1:2:4 PRECAST TOP COVER SLAB 600MM WIDE WITH 10MMØ TOR BARS AT 100MM C/C BOTH WAYS.
CRUSHED STONE
3000mmØ x 50mm THICK x 300mm DEPTH RCC PRECAST RINGS WITH 50mmØ HOLES ALONG DIA (8NOS)
COMPACTED EARTH SURFACE
TOP SLAB OF 150mm THICK
230mm THICK BRICK WALL BUILT IN CM 1:6
150mmØ HUME PIPE (OUTLET AS PER DRG)
75mm THICK IN PCC 1:5:10
2000mm
SOAK PIT
RAIN WATER HARVESTING PIT DETAIL (1.20 M DIA X 6M DEEP)

UnitBUA Table for Block :PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1st-A1	FLAT	121.77	108.30	11	12
	1st-A2	FLAT	122.97	109.51	11	
	1st-A3	FLAT	121.25	107.55	11	
	1st-A4	FLAT	123.26	109.51	11	
	1st-B1	FLAT	90.50	81.24	8	
	1st-B2	FLAT	92.30	80.43	8	
	1st-B3	FLAT	89.92	73.46	8	
	1st-B4	FLAT	90.60	73.94	8	
	1st-C1	FLAT	121.77	108.30	11	
	1st-C2	FLAT	123.28	109.51	11	
	1st-C3	FLAT	121.25	107.55	11	
	1st-C4	FLAT	123.26	109.51	11	
SECOND FLOOR PLAN	2nd-A1	FLAT	128.81	114.54	11	12
	2nd-A2	FLAT	130.07	115.95	11	
	2nd-A3	FLAT	128.47	113.99	11	
	2nd-A4	FLAT	130.32	115.95	11	
	2nd-B1	FLAT	118.24	105.50	10	
	2nd-B2	FLAT	120.08	105.55	10	
	2nd-B3	FLAT	117.69	104.95	10	
	2nd-B4	FLAT	118.61	105.58	10	
	2nd-C1	FLAT	128.97	114.54	11	
	2nd-C2	FLAT	130.32	115.95	11	
	2nd-C3	FLAT	128.33	113.99	11	
	2nd-C4	FLAT	130.41	115.95	11	
TYPICAL - 3, 4, 5& 7 FLOOR PLAN	TYP 3,4,5,7-A1	FLAT	121.77	108.30	11	48
	TYP 3,4,5,7-A2	FLAT	122.99	109.51	11	
	TYP 3,4,5,7-A3	FLAT	121.29	107.55	11	
	TYP 3,4,5,7-A4	FLAT	123.26	109.51	11	
	TYP 3,4,5,7-B1	FLAT	111.15	99.06	10	
	TYP 3,4,5,7-B2	FLAT	113.11	99.12	10	
	TYP 3,4,5,7-B3	FLAT	110.56	98.52	10	
	TYP 3,4,5,7-B4	FLAT	111.41	99.14	10	
	TYP 3,4,5,7-C1	FLAT	121.80	108.30	11	
	TYP 3,4,5,7-C2	FLAT	123.28	109.51	11	
	TYP 3,4,5,7-C3	FLAT	121.25	107.55	11	
	TYP 3,4,5,7-C4	FLAT	123.30	109.51	11	
SIXTH FLOOR PLAN	6th-A1	FLAT	149.26	134.46	11	12
	6th-A2	FLAT	150.50	134.89	11	
	6th-A3	FLAT	148.83	131.23	11	
	6th-A4	FLAT	150.78	132.89	11	
	6th-B1	FLAT	138.77	122.48	10	
	6th-B2	FLAT	140.61	122.45	10	
	6th-B3	FLAT	138.18	121.97	10	
	6th-B4	FLAT	138.91	123.47	10	
	6th-C1	FLAT	149.29	134.46	11	
	6th-C2	FLAT	150.78	134.89	11	
	6th-C3	FLAT	148.79	131.23	11	
	6th-C4	FLAT	150.81	132.89	11	
EIGHTH FLOOR PLAN	8th-A1	FLAT	121.77	108.30	11	12
	8th-A2	FLAT	122.80	109.51	11	
	8th-A3	FLAT	121.09	107.55	11	
	8th-A4	FLAT	123.09	109.51	11	
	8th-B1	FLAT	90.80	81.24	8	
	8th-B2	FLAT	92.86	80.43	8	
	8th-B3	FLAT	90.24	73.46	8	
	8th-B4	FLAT	91.15	73.94	8	
	8th-C1	FLAT	121.77	108.30	11	
	8th-C2	FLAT	123.11	109.51	11	
	8th-C3	FLAT	121.09	107.55	11	
	8th-C4	FLAT	123.09	109.51	11	
TYPICAL - 9, 11, 13, 15, 17 , 19, 21, 22, 23& 24 FLOOR PLAN	typ 9,11,13,15,17,19,21 to 24-A1	FLAT	121.77	108.30	11	120
	typ 9,11,13,15,17,19,21 to 24-A2	FLAT	122.97	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-A3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-A4	FLAT	123.26	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-B1	FLAT	90.50	81.24	8	
	typ 9,11,13,15,17,19,21 to 24-B2	FLAT	92.30	80.43	8	
	typ 9,11,13,15,17,19,21 to 24-B3	FLAT	89.92	73.46	8	
	typ 9,11,13,15,17,19,21 to 24-B4	FLAT	90.60	73.94	8	
	typ 9,11,13,15,17,19,21 to 24-C1	FLAT	121.77	108.30	11	
	typ 9,11,13,15,17,19,21 to 24-C2	FLAT	123.10	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-C3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-C4	FLAT	123.26	109.51	11	
TENTH FLOOR PLAN	10th-A1	FLAT	128.81	114.54	11	12
	10th-A2	FLAT	122.95	109.51	11	
	10th-A3	FLAT	128.33	113.99	11	
	10th-A4	FLAT	123.26	109.51	11	
	10th-B1	FLAT	90.49	81.24	8	
	10th-B2	FLAT	92.30	80.43	8	
	10th-B3	FLAT	89.92	73.46	8	
	10th-B4	FLAT	90.60	73.94	8	
	10th-C1	FLAT	128.81	114.54	11	
	10th-C2	FLAT	123.26	109.51	11	
	10th-C3	FLAT	128.33	113.99	11	
	10th-C4	FLAT	123.26	109.51	11	
TWELFTH FLOOR PLAN	12th-A1	FLAT	128.71	114.54	12	12
	12th-A2	FLAT	150.82	134.89	11	
	12th-A3	FLAT	127.72	113.98	11	
	12th-A4	FLAT	150.79	132.89	11	
	12th-B1	FLAT	90.51	81.24	8	
	12th-B2	FLAT	119.86	103.93	8	
	12th-B3	FLAT	90.75	73.46	8	
	12th-B4	FLAT	118.23	106.26	9	
	12th-C1	FLAT	128.71	114.54	11	
	12th-C2	FLAT	150.82	134.89	11	
	12th-C3	FLAT	127.72	113.98	11	
	12th-C4	FLAT	150.79	132.89	11	
FOURTEENTH FLOOR PLAN	14th-A1	FLAT	128.81	114.54	11	12
	14th-A2	FLAT	122.96	109.51	11	
	14th-A3	FLAT	127.68	113.99	11	
	14th-A4	FLAT	122.61	109.51	11	
	14th-B1	FLAT	90.50	81.24	8	
	14th-B2	FLAT	92.30	80.43	8	
	14th-B3	FLAT	89.92	73.46	8	
	14th-B4	FLAT	90.60	73.94	8	
	14th-C1	FLAT	128.16	114.54	11	
	14th-C2	FLAT	122.62	109.51	11	
	14th-C3	FLAT	127.68	113.99	11	
	14th-C4	FLAT	122.61	109.51	11	
SIXTEENTH FLOOR PLAN	16th-A1	FLAT	121.77	108.30	11	12
	16th-A2	FLAT	130.03	115.95	11	
	16th-A3	FLAT	121.25	107.55	11	
	16th-A4	FLAT	130.33	118.95	11	
	16th-B1	FLAT	90.50	81.24	8	
	16th-B2	FLAT	92.30	80.43	8	
	16th-B3	FLAT	89.92	73.46	8	
	16th-B4	FLAT	90.60	73.94	8	
	16th-C1	FLAT	121.76	108.30	11	
	16th-C2	FLAT	130.34	115.95	11	
	16th-C3	FLAT	121.25	107.55	11	
	16th-C4	FLAT	130.34	115.95	11	
EIGHTEENTH FLOOR PLAN	18th-A1	FLAT	121.12	108.30	11	12
	18th-A2	FLAT	129.38	115.95	11	
	18th-A3	FLAT	120.61	107.55	11	
	18th-A4	FLAT	129.69	115.95	11	
	18th-B1	FLAT	90.50	81.24	8	
	18th-B2	FLAT	92.30	80.43	8	
	18th-B3	FLAT	89.92	73.46	8	
	18th-B4	FLAT	90.60	73.94	8	
	18th-C1	FLAT	121.12	108.30	11	
	18th-C2	FLAT	129.69	115.95	11	
	18th-C3	FLAT	120.61	107.55	11	
	18th-C4	FLAT	129.69	115.95	11	
TWENTIETH FLOOR PLAN	20th-A1	FLAT	148.61	134.46	12	12
	20th-A2	FLAT	129.39	115.95	12	
	20th-A3	FLAT	148.14	131.23	11	
	20th-A4	FLAT	129.69	115.95	11	
	20th-B1	FLAT	117.97	104.59	9	
	20th-B2	FLAT	92.30	80.43	8	
	20th-B3	FLAT	117.42	103.82	8	
	20th-B4	FLAT	90.60	80.72	9	
	20th-C1	FLAT	148.61	134.46	11	
	20th-C2	FLAT	129.69	115.95	12	
	20th-C3	FLAT	148.14	131.23	11	
	20th-C4	FLAT	129.69	115.95	11	
TWENTYFIFTH FLOOR PLAN	SPLIT DUPLEX-A1	FLAT	211.88	188.77	8	12
	SPLIT DUPLEX-A2	FLAT	213.29	184.67	8	
	SPLIT DUPLEX-A3	FLAT	210.87	188.51	8	
	SPLIT DUPLEX-A4	FLAT	213.60	191.38	8	
	SPLIT DUPLEX-B1	FLAT	181.24	160.74	6	
	SPLIT DUPLEX-B2	FLAT	181.65	160.40	6	
	SPLIT DUPLEX-B3	FLAT	179.04	159.48	6	
	SPLIT DUPLEX-B4	FLAT	180.50	160.37	6	
	SPLIT DUPLEX-C1	FLAT	211.88	188.77	8	
	SPLIT DUPLEX-C2	FLAT	213.29	184.67	8	
	SPLIT DUPLEX-C3	FLAT	210.82	188.51	8	
	SPLIT DUPLEX-C4	FLAT	213.60	191.38	8	
TWENTYSIXTH FLOOR PLAN	SPLIT DUPLEX-A1	FLAT	0.00	0.00	5	0
	SPLIT DUPLEX-A2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-A3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-A4	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B1	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B4	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C1	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C4	FLAT	0.00	0.00	5	
GROUND FLOOR PLAN	GF-A1	FLAT	121.77	108.30	11	12
	GF-A2	FLAT	122.97	109.51	11	
	GF-A3	FLAT	121.25	107.55	11	
	GF-A4	FLAT	123.26	109.51	11	
	GF-B1	FLAT	90.50	81.24	8	
	GF-B2	FLAT	92.30	80.43	8	
	GF-B3	FLAT	89.92	73.46	8	
	GF-B4	FLAT	90.60	73.94	8	
	GF-C1	FLAT	121.77	108.30	11	
	GF-C2	FLAT	123.28	109.51	11	
	GF-C3	FLAT	121.25	107.55	11	
	GF-C4	FLAT	123.26	109.51	11	
Total:	-	-	37372.84	32793.98	3203	312

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 4602 , VARTHUR , Bangalore.
a).Consist of 2Basement + 1Ground + 26 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.13484.97 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to 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 to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, 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.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :PHASE 1 (PROPOSED 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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	235.91	0.00	235.91	189.30	40.53	6.08	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentysixth Floor	1576.72	139.25	1437.47	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1180.97	1180.97	00
Twentyfifth Floor	1807.91	150.00	1657.91	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1401.41	1401.41	12
Twentyfourth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentythird Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentysecond Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentyfirst Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentieth Floor	1999.02	156.64	1842.38	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1705.66	1705.66	12
Nineteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighteenth Floor	1996.06	156.64	1839.42	88.96	46.61	0.00	1.15	0.00	177.30	0.00	1525.40	1525.40	12
Seventeenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Sixteenth Floor	1833.97	151.46	1682.51	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.79	1545.79	12
Fifteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Fourteenth Floor	1833.92	155.35	1678.57	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1541.85	1541.85	12
Thirteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twelfth Floor	1999.15	151.44	1847.71	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1710.98	1710.99	12
Eleventh Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Tenth Floor	1833.88	151.46	1682.42	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.70	1545.70	12
Ninth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighth Floor	1800.76	142.89	1657.87	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1521.15	1521.15	12
Seventh Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Sixth Floor	2557.88	486.84	2071.04	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1934.32	1934.32	12
Fifth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Fourth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Third Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Second Floor	2303.34	486.20	1817.14	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1680.42	1680.42	12
First Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Ground Floor	2107.81	120.26	1987.55	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1850.83	1850.83	12
Upper Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	144.71	0.00	6661.79	0.00	0.00	00
Lower Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	134.57	0.00	6671.93	0.00	0.00	00
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Total Number of Same Blocks :	1												
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15	
	VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/7964/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4602	
Nature of Sanction: NEW	City Survey No.: 188/1, 188/10, 188/11, 198/3, 199/1(P), 199/2, 199/6(P), 199/7, 199/8, 199/9, 199/10 199/11	
Location: RING-III	Khata No. (As per Khata Extract): 4602	
Building Line Specified as per Z.R: NA	Locality / Street of the property: VARTHUR	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29781.08
Deduction for NetPlot Area		
Surrender Free of Cost		541.07
Total		541.07
NET AREA OF PLOT	(A-Deductions)	29240.01
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		541.07
Amenity Area		1489.07
Total		2030.14
BALANCE AREA OF PLOT	(A-Deductions)	27750.95
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13875.47
Proposed Coverage Area (7.16 %)		1987.54
Achieved Net coverage area (7.16 %)		1987.54
Balance coverage area left (42.84 %)		11887.93
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		84876.05
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		84876.05
Residential FAR (100.00%)		42284.73
Proposed FAR Area		42284.73
Achieved Net FAR Area (1.49)		42284.73
Balance FAR Area (1.51)		42591.32
BUILT UP AREA CHECK		
Proposed BuiltUp Area		60420.87
Substructure Area Add in BUA (Layout Lvl)		121.91
Achieved BuiltUp Area		60542.78

Approval Date :

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
PHASE 1 (PROPOSED 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.
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	312	-
	Total :		-	-	-	-	312	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	312	4290.00	413	5678.75
Visitor's Car Parking	32	440.00	0	0.00
Total Car	344	4730.00	413	5678.75
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	7806.22
Total		5170.00		13484.97

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Grand Total:	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	0.70	2.10	69
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.80	2.10	1312
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	1507
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.05	2.10	312

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	544
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W3	0.90	1.80	462
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	1.20	1.80	599
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	744
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.80	558
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.90	20

N
SCALE : 1:300

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.VENKATA SWAMI & OTHERS (OWNER)
GPA HOLDER M/s. URBAN EXCELLENCE LLP
REP BY ITS DESIGNATED PARTNER
SYAM SUNDAR MADISETTY
SPRINGSEAS CROSSWIND,
SY NO 11/2, HAGADOOR MAIN ROAD WHITEFI ORE

For URBAN EXCELLENCE LLP
Partners

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @
SY.NO:188/1,188/10,188/11,198/3.199/1(P),
199/2,199/6(P),199/7,199/8,199/9,199/10,199/11, VARTHUR HOBLI,
VARTHUR VILLAGE, BANGALORE EAST TALUK,

DRAWING TITLE :

SITE PLAN

SHEET NO : 1

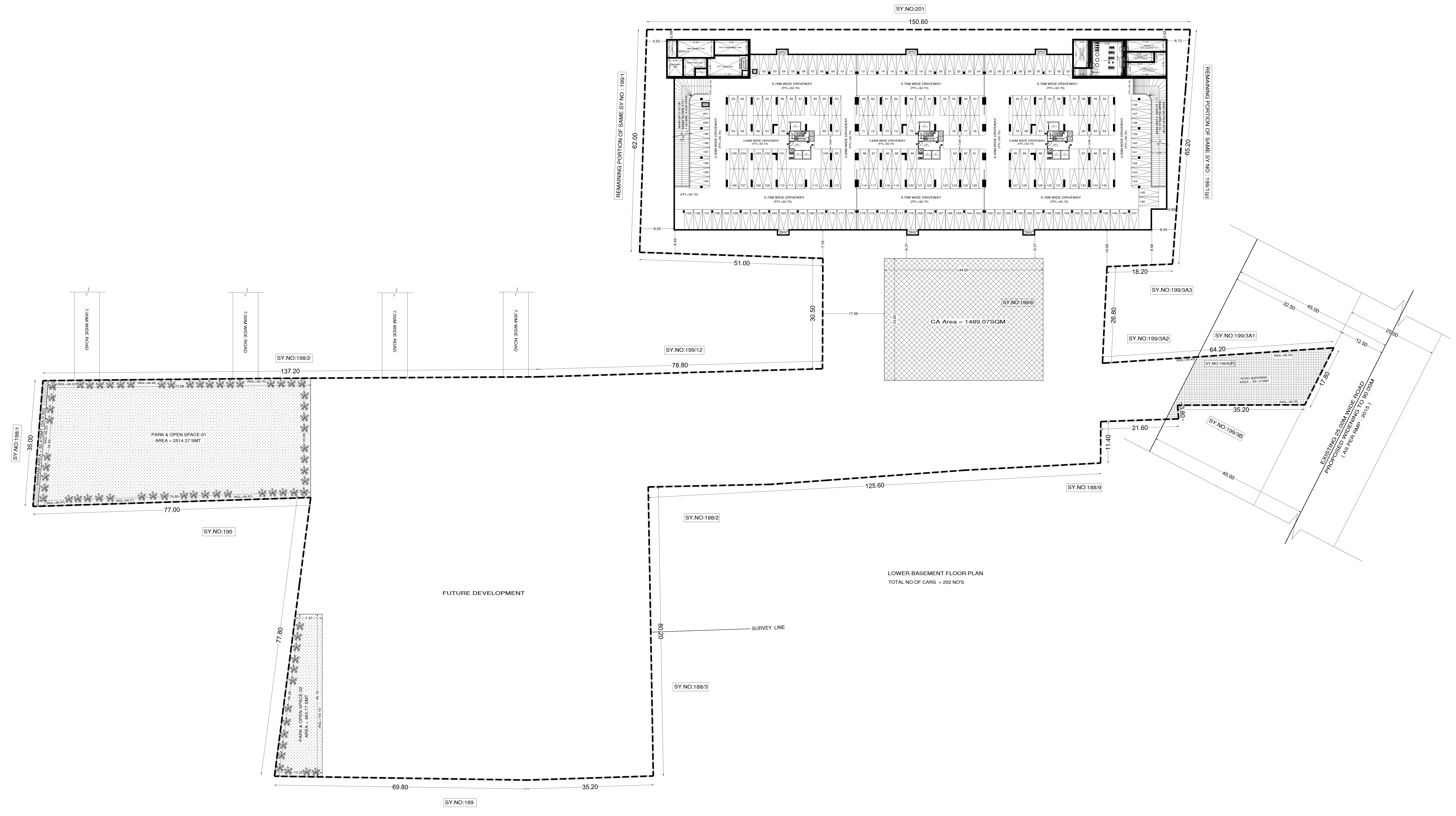
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	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 – NORTH

Digitally signed by V RAKESH KUMAR
Date: 06 May 2024 17:43:52
Project No.:PRJ/7964/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0066/23-24



UserDefinedMetric (841.00 x 2000.00MM)

UnitBUA Table for Block :PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1st-A1	FLAT	121.77	108.30	11	12
	1st-A2	FLAT	122.97	109.51	11	
	1st-A3	FLAT	121.25	107.55	11	
	1st-A4	FLAT	123.26	109.51	11	
	1st-B1	FLAT	90.50	81.24	8	
	1st-B2	FLAT	92.30	80.43	8	
	1st-B3	FLAT	89.92	73.46	8	
	1st-B4	FLAT	90.60	73.94	8	
	1st-C1	FLAT	121.77	108.30	11	
	1st-C2	FLAT	123.28	109.51	11	
	1st-C3	FLAT	121.25	107.55	11	
	1st-C4	FLAT	123.26	109.51	11	
SECOND FLOOR PLAN	2nd-A1	FLAT	128.81	114.54	11	12
	2nd-A2	FLAT	130.07	115.95	11	
	2nd-A3	FLAT	128.47	113.99	11	
	2nd-A4	FLAT	130.32	115.95	11	
	2nd-B1	FLAT	118.24	105.50	10	
	2nd-B2	FLAT	120.08	105.55	10	
	2nd-B3	FLAT	117.69	104.95	10	
	2nd-B4	FLAT	118.61	105.58	10	
	2nd-C1	FLAT	128.97	114.54	11	
	2nd-C2	FLAT	130.32	115.95	11	
	2nd-C3	FLAT	128.33	113.99	11	
	2nd-C4	FLAT	130.41	115.95	11	
TYPICAL - 3, 4, 5& 7 FLOOR PLAN	TYP 3,4,5,7-A1	FLAT	121.77	108.30	11	48
	TYP 3,4,5,7-A2	FLAT	122.99	109.51	11	
	TYP 3,4,5,7-A3	FLAT	121.29	107.55	11	
	TYP 3,4,5,7-A4	FLAT	123.26	109.51	11	
	TYP 3,4,5,7-B1	FLAT	111.15	99.06	10	
	TYP 3,4,5,7-B2	FLAT	113.11	99.12	10	
	TYP 3,4,5,7-B3	FLAT	110.56	98.52	10	
	TYP 3,4,5,7-B4	FLAT	111.41	99.14	10	
	TYP 3,4,5,7-C1	FLAT	121.80	108.30	11	
	TYP 3,4,5,7-C2	FLAT	123.28	109.51	11	
	TYP 3,4,5,7-C3	FLAT	121.25	107.55	11	
	TYP 3,4,5,7-C4	FLAT	123.30	109.51	11	
SIXTH FLOOR PLAN	6th-A1	FLAT	149.26	134.46	11	12
	6th-A2	FLAT	150.50	134.89	11	
	6th-A3	FLAT	148.83	131.23	11	
	6th-A4	FLAT	150.78	132.89	11	
	6th-B1	FLAT	138.77	122.48	10	
	6th-B2	FLAT	140.61	122.45	10	
	6th-B3	FLAT	138.18	121.97	10	
	6th-B4	FLAT	138.91	123.47	10	
	6th-C1	FLAT	149.29	134.46	11	
	6th-C2	FLAT	150.78	134.89	11	
	6th-C3	FLAT	148.79	131.23	11	
	6th-C4	FLAT	150.81	132.89	11	
EIGHTH FLOOR PLAN	8th-A1	FLAT	121.77	108.30	11	12
	8th-A2	FLAT	122.80	109.51	11	
	8th-A3	FLAT	121.09	107.55	11	
	8th-A4	FLAT	123.09	109.51	11	
	8th-B1	FLAT	90.80	81.24	8	
	8th-B2	FLAT	92.86	80.43	8	
	8th-B3	FLAT	90.24	73.46	8	
	8th-B4	FLAT	91.15	73.94	8	
	8th-C1	FLAT	121.77	108.30	11	
	8th-C2	FLAT	123.11	109.51	11	
	8th-C3	FLAT	121.09	107.55	11	
	8th-C4	FLAT	123.09	109.51	11	
TYPICAL - 9, 11, 13, 15, 17 , 19, 21, 22, 23& 24 FLOOR PLAN	typ 9,11,13,15,17,19,21 to 24-A1	FLAT	121.77	108.30	11	120
	typ 9,11,13,15,17,19,21 to 24-A2	FLAT	122.97	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-A3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-A4	FLAT	123.26	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-B1	FLAT	90.50	81.24	8	
	typ 9,11,13,15,17,19,21 to 24-B2	FLAT	92.30	80.43	8	
	typ 9,11,13,15,17,19,21 to 24-B3	FLAT	89.92	73.46	8	
	typ 9,11,13,15,17,19,21 to 24-B4	FLAT	90.60	73.94	8	
	typ 9,11,13,15,17,19,21 to 24-C1	FLAT	121.77	108.30	11	
	typ 9,11,13,15,17,19,21 to 24-C2	FLAT	123.10	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-C3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-C4	FLAT	123.26	109.51	11	
TENTH FLOOR PLAN	10th-A1	FLAT	128.81	114.54	11	12
	10th-A2	FLAT	122.95	109.51	11	
	10th-A3	FLAT	128.33	113.99	11	
	10th-A4	FLAT	123.26	109.51	11	
	10th-B1	FLAT	90.49	81.24	8	
	10th-B2	FLAT	92.30	80.43	8	
	10th-B3	FLAT	89.92	73.46	8	
	10th-B4	FLAT	90.60	73.94	8	
	10th-C1	FLAT	128.81	114.54	11	
	10th-C2	FLAT	123.26	109.51	11	
	10th-C3	FLAT	128.33	113.99	11	
	10th-C4	FLAT	123.26	109.51	11	
TWELFTH FLOOR PLAN	12th-A1	FLAT	128.71	114.54	12	12
	12th-A2	FLAT	150.82	134.89	11	
	12th-A3	FLAT	127.72	113.98	11	
	12th-A4	FLAT	150.79	132.89	11	
	12th-B1	FLAT	90.51	81.24	8	
	12th-B2	FLAT	119.86	103.93	8	
	12th-B3	FLAT	90.75	73.46	8	
	12th-B4	FLAT	118.23	106.26	9	
	12th-C1	FLAT	128.71	114.54	11	
	12th-C2	FLAT	150.82	134.89	11	
	12th-C3	FLAT	127.72	113.98	11	
	12th-C4	FLAT	150.79	132.89	11	
FOURTEENTH FLOOR PLAN	14th-A1	FLAT	128.81	114.54	11	12
	14th-A2	FLAT	122.96	109.51	11	
	14th-A3	FLAT	127.68	113.99	11	
	14th-A4	FLAT	122.61	109.51	11	
	14th-B1	FLAT	90.50	81.24	8	
	14th-B2	FLAT	92.30	80.43	8	
	14th-B3	FLAT	89.92	73.46	8	
	14th-B4	FLAT	90.60	73.94	8	
	14th-C1	FLAT	128.16	114.54	11	
	14th-C2	FLAT	122.62	109.51	11	
	14th-C3	FLAT	127.68	113.99	11	
	14th-C4	FLAT	122.61	109.51	11	
SIXTEENTH FLOOR PLAN	16th-A1	FLAT	121.77	108.30	11	12
	16th-A2	FLAT	130.03	115.95	11	
	16th-A3	FLAT	121.25	107.55	11	
	16th-A4	FLAT	130.33	118.95	11	
	16th-B1	FLAT	90.50	81.24	8	
	16th-B2	FLAT	92.30	80.43	8	
	16th-B3	FLAT	89.92	73.46	8	
	16th-B4	FLAT	90.60	73.94	8	
	16th-C1	FLAT	121.76	108.30	11	
	16th-C2	FLAT	130.34	115.95	11	
	16th-C3	FLAT	121.25	107.55	11	
	16th-C4	FLAT	130.34	115.95	11	
EIGHTEENTH FLOOR PLAN	18th-A1	FLAT	121.12	108.30	11	12
	18th-A2	FLAT	129.38	115.95	11	
	18th-A3	FLAT	120.61	107.55	11	
	18th-A4	FLAT	129.69	115.95	11	
	18th-B1	FLAT	90.50	81.24	8	
	18th-B2	FLAT	92.30	80.43	8	
	18th-B3	FLAT	89.92	73.46	8	
	18th-B4	FLAT	90.60	73.94	8	
	18th-C1	FLAT	121.12	108.30	11	
	18th-C2	FLAT	129.69	115.95	11	
	18th-C3	FLAT	120.61	107.55	11	
	18th-C4	FLAT	129.69	115.95	11	
TWENTIETH FLOOR PLAN	20th-A1	FLAT	148.61	134.46	12	12
	20th-A2	FLAT	129.39	115.95	12	
	20th-A3	FLAT	148.14	131.23	11	
	20th-A4	FLAT	129.69	115.95	11	
	20th-B1	FLAT	117.97	104.59	9	
	20th-B2	FLAT	92.30	80.43	8	
	20th-B3	FLAT	117.42	103.82	8	
	20th-B4	FLAT	90.60	80.72	9	
	20th-C1	FLAT	148.61	134.46	11	
	20th-C2	FLAT	129.69	115.95	12	
	20th-C3	FLAT	148.14	131.23	11	
	20th-C4	FLAT	129.69	115.95	11	
TWENTYFIFTH FLOOR PLAN	SPLIT DUPLEX-A1	FLAT	211.88	188.77	8	12
	SPLIT DUPLEX-A2	FLAT	213.29	184.67	8	
	SPLIT DUPLEX-A3	FLAT	210.87	188.51	8	
	SPLIT DUPLEX-A4	FLAT	213.60	191.38	8	
	SPLIT DUPLEX-B1	FLAT	181.24	160.74	6	
	SPLIT DUPLEX-B2	FLAT	181.65	160.40	6	
	SPLIT DUPLEX-B3	FLAT	179.04	159.48	6	
	SPLIT DUPLEX-B4	FLAT	180.50	160.37	6	
	SPLIT DUPLEX-C1	FLAT	211.88	188.77	8	
	SPLIT DUPLEX-C2	FLAT	213.29	184.67	8	
	SPLIT DUPLEX-C3	FLAT	210.82	188.51	8	
	SPLIT DUPLEX-C4	FLAT	213.60	191.38	8	
TWENTYSIXTH FLOOR PLAN	SPLIT DUPLEX-A1	FLAT	0.00	0.00	5	0
	SPLIT DUPLEX-A2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-A3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-A4	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B1	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B4	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C1	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C4	FLAT	0.00	0.00	5	
GROUND FLOOR PLAN	GF-A1	FLAT	121.77	108.30	11	12
	GF-A2	FLAT	122.97	109.51	11	
	GF-A3	FLAT	121.25	107.55	11	
	GF-A4	FLAT	123.26	109.51	11	
	GF-B1	FLAT	90.50	81.24	8	
	GF-B2	FLAT	92.30	80.43	8	
	GF-B3	FLAT	89.92	73.46	8	
	GF-B4	FLAT	90.60	73.94	8	
	GF-C1	FLAT	121.77	108.30	11	
	GF-C2	FLAT	123.28	109.51	11	
	GF-C3	FLAT	121.25	107.55	11	
	GF-C4	FLAT	123.26	109.51	11	
Total:	-	-	37372.84	32793.98	3203	312

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 4602 , VARTHUR , Bangalore.

a).Consist of 2Basement + 1Ground + 26 UF only

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

3.13484.97 area reserved for car parking shall not be converted for any other purpose.

4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

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

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

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

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

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

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

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

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

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

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

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

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

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

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

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

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

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

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

29.Two-wheeler parking shall be provided as per the building bye-law.

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

Note:

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

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

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

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to 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 to be cancelled.

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

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

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

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

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

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

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

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

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

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, 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.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :PHASE 1 (PROPOSED 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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	235.91	0.00	235.91	189.30	40.53	6.08	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentysixth Floor	1576.72	139.25	1437.47	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1180.97	1180.97	00
Twentyfifth Floor	1807.91	150.00	1657.91	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1401.41	1401.41	12
Twentyfourth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentythird Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentysecond Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentyfirst Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentieth Floor	1999.02	156.64	1842.38	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1705.66	1705.66	12
Nineteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighteenth Floor	1996.06	156.64	1839.42	88.96	46.61	0.00	1.15	0.00	177.30	0.00	1525.40	1525.40	12
Seventeenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Sixteenth Floor	1833.97	151.46	1682.51	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.79	1545.79	12
Fifteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Fourteenth Floor	1833.92	155.35	1678.57	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1541.85	1541.85	12
Thirteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twelfth Floor	1999.15	151.44	1847.71	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1710.98	1710.99	12
Eleventh Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Tenth Floor	1833.88	151.46	1682.42	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.70	1545.70	12
Ninth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighth Floor	1800.76	142.89	1657.87	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1521.15	1521.15	12
Seventh Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Sixth Floor	2557.88	486.84	2071.04	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1934.32	1934.32	12
Fifth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Fourth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Third Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Second Floor	2303.34	486.20	1817.14	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1680.42	1680.42	12
First Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Ground Floor	2107.81	120.26	1987.55	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1850.83	1850.83	12
Upper Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	144.71	0.00	6661.79	0.00	0.00	00
Lower Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	134.57	0.00	6671.93	0.00	0.00	00
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Total Number of Same Blocks :	1												
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15	
	VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/7964/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4602	
Nature of Sanction: NEW	City Survey No.: 188/1, 188/10, 188/11, 198/3, 199/1(P), 199/2, 199/6(P), 199/7, 199/8, 199/9, 199/10 199/11	
Location: RING-III	Khata No. (As per Khata Extract): 4602	
Building Line Specified as per Z.R: NA	Locality / Street of the property: VARTHUR	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29781.08
Deduction for NetPlot Area		
Surrender Free of Cost		541.07
Total		541.07
NET AREA OF PLOT	(A-Deductions)	29240.01
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		541.07
Amenity Area		1489.07
Total		2030.14
BALANCE AREA OF PLOT	(A-Deductions)	27750.95
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13875.47
Proposed Coverage Area (7.16 %)		1987.54
Achieved Net coverage area (7.16 %)		1987.54
Balance coverage area left (42.84 %)		11887.93
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		84876.05
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		84876.05
Residential FAR (100.00%)		42284.73
Proposed FAR Area		42284.73
Achieved Net FAR Area (1.49)		42284.73
Balance FAR Area (1.51)		42591.32
BUILT UP AREA CHECK		
Proposed BuiltUp Area		60420.87
Substructure Area Add in BUA (Layout Lvl)		121.91
Achieved BuiltUp Area		60542.78

Approval Date :

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
PHASE 1 (PROPOSED 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.
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	312	-
	Total :		-	-	-	-	312	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	312	4290.00	413	5678.75
Visitor's Car Parking	32	440.00	0	0.00
Total Car	344	4730.00	413	5678.75
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	7806.22
Total	5170.00		13484.97	

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Grand Total:	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	0.70	2.10	69
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.80	2.10	1312
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	1507
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.05	2.10	312

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	544
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W3	0.90	1.80	462
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	1.20	1.80	599
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	744
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.80	558
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.90	20

SCALE : 1:300

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.VENKATA SWAMI & OTHERS (OWNER)
GPA HOLDER M/s. URBAN EXCELLENCE LLP
REP BY ITS DESIGNATED PARTNER
SYAM SUNDAR MADISETTY
SPRINGSEAS CROSSWIND,
SY NO 11/2, HAGADOOR MAIN ROAD WHITEFI ORE
For URBAN EXCELLENCE LLP
Partners

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @
SY.NO:188/1,188/10,188/11,198/3.199/1(P),
199/2,199/6(P),199/7,199/8,199/9,199/10,199/11, VARTHUR HOBLI,
VARTHUR VILLAGE, BANGALORE EAST TALUK,

DRAWING TITLE :

LOWER BASEMENT FLOOR PLAN

SHEET NO : 2

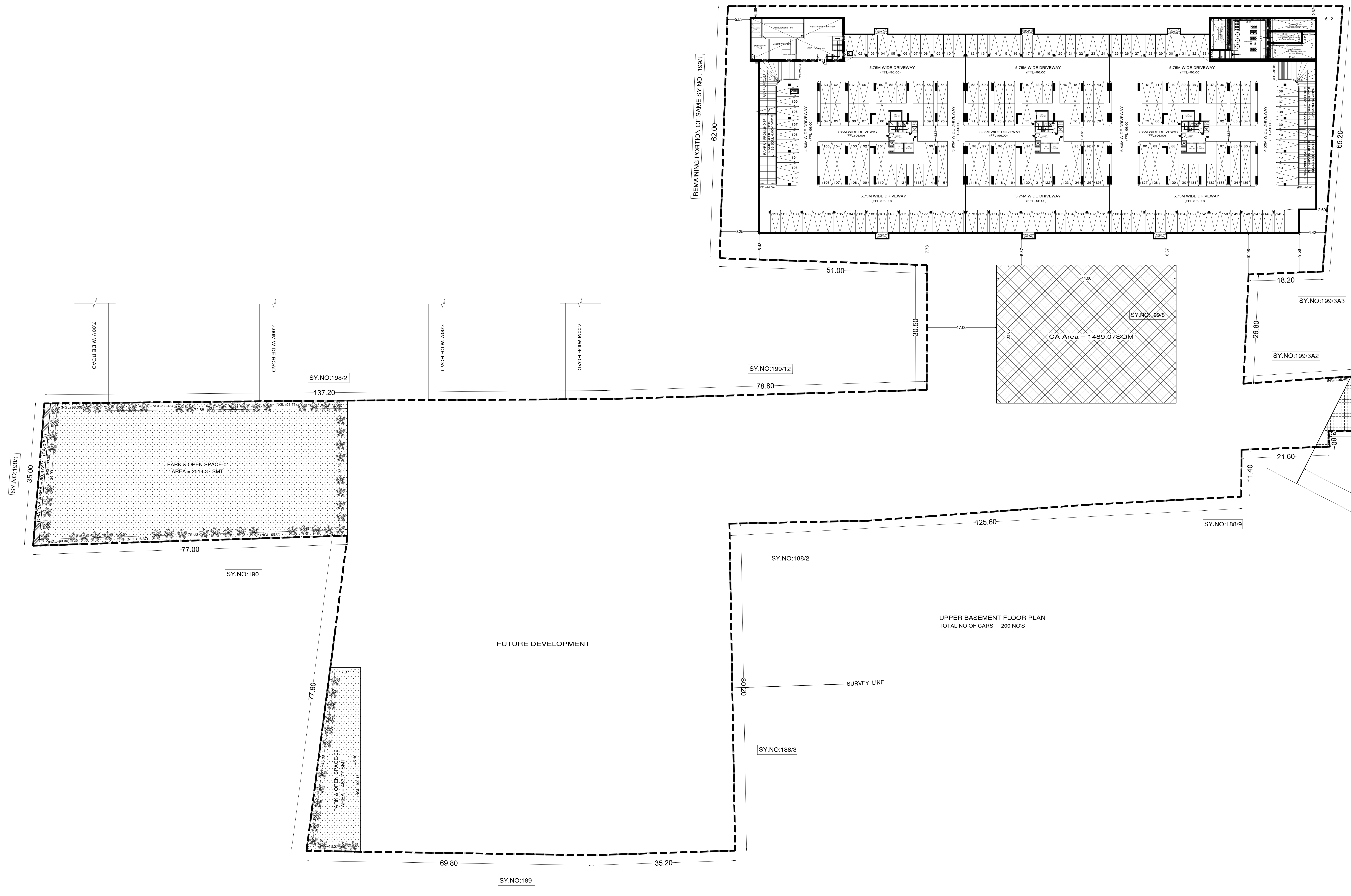
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	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 – NORTH

Digitally signed by V RAKESH KUMAR
Date: 06 May 2024 17:43:52
Project No.:PRJ/7964/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0066/23-24



UPPER BASEMENT FLOOR PLAN
TOTAL NO OF CARS = 200 NO'S

UserDefinedMetric (841.00 x 2000.00MM)

UnitBUA Table for Block :PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1st-A1	FLAT	121.77	108.30	11	12
	1st-A2	FLAT	122.97	109.51	11	
	1st-A3	FLAT	121.25	107.55	11	
	1st-A4	FLAT	123.26	109.51	11	
	1st-B1	FLAT	90.50	81.24	8	
	1st-B2	FLAT	92.30	80.43	8	
	1st-B3	FLAT	89.92	73.46	8	
	1st-B4	FLAT	90.60	73.94	8	
	1st-C1	FLAT	121.77	108.30	11	
	1st-C2	FLAT	123.28	109.51	11	
	1st-C3	FLAT	121.25	107.55	11	
	1st-C4	FLAT	123.26	109.51	11	
SECOND FLOOR PLAN	2nd-A1	FLAT	128.81	114.54	11	12
	2nd-A2	FLAT	130.07	115.95	11	
	2nd-A3	FLAT	128.47	113.99	11	
	2nd-A4	FLAT	130.32	115.95	11	
	2nd-B1	FLAT	118.24	105.50	10	
	2nd-B2	FLAT	120.08	105.55	10	
	2nd-B3	FLAT	117.69	104.95	10	
	2nd-B4	FLAT	118.61	105.58	10	
	2nd-C1	FLAT	128.97	114.54	11	
	2nd-C2	FLAT	130.32	115.95	11	
	2nd-C3	FLAT	128.33	113.99	11	
	2nd-C4	FLAT	130.41	115.95	11	
TYPICAL - 3, 4, 5& 7 FLOOR PLAN	TYP 3,4,5,7-A1	FLAT	121.77	108.30	11	48
	TYP 3,4,5,7-A2	FLAT	122.99	109.51	11	
	TYP 3,4,5,7-A3	FLAT	121.29	107.55	11	
	TYP 3,4,5,7-A4	FLAT	123.26	109.51	11	
	TYP 3,4,5,7-B1	FLAT	111.15	99.06	10	
	TYP 3,4,5,7-B2	FLAT	113.11	99.12	10	
	TYP 3,4,5,7-B3	FLAT	110.56	98.52	10	
	TYP 3,4,5,7-B4	FLAT	111.41	99.14	10	
	TYP 3,4,5,7-C1	FLAT	121.80	108.30	11	
	TYP 3,4,5,7-C2	FLAT	123.28	109.51	11	
	TYP 3,4,5,7-C3	FLAT	121.25	107.55	11	
	TYP 3,4,5,7-C4	FLAT	123.30	109.51	11	
SIXTH FLOOR PLAN	6th-A1	FLAT	149.26	134.46	11	12
	6th-A2	FLAT	150.50	134.89	11	
	6th-A3	FLAT	148.83	131.23	11	
	6th-A4	FLAT	150.78	132.89	11	
	6th-B1	FLAT	138.77	122.48	10	
	6th-B2	FLAT	140.61	122.45	10	
	6th-B3	FLAT	138.18	121.97	10	
	6th-B4	FLAT	138.91	123.47	10	
	6th-C1	FLAT	149.29	134.46	11	
	6th-C2	FLAT	150.78	134.89	11	
	6th-C3	FLAT	148.79	131.23	11	
	6th-C4	FLAT	150.81	132.89	11	
EIGHTH FLOOR PLAN	8th-A1	FLAT	121.77	108.30	11	12
	8th-A2	FLAT	122.80	109.51	11	
	8th-A3	FLAT	121.09	107.55	11	
	8th-A4	FLAT	123.09	109.51	11	
	8th-B1	FLAT	90.80	81.24	8	
	8th-B2	FLAT	92.86	80.43	8	
	8th-B3	FLAT	90.24	73.46	8	
	8th-B4	FLAT	91.15	73.94	8	
	8th-C1	FLAT	121.77	108.30	11	
	8th-C2	FLAT	123.11	109.51	11	
	8th-C3	FLAT	121.09	107.55	11	
	8th-C4	FLAT	123.09	109.51	11	
TYPICAL - 9, 11, 13, 15, 17 , 19, 21, 22, 23& 24 FLOOR PLAN	typ 9,11,13,15,17,19,21 to 24-A1	FLAT	121.77	108.30	11	120
	typ 9,11,13,15,17,19,21 to 24-A2	FLAT	122.97	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-A3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-A4	FLAT	123.26	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-B1	FLAT	90.50	81.24	8	
	typ 9,11,13,15,17,19,21 to 24-B2	FLAT	92.30	80.43	8	
	typ 9,11,13,15,17,19,21 to 24-B3	FLAT	89.92	73.46	8	
	typ 9,11,13,15,17,19,21 to 24-B4	FLAT	90.60	73.94	8	
	typ 9,11,13,15,17,19,21 to 24-C1	FLAT	121.77	108.30	11	
	typ 9,11,13,15,17,19,21 to 24-C2	FLAT	123.10	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-C3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-C4	FLAT	123.26	109.51	11	
TENTH FLOOR PLAN	10th-A1	FLAT	128.81	114.54	11	12
	10th-A2	FLAT	122.95	109.51	11	
	10th-A3	FLAT	128.33	113.99	11	
	10th-A4	FLAT	123.26	109.51	11	
	10th-B1	FLAT	90.49	81.24	8	
	10th-B2	FLAT	92.30	80.43	8	
	10th-B3	FLAT	89.92	73.46	8	
	10th-B4	FLAT	90.60	73.94	8	
	10th-C1	FLAT	128.81	114.54	11	
	10th-C2	FLAT	123.26	109.51	11	
	10th-C3	FLAT	128.33	113.99	11	
	10th-C4	FLAT	123.26	109.51	11	
TWELFTH FLOOR PLAN	12th-A1	FLAT	128.71	114.54	12	12
	12th-A2	FLAT	150.82	134.89	11	
	12th-A3	FLAT	127.72	113.98	11	
	12th-A4	FLAT	150.79	132.89	11	
	12th-B1	FLAT	90.51	81.24	8	
	12th-B2	FLAT	119.86	103.93	8	
	12th-B3	FLAT	90.75	73.46	8	
	12th-B4	FLAT	118.23	106.26	9	
	12th-C1	FLAT	128.71	114.54	11	
	12th-C2	FLAT	150.82	134.89	11	
	12th-C3	FLAT	127.72	113.98	11	
	12th-C4	FLAT	150.79	132.89	11	
FOURTEENTH FLOOR PLAN	14th-A1	FLAT	128.81	114.54	11	12
	14th-A2	FLAT	122.96	109.51	11	
	14th-A3	FLAT	127.68	113.99	11	
	14th-A4	FLAT	122.61	109.51	11	
	14th-B1	FLAT	90.50	81.24	8	
	14th-B2	FLAT	92.30	80.43	8	
	14th-B3	FLAT	89.92	73.46	8	
	14th-B4	FLAT	90.60	73.94	8	
	14th-C1	FLAT	128.16	114.54	11	
	14th-C2	FLAT	122.62	109.51	11	
	14th-C3	FLAT	127.68	113.99	11	
	14th-C4	FLAT	122.61	109.51	11	
SIXTEENTH FLOOR PLAN	16th-A1	FLAT	121.77	108.30	11	12
	16th-A2	FLAT	130.03	115.95	11	
	16th-A3	FLAT	121.25	107.55	11	
	16th-A4	FLAT	130.33	118.95	11	
	16th-B1	FLAT	90.50	81.24	8	
	16th-B2	FLAT	92.30	80.43	8	
	16th-B3	FLAT	89.92	73.46	8	
	16th-B4	FLAT	90.60	73.94	8	
	16th-C1	FLAT	121.76	108.30	11	
	16th-C2	FLAT	130.34	115.95	11	
	16th-C3	FLAT	121.25	107.55	11	
	16th-C4	FLAT	130.34	115.95	11	
EIGHTEENTH FLOOR PLAN	18th-A1	FLAT	121.12	108.30	11	12
	18th-A2	FLAT	129.38	115.95	11	
	18th-A3	FLAT	120.61	107.55	11	
	18th-A4	FLAT	129.69	115.95	11	
	18th-B1	FLAT	90.50	81.24	8	
	18th-B2	FLAT	92.30	80.43	8	
	18th-B3	FLAT	89.92	73.46	8	
	18th-B4	FLAT	90.60	73.94	8	
	18th-C1	FLAT	121.12	108.30	11	
	18th-C2	FLAT	129.69	115.95	11	
	18th-C3	FLAT	120.61	107.55	11	
	18th-C4	FLAT	129.69	115.95	11	
TWENTIETH FLOOR PLAN	20th-A1	FLAT	148.61	134.46	12	12
	20th-A2	FLAT	129.39	115.95	12	
	20th-A3	FLAT	148.14	131.23	11	
	20th-A4	FLAT	129.69	115.95	11	
	20th-B1	FLAT	117.97	104.59	9	
	20th-B2	FLAT	92.30	80.43	8	
	20th-B3	FLAT	117.42	103.82	8	
	20th-B4	FLAT	90.60	80.72	9	
	20th-C1	FLAT	148.61	134.46	11	
	20th-C2	FLAT	129.69	115.95	12	
	20th-C3	FLAT	148.14	131.23	11	
	20th-C4	FLAT	129.69	115.95	11	
TWENTYFIFTH FLOOR PLAN	SPLIT DUPLEX-A1	FLAT	211.88	188.77	8	12
	SPLIT DUPLEX-A2	FLAT	213.29	184.67	8	
	SPLIT DUPLEX-A3	FLAT	210.87	188.51	8	
	SPLIT DUPLEX-A4	FLAT	213.60	191.38	8	
	SPLIT DUPLEX-B1	FLAT	181.24	160.74	6	
	SPLIT DUPLEX-B2	FLAT	181.65	160.40	6	
	SPLIT DUPLEX-B3	FLAT	179.04	159.48	6	
	SPLIT DUPLEX-B4	FLAT	180.50	160.37	6	
	SPLIT DUPLEX-C1	FLAT	211.88	188.77	8	
	SPLIT DUPLEX-C2	FLAT	213.29	184.67	8	
	SPLIT DUPLEX-C3	FLAT	210.82	188.51	8	
	SPLIT DUPLEX-C4	FLAT	213.60	191.38	8	
TWENTYSIXTH FLOOR PLAN	SPLIT DUPLEX-A1	FLAT	0.00	0.00	5	0
	SPLIT DUPLEX-A2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-A3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-A4	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B1	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B4	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C1	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C4	FLAT	0.00	0.00	5	
GROUND FLOOR PLAN	GF-A1	FLAT	121.77	108.30	11	12
	GF-A2	FLAT	122.97	109.51	11	
	GF-A3	FLAT	121.25	107.55	11	
	GF-A4	FLAT	123.26	109.51	11	
	GF-B1	FLAT	90.50	81.24	8	
	GF-B2	FLAT	92.30	80.43	8	
	GF-B3	FLAT	89.92	73.46	8	
	GF-B4	FLAT	90.60	73.94	8	
	GF-C1	FLAT	121.77	108.30	11	
	GF-C2	FLAT	123.28	109.51	11	
	GF-C3	FLAT	121.25	107.55	11	
	GF-C4	FLAT	123.26	109.51	11	
Total:	-	-	37372.84	32793.98	3203	312

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 4602 , VARTHUR , Bangalore.
a).Consist of 2Basement + 1Ground + 26 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.13484.97 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to 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 to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, 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.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :PHASE 1 (PROPOSED 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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	235.91	0.00	235.91	189.30	40.53	6.08	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentysixth Floor	1576.72	139.25	1437.47	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1180.97	1180.97	00
Twentyfifth Floor	1807.91	150.00	1657.91	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1401.41	1401.41	12
Twentyfourth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentythird Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentysecond Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentyfirst Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentieth Floor	1999.02	156.64	1842.38	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1705.66	1705.66	12
Nineteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighteenth Floor	1996.06	156.64	1839.42	88.96	46.61	0.00	1.15	0.00	177.30	0.00	1525.40	1525.40	12
Seventeenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Sixteenth Floor	1833.97	151.46	1682.51	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.79	1545.79	12
Fifteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Fourteenth Floor	1833.92	155.35	1678.57	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1541.85	1541.85	12
Thirteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twelfth Floor	1999.15	151.44	1847.71	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1710.98	1710.99	12
Eleventh Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Tenth Floor	1833.88	151.46	1682.42	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.70	1545.70	12
Ninth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighth Floor	1800.76	142.89	1657.87	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1521.15	1521.15	12
Seventh Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Sixth Floor	2557.88	486.84	2071.04	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1934.32	1934.32	12
Fifth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Fourth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Third Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Second Floor	2303.34	486.20	1817.14	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1680.42	1680.42	12
First Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Ground Floor	2107.81	120.26	1987.55	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1850.83	1850.83	12
Upper Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	144.71	0.00	6661.79	0.00	0.00	00
Lower Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	134.57	0.00	6671.93	0.00	0.00	00
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Total Number of Same Blocks :	1												
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/7964/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4602	
Nature of Sanction: NEW	City Survey No.: 188/1, 188/10, 188/11, 198/3, 199/1(P), 199/2, 199/6(P), 199/7, 199/8, 199/9, 199/10 199/11	
Location: RING-III	Khata No. (As per Khata Extract): 4602	
Building Line Specified as per Z.R: NA	Locality / Street of the property: VARTHUR	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29781.08
Deduction for NetPlot Area		
Surrender Free of Cost		541.07
Total		541.07
NET AREA OF PLOT	(A-Deductions)	29240.01
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		541.07
Amenity Area		1489.07
Total		2030.14
BALANCE AREA OF PLOT	(A-Deductions)	27750.95
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13875.47
Proposed Coverage Area (7.16 %)		1987.54
Achieved Net coverage area (7.16 %)		1987.54
Balance coverage area left (42.84 %)		11887.93
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		84876.05
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		84876.05
Residential FAR (100.00%)		42284.73
Proposed FAR Area		42284.73
Achieved Net FAR Area (1.49)		42284.73
Balance FAR Area (1.51)		42591.32
BUILT UP AREA CHECK		
Proposed BuiltUp Area		60420.87
Substructure Area Add in BUA (Layout Lvl)		121.91
Achieved BuiltUp Area		60542.78

Approval Date :

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
PHASE 1 (PROPOSED 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.
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	312	-
	Total :		-	-	-	-	312	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	312	4290.00	413	5678.75
Visitor's Car Parking	32	440.00	0	0.00
Total Car	344	4730.00	413	5678.75
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	7806.22
Total		5170.00		13484.97

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Grand Total:	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	0.70	2.10	69
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.80	2.10	1312
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	1507
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.05	2.10	312

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	544
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W3	0.90	1.80	462
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	1.20	1.80	599
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	744
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.80	558
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.90	20

N
SCALE : 1:300

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.VENKATA SWAMI & OTHERS (OWNER)
GPA HOLDER M/s. URBAN EXCELLENCE LLP
REP BY ITS DESIGNATED PARTNER
SYAM SUNDAR MADISETTY
SPRINGSEAS CROSSWIND,
SY NO 11/2, HAGADOOR MAIN ROAD WHITEFI ORE

For URBAN EXCELLENCE LLP
Partners

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @
SY.NO:188/1,188/10,188/11,198/3.199/1(P),
199/2,199/6(P),199/7,199/8,199/9,199/10,199/11, VARTHUR HOBLI,
VARTHUR VILLAGE, BANGALORE EAST TALUK,

DRAWING TITLE :

UPPER BASEMENT FLOOR PLAN

SHEET NO : 3

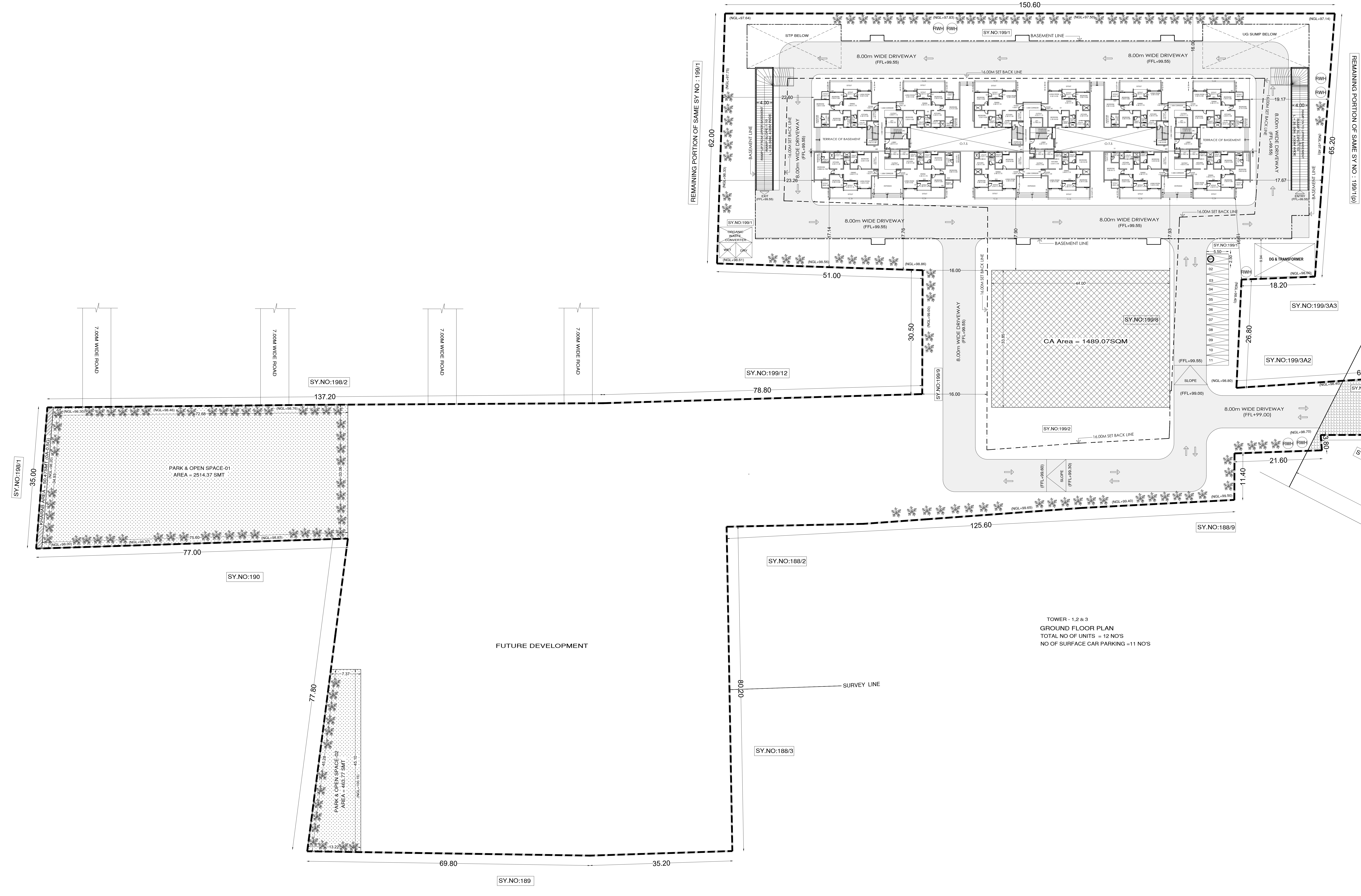
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	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 – NORTH

Digitally signed by V RAKESH KUMAR
Date: 06 May 2024 17:43:52
Project No.:PRJ/7964/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0066/23-24



UnitBUA Table for Block :PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1st-A1	FLAT	121.77	108.30	11	12
	1st-A2	FLAT	122.97	109.51	11	
	1st-A3	FLAT	121.25	107.55	11	
	1st-A4	FLAT	123.26	109.51	11	
	1st-B1	FLAT	90.50	81.24	8	
	1st-B2	FLAT	92.30	80.43	8	
	1st-B3	FLAT	89.92	73.46	8	
	1st-B4	FLAT	90.60	73.94	8	
	1st-C1	FLAT	121.77	108.30	11	
	1st-C2	FLAT	123.28	109.51	11	
	1st-C3	FLAT	121.25	107.55	11	
	1st-C4	FLAT	123.26	109.51	11	
SECOND FLOOR PLAN	2nd-A1	FLAT	128.81	114.54	11	12
	2nd-A2	FLAT	130.07	115.95	11	
	2nd-A3	FLAT	128.47	113.99	11	
	2nd-A4	FLAT	130.32	115.95	11	
	2nd-B1	FLAT	118.24	105.50	10	
	2nd-B2	FLAT	120.08	105.55	10	
	2nd-B3	FLAT	117.69	104.95	10	
	2nd-B4	FLAT	118.61	105.58	10	
	2nd-C1	FLAT	128.97	114.54	11	
	2nd-C2	FLAT	130.32	115.95	11	
	2nd-C3	FLAT	128.33	113.99	11	
	2nd-C4	FLAT	130.41	115.95	11	
TYPICAL - 3, 4, 5& 7 FLOOR PLAN	TYP 3,4,5,7-A1	FLAT	121.77	108.30	11	48
	TYP 3,4,5,7-A2	FLAT	122.99	109.51	11	
	TYP 3,4,5,7-A3	FLAT	121.29	107.55	11	
	TYP 3,4,5,7-A4	FLAT	123.26	109.51	11	
	TYP 3,4,5,7-B1	FLAT	111.15	99.06	10	
GROUND FLOOR PLAN	GF-A1	FLAT	121.77	108.30	11	12
	GF-A2	FLAT	122.97	109.51	11	
	GF-A3	FLAT	121.25	107.55	11	
	GF-A4	FLAT	123.26	109.51	11	
	GF-B1	FLAT	90.50	81.24	8	
	GF-B2	FLAT	92.30	80.43	8	
	GF-B3	FLAT	89.92	73.46	8	
	GF-B4	FLAT	90.60	73.94	8	
	GF-C1	FLAT	121.77	108.30	11	
	GF-C2	FLAT	123.28	109.51	11	
	GF-C3	FLAT	121.25	107.55	11	
	GF-C4	FLAT	123.26	109.51	11	
Total:	-	-	37372.84	32793.98	3203	312

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 4602 , VARTHUR , Bangalore.
a).Consist of 2Basement + 1Ground + 26 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.13484.97 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to 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 to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, 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.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Labour Officer before the commencement of work and ensure the registration of establishment and workers is done at the construction place.

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

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

Block :PHASE 1 (PROPOSED 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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	235.91	0.00	235.91	189.30	40.53	6.08	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentysixth Floor	1576.72	139.25	1437.47	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1180.97	1180.97	00
Twentyfifth Floor	1807.91	150.00	1657.91	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1401.41	1401.41	12
Twentyfourth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentythird Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentysecond Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentyfirst Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentieth Floor	1999.02	156.64	1842.38	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1705.66	1705.66	12
Nineteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighteenth Floor	1996.06	156.64	1839.42	88.96	46.61	0.00	1.15	0.00	177.30	0.00	1525.40	1525.40	12
Seventeenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Sixteenth Floor	1833.97	151.46	1682.51	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.79	1545.79	12
Fifteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Fourteenth Floor	1833.92	155.35	1678.57	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1541.85	1541.85	12
Thirteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twelfth Floor	1999.15	151.44	1847.71	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1710.98	1710.99	12
Eleventh Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Tenth Floor	1833.88	151.46	1682.42	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.70	1545.70	12
Ninth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighth Floor	1800.76	142.89	1657.87	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1521.15	1521.15	12
Seventh Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Sixth Floor	2557.88	486.84	2071.04	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1934.32	1934.32	12
Fifth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Fourth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Third Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Second Floor	2303.34	486.20	1817.14	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1680.42	1680.42	12
First Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Ground Floor	2107.81	120.26	1987.55	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1850.83	1850.83	12
Upper Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	144.71	0.00	6661.79	0.00	0.00	00
Lower Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	134.57	0.00	6671.93	0.00	0.00	00
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
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AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15	
	VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/7964/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4602	
Nature of Sanction: NEW	City Survey No.: 188/1, 188/10, 188/11, 198/3, 199/1(P), 199/2, 199/6(P), 199/7, 199/8, 199/9, 199/10 199/11	
Location: RING-III	Khata No. (As per Khata Extract): 4602	
Building Line Specified as per Z.R: NA	Locality / Street of the property: VARTHUR	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29781.08
Deduction for NetPlot Area		
Surrender Free of Cost		541.07
Total		541.07
NET AREA OF PLOT	(A-Deductions)	29240.01
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		541.07
Amenity Area		1489.07
Total		2030.14
BALANCE AREA OF PLOT	(A-Deductions)	27750.95
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13875.47
Proposed Coverage Area (7.16 %)		1987.54
Achieved Net coverage area (7.16 %)		1987.54
Balance coverage area left (42.84 %)		11887.93
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		84876.05
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		84876.05
Residential FAR (100.00%)		42284.73
Proposed FAR Area		42284.73
Achieved Net FAR Area (1.49)		42284.73
Balance FAR Area (1.51)		42591.32
BUILT UP AREA CHECK		
Proposed BuiltUp Area		60420.87
Substructure Area Add in BUA (Layout Lvl)		121.91
Achieved BuiltUp Area		60542.78

Approval Date :

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
PHASE 1 (PROPOSED 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.
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	312	-
	Total :		-	-	-	-	312	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	312	4290.00	413	5678.75
Visitor's Car Parking	32	440.00	0	0.00
Total Car	344	4730.00	413	5678.75
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	7806.22
Total		5170.00		13484.97

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Grand Total:	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	0.70	2.10	69
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.80	2.10	1312
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	1507
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.05	2.10	312

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	544
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W3	0.90	1.80	462
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	1.20	1.80	599
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	744
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.80	558
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.90	20

N
SCALE : 1:300

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.VENKATA SWAMI & OTHERS (OWNER)
GPA HOLDER M/s. URBAN EXCELLENCE LLP
REP BY ITS DESIGNATED PARTNER
SYAM SUNDAR MADISETTY
SPRINGSEAS CROSSWIND,
SY NO 11/2, HAGADOOR MAIN ROAD WHITEFI ORE

For URBAN EXCELLENCE LLP
Partners

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @
SY.NO:188/1,188/10,188/11,198/3.199/1(P),
199/2,199/6(P),199/7,199/8,199/9,199/10,199/11, VARTHUR HOBLI,
VARTHUR VILLAGE, BANGALORE EAST TALUK,

DRAWING TITLE :

GROUND FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :

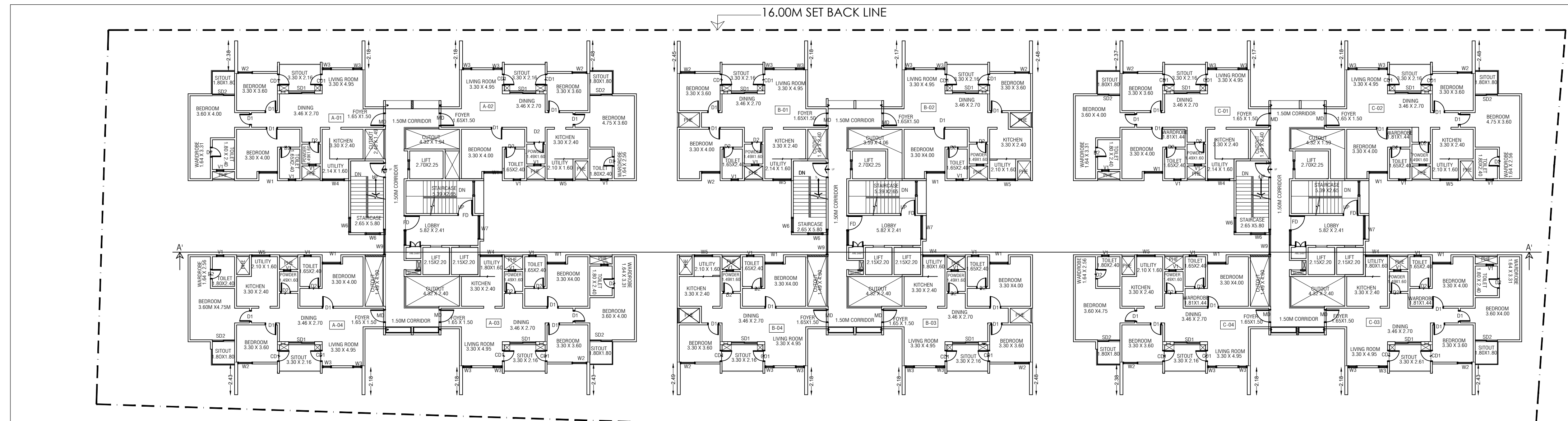
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

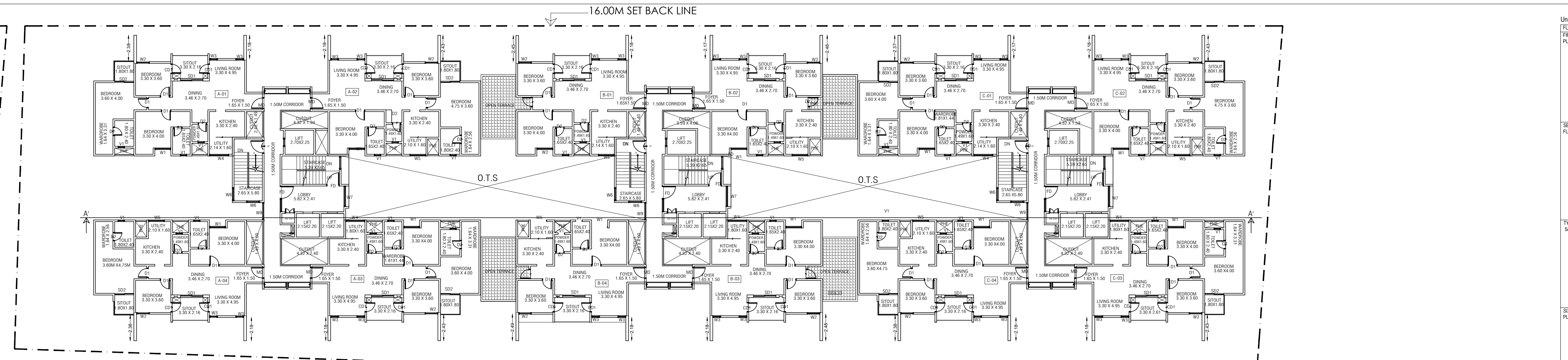
HO - NORTH

Digitally signed by V RAKESH KUMAR
Date: 06 May 2024 17:43:52
Project No.:PRJ/7964/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0066/23-24

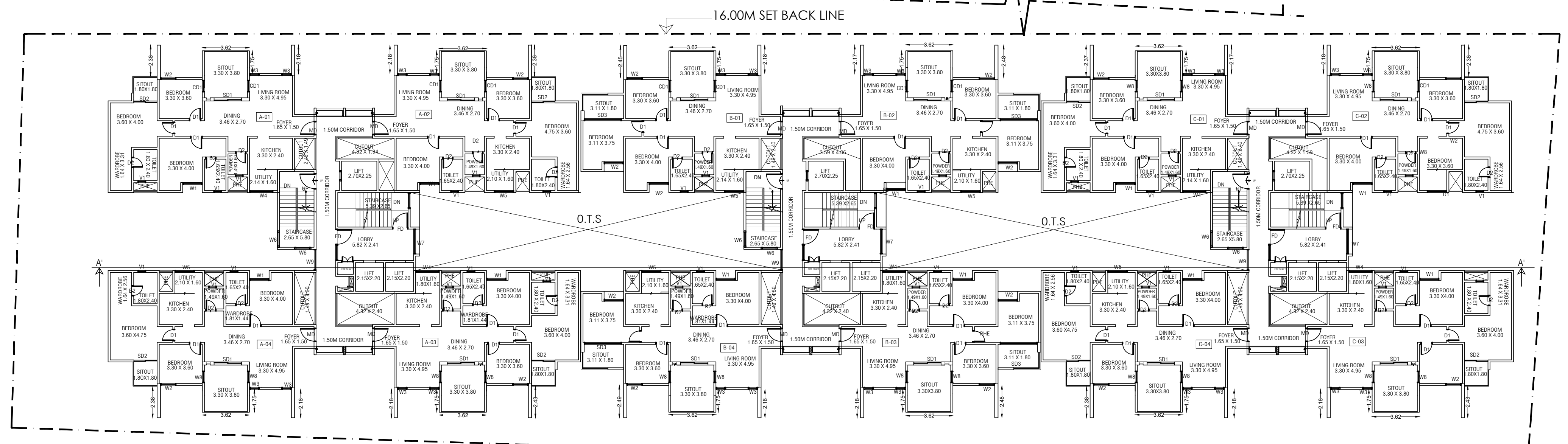
UserDefinedMetric (841.00 x 2000.00MM)



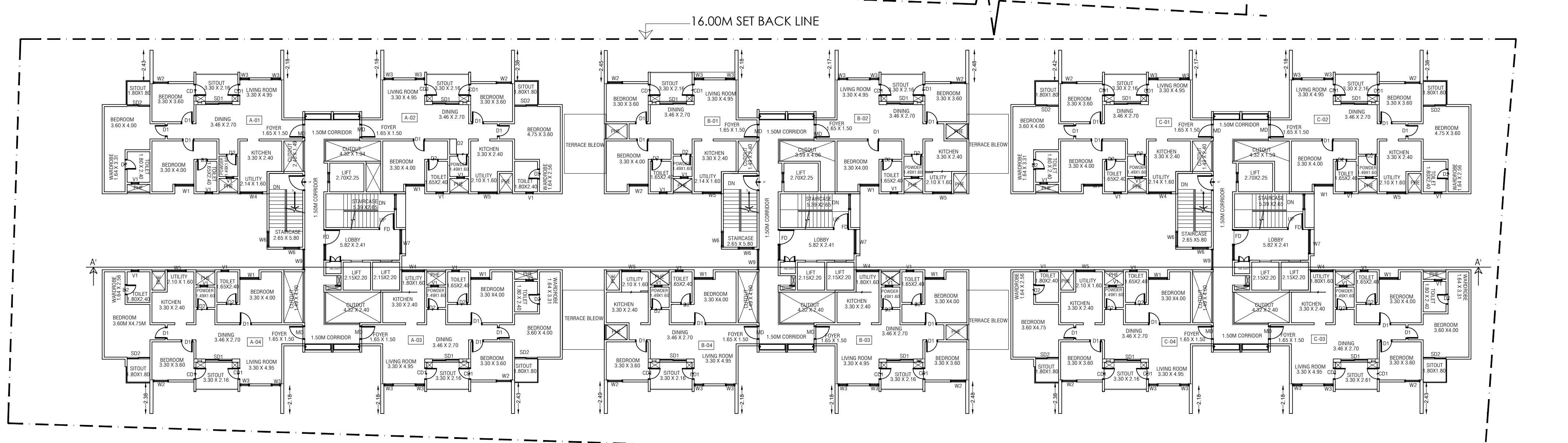
FIRST FLOOR PLAN
NO OF UNITS= 12 NOS



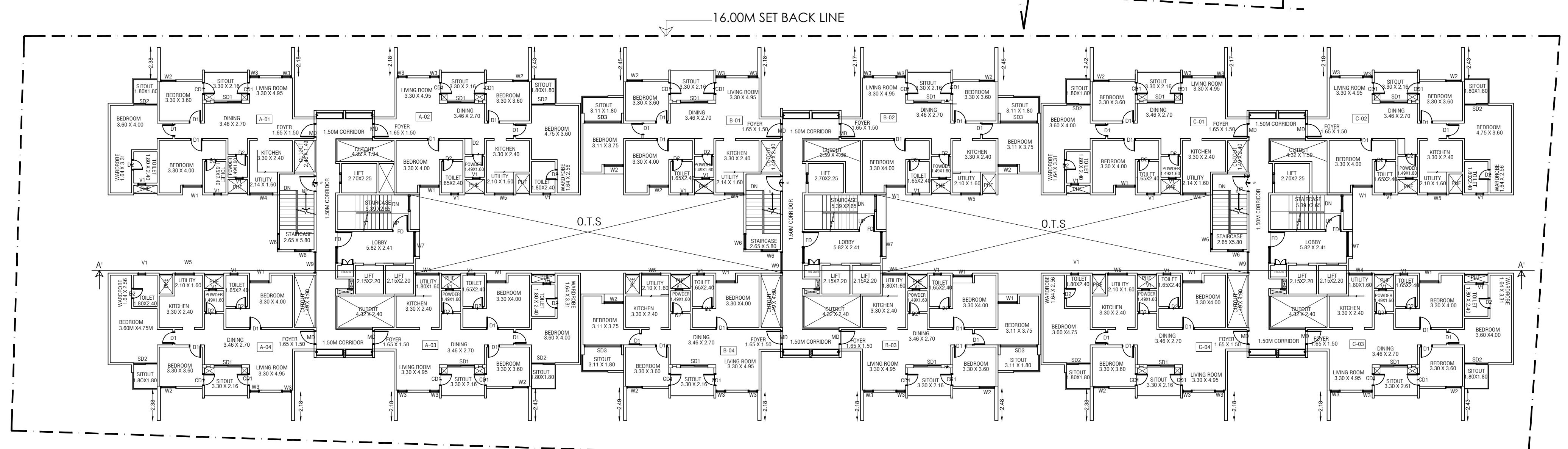
8th FLOOR PLAN
NO OF UNITS= 12 NOS



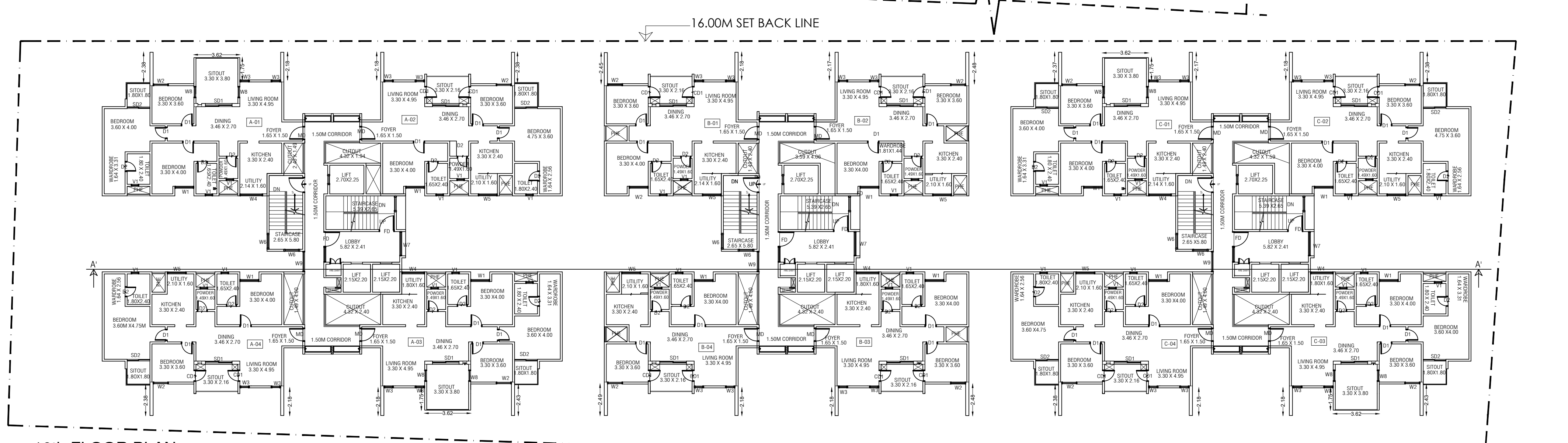
SECOND FLOOR PLAN
NO OF UNITS= 12 NOS



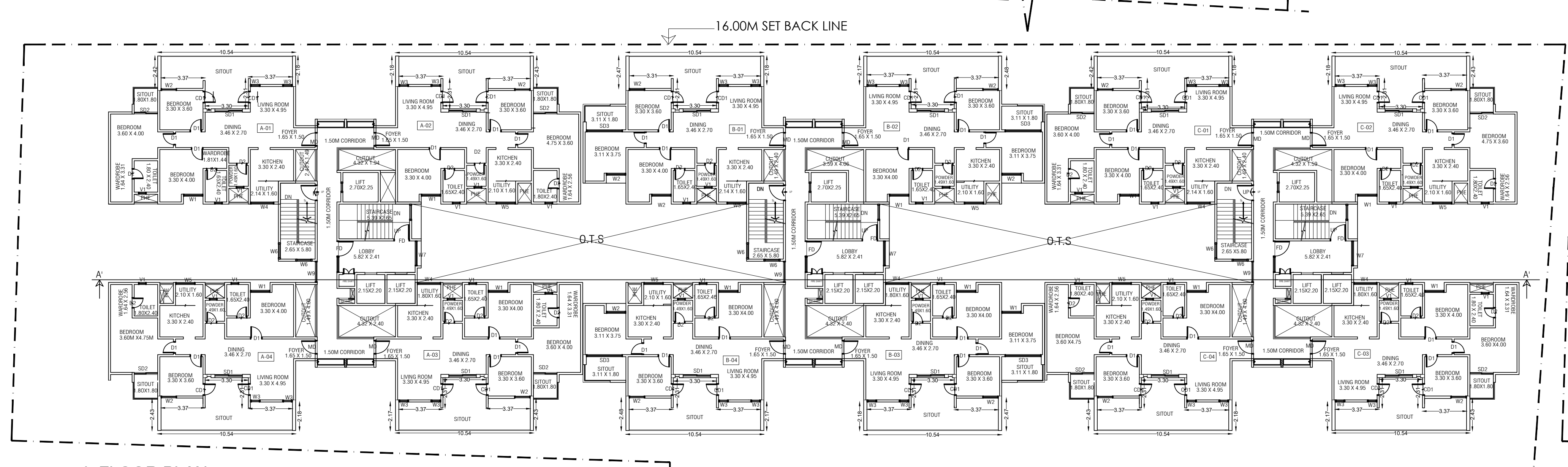
TYOICAL 9,11,13,15,17,19,21 to 24th FLOOR PLAN
NO OF UNITS= 120 NOS



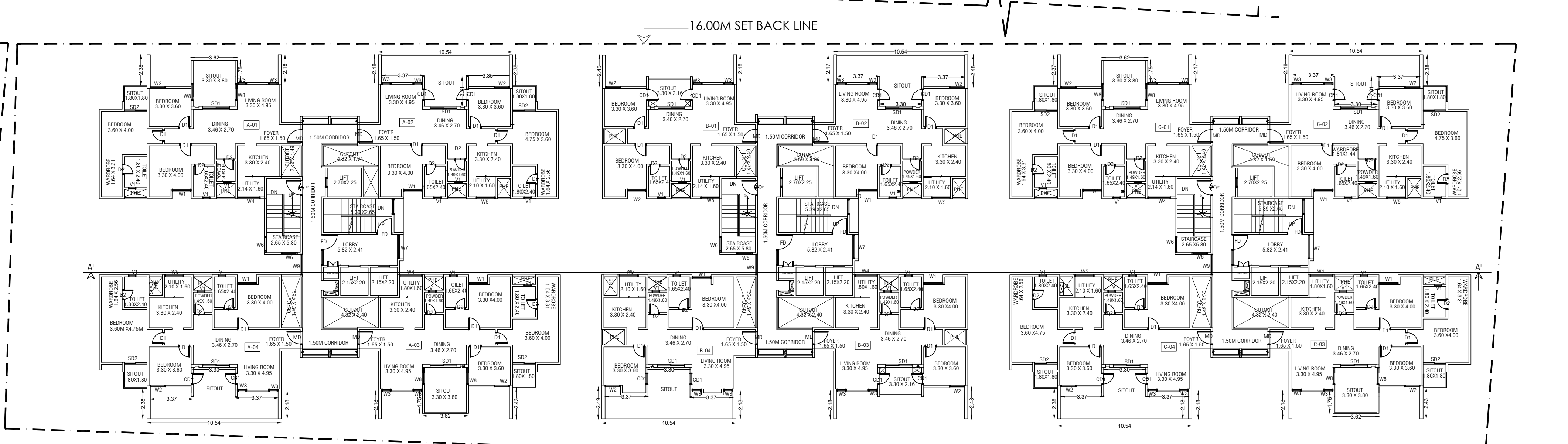
TYPICAL 3,4,5,7th FLOOR PLAN
NO OF UNITS= 48 NOS



10th FLOOR PLAN
NO OF UNITS= 12 NOS



6th FLOOR PLAN
NO OF UNITS= 12 NOS



12th FLOOR PLAN
NO OF UNITS= 12 NOS

UserDefinedMetric (841.00 x 2000.00MM)

UnitBUA Table for Block :PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1st-A1	FLAT	121.77	108.30	11	12
	1st-A2	FLAT	122.97	109.51	11	
	1st-A3	FLAT	121.25	107.55	11	
	1st-A4	FLAT	123.26	109.51	11	
	1st-B1	FLAT	90.50	81.24	8	
	1st-B2	FLAT	92.30	80.43	8	
	1st-B3	FLAT	89.92	73.46	8	
	1st-B4	FLAT	90.60	73.94	8	
	1st-C1	FLAT	121.77	108.30	11	
	1st-C2	FLAT	123.28	109.51	11	
	1st-C3	FLAT	121.25	107.55	11	
	1st-C4	FLAT	123.26	109.51	11	
SECOND FLOOR PLAN	2nd-A1	FLAT	128.81	114.54	11	12
	2nd-A2	FLAT	130.07	115.95	11	
	2nd-A3	FLAT	128.47	113.99	11	
	2nd-A4	FLAT	130.32	115.95	11	
	2nd-B1	FLAT	118.24	105.50	10	
	2nd-B2	FLAT	120.08	105.55	10	
	2nd-B3	FLAT	117.69	104.95	10	
	2nd-B4	FLAT	118.61	105.58	10	
	2nd-C1	FLAT	128.97	114.54	11	
	2nd-C2	FLAT	130.32	115.95	11	
	2nd-C3	FLAT	128.33	113.99	11	
	2nd-C4	FLAT	130.41	115.95	11	
TYPICAL - 3, 4, 5& 7 FLOOR PLAN	TYP 3,4,5,7-A1	FLAT	121.77	108.30	11	48
	TYP 3,4,5,7-A2	FLAT	122.99	109.51	11	
	TYP 3,4,5,7-A3	FLAT	121.29	107.55	11	
	TYP 3,4,5,7-A4	FLAT	123.26	109.51	11	
	TYP 3,4,5,7-B1	FLAT	111.15	99.06	10	
	TYP 3,4,5,7-B2	FLAT	113.11	99.12	10	
	TYP 3,4,5,7-B3	FLAT	110.56	98.52	10	
	TYP 3,4,5,7-B4	FLAT	111.41	99.14	10	
	TYP 3,4,5,7-C1	FLAT	121.80	108.30	11	
	TYP 3,4,5,7-C2	FLAT	123.28	109.51	11	
	TYP 3,4,5,7-C3	FLAT	121.25	107.55	11	
	TYP 3,4,5,7-C4	FLAT	123.30	109.51	11	
SIXTH FLOOR PLAN	6th-A1	FLAT	149.26	134.46	11	12
	6th-A2	FLAT	150.50	134.89	11	
	6th-A3	FLAT	148.83	131.23	11	
	6th-A4	FLAT	150.78	132.89	11	
	6th-B1	FLAT	138.77	122.48	10	
	6th-B2	FLAT	140.61	122.45	10	
	6th-B3	FLAT	138.18	121.97	10	
	6th-B4	FLAT	138.91	123.47	10	
	6th-C1	FLAT	149.29	134.46	11	
	6th-C2	FLAT	150.78	134.89	11	
	6th-C3	FLAT	148.79	131.23	11	
	6th-C4	FLAT	150.81	132.89	11	
EIGHTH FLOOR PLAN	8th-A1	FLAT	121.77	108.30	11	12
	8th-A2	FLAT	122.80	109.51	11	
	8th-A3	FLAT	121.09	107.55	11	
	8th-A4	FLAT	123.09	109.51	11	
	8th-B1	FLAT	90.80	81.24	8	
	8th-B2	FLAT	92.86	80.43	8	
	8th-B3	FLAT	90.24	73.46	8	
	8th-B4	FLAT	91.15	73.94	8	
	8th-C1	FLAT	121.77	108.30	11	
	8th-C2	FLAT	123.11	109.51	11	
	8th-C3	FLAT	121.09	107.55	11	
	8th-C4	FLAT	123.09	109.51	11	
TYPICAL - 9, 11, 13, 15, 17 , 19, 21, 22, 23& 24 FLOOR PLAN	typ 9,11,13,15,17,19,21 to 24-A1	FLAT	121.77	108.30	11	120
	typ 9,11,13,15,17,19,21 to 24-A2	FLAT	122.97	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-A3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-A4	FLAT	123.26	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-B1	FLAT	90.50	81.24	8	
	typ 9,11,13,15,17,19,21 to 24-B2	FLAT	92.30	80.43	8	
	typ 9,11,13,15,17,19,21 to 24-B3	FLAT	89.92	73.46	8	
	typ 9,11,13,15,17,19,21 to 24-B4	FLAT	90.60	73.94	8	
	typ 9,11,13,15,17,19,21 to 24-C1	FLAT	121.77	108.30	11	
	typ 9,11,13,15,17,19,21 to 24-C2	FLAT	123.10	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-C3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-C4	FLAT	123.26	109.51	11	
TENTH FLOOR PLAN	10th-A1	FLAT	128.81	114.54	11	12
	10th-A2	FLAT	122.95	109.51	11	
	10th-A3	FLAT	128.33	113.99	11	
	10th-A4	FLAT	123.26	109.51	11	
	10th-B1	FLAT	90.49	81.24	8	
	10th-B2	FLAT	92.30	80.43	8	
	10th-B3	FLAT	89.92	73.46	8	
	10th-B4	FLAT	90.60	73.94	8	
	10th-C1	FLAT	128.81	114.54	11	
	10th-C2	FLAT	123.26	109.51	11	
	10th-C3	FLAT	128.33	113.99	11	
	10th-C4	FLAT	123.26	109.51	11	
TWELFTH FLOOR PLAN	12th-A1	FLAT	128.71	114.54	12	12
	12th-A2	FLAT	150.82	134.89	11	
	12th-A3	FLAT	127.72	113.98	11	
	12th-A4	FLAT	150.79	132.89	11	
	12th-B1	FLAT	90.51	81.24	8	
	12th-B2	FLAT	119.86	103.93	8	
	12th-B3	FLAT	90.75	73.46	8	
	12th-B4	FLAT	118.23	106.26	9	
	12th-C1	FLAT	128.71	114.54	11	
	12th-C2	FLAT	150.82	134.89	11	
	12th-C3	FLAT	127.72	113.98	11	
	12th-C4	FLAT	150.79	132.89	11	
FOURTEENTH FLOOR PLAN	14th-A1	FLAT	128.81	114.54	11	12
	14th-A2	FLAT	122.96	109.51	11	
	14th-A3	FLAT	127.68	113.99	11	
	14th-A4	FLAT	122.61	109.51	11	
	14th-B1	FLAT	90.50	81.24	8	
	14th-B2	FLAT	92.30	80.43	8	
	14th-B3	FLAT	89.92	73.46	8	
	14th-B4	FLAT	90.60	73.94	8	
	14th-C1	FLAT	128.16	114.54	11	
	14th-C2	FLAT	122.62	109.51	11	
	14th-C3	FLAT	127.68	113.99	11	
	14th-C4	FLAT	122.61	109.51	11	

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 4602 , VARTHUR , Bangalore.
a).Consist of 2Basement + 1Ground + 26 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.13484.97 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to 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 to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, 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.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :PHASE 1 (PROPOSED 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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	235.91	0.00	235.91	189.30	40.53	6.08	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentysixth Floor	1576.72	139.25	1437.47	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1180.97	1180.97	00
Twentyfifth Floor	1807.91	150.00	1657.91	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1401.41	1401.41	12
Twentyfourth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentythird Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentysecond Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentyfirst Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentieth Floor	1999.02	156.64	1842.38	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1705.66	1705.66	12
Nineteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighteenth Floor	1996.06	156.64	1839.42	88.96	46.61	0.00	1.15	0.00	177.30	0.00	1525.40	1525.40	12
Seventeenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Sixteenth Floor	1833.97	151.46	1682.51	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.79	1545.79	12
Fifteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Fourteenth Floor	1833.92	155.35	1678.57	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1541.85	1541.85	12
Thirteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twelfth Floor	1999.15	151.44	1847.71	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1710.98	1710.99	12
Eleventh Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Tenth Floor	1833.88	151.46	1682.42	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.70	1545.70	12
Ninth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighth Floor	1800.76	142.89	1657.87	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1521.15	1521.15	12
Seventh Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Sixth Floor	2557.88	486.84	2071.04	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1934.32	1934.32	12
Fifth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Fourth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Third Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Second Floor	2303.34	486.20	1817.14	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1680.42	1680.42	12
First Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Ground Floor	2107.81	120.26	1987.55	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1850.83	1850.83	12
Upper Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	144.71	0.00	6661.79	0.00	0.00	00
Lower Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	134.57	0.00	6671.93	0.00	0.00	00
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Total Number of Same Blocks :	1												
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/7964/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4602	
Nature of Sanction: NEW	City Survey No.: 188/1, 188/10, 188/11, 198/3, 199/1(P), 199/2, 199/6(P), 199/7, 199/8, 199/9, 199/10 199/11	
Location: RING-III	Khata No. (As per Khata Extract): 4602	
Building Line Specified as per Z.R: NA	Locality / Street of the property: VARTHUR	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29781.08
Deduction for NetPlot Area		
Surrender Free of Cost		541.07
Total		541.07
NET AREA OF PLOT	(A-Deductions)	29240.01
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		541.07
Amenity Area		1489.07
Total		2030.14
BALANCE AREA OF PLOT	(A-Deductions)	27750.95
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13875.47
Proposed Coverage Area (7.16 %)		1987.54
Achieved Net coverage area (7.16 %)		1987.54
Balance coverage area left (42.84 %)		11887.93
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		84876.05
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		84876.05
Residential FAR (100.00%)		42284.73
Proposed FAR Area		42284.73
Achieved Net FAR Area (1.49)		42284.73
Balance FAR Area (1.51)		42591.32
BUILT UP AREA CHECK		
Proposed BuiltUp Area		60420.87
Substructure Area Add in BUA (Layout Lvl)		121.91
Achieved BuiltUp Area		60542.78

Approval Date :

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
PHASE 1 (PROPOSED 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.
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	312	-
	Total :		-	-	-	-	312	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	312	4290.00	413	5678.75
Visitor's Car Parking	32	440.00	0	0.00
Total Car	344	4730.00	413	5678.75
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	7806.22
Total		5170.00		13484.97

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Grand Total:	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	0.70	2.10	69
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.80	2.10	1312
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	1507
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.05	2.10	312

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	544
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W3	0.90	1.80	462
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	1.20	1.80	599
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	744
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.80	558
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.90	20

N
SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.VENKATA SWAMI & OTHERS (OWNER)
GPA HOLDER M/s. URBAN EXCELLENCE LLP
REP BY ITS DESIGNATED PARTNER
SYAM SUNDAR MADISETTY
SPRINGSEAS CROSSWIND,
SY NO 11/2, HAGADOOR MAIN ROAD WHITEFI For URBAN EXCELLENCE LLP Partners ORE

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @
SY.NO:188/1,188/10,188/11,198/3.199/1(P),
199/2,199/6(P),199/7,199/8,199/9,199/10,199/11, VARTHUR HOBLI,
VARTHUR VILLAGE, BANGALORE EAST TALUK,

DRAWING TITLE :
1st to 13th FLOOR PLAN
15th,17th,19th,21st to 24th FLOOR PLAN

SHEET NO : 5

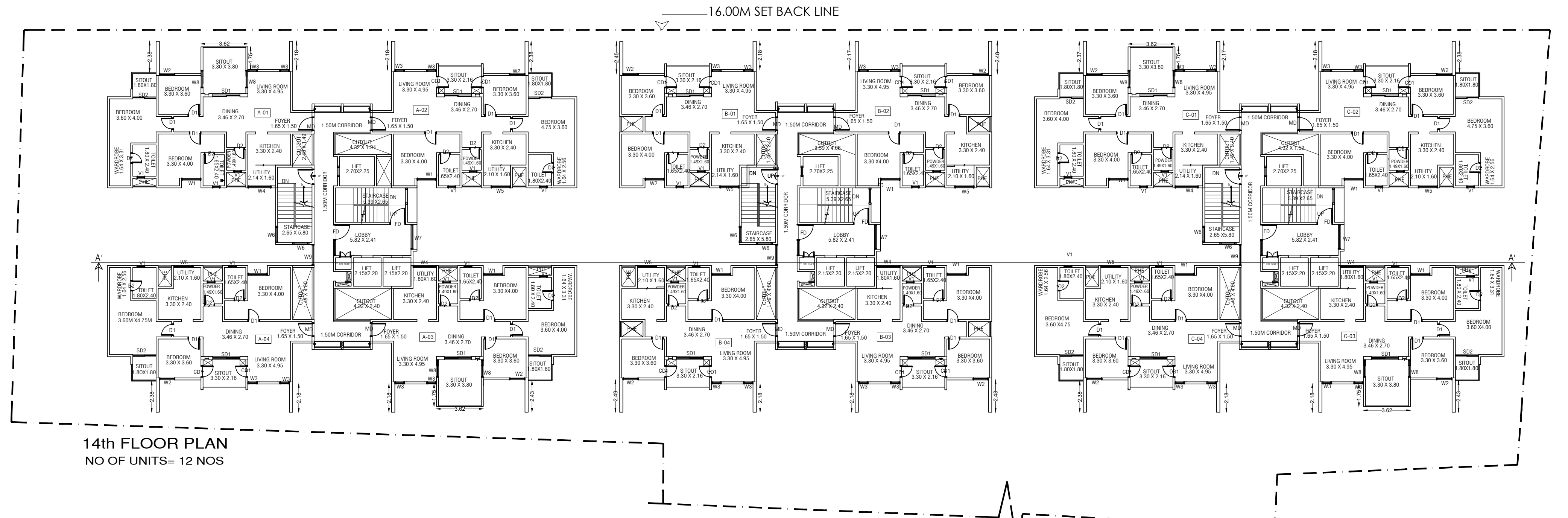
SANCTIONING AUTHORITY :

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

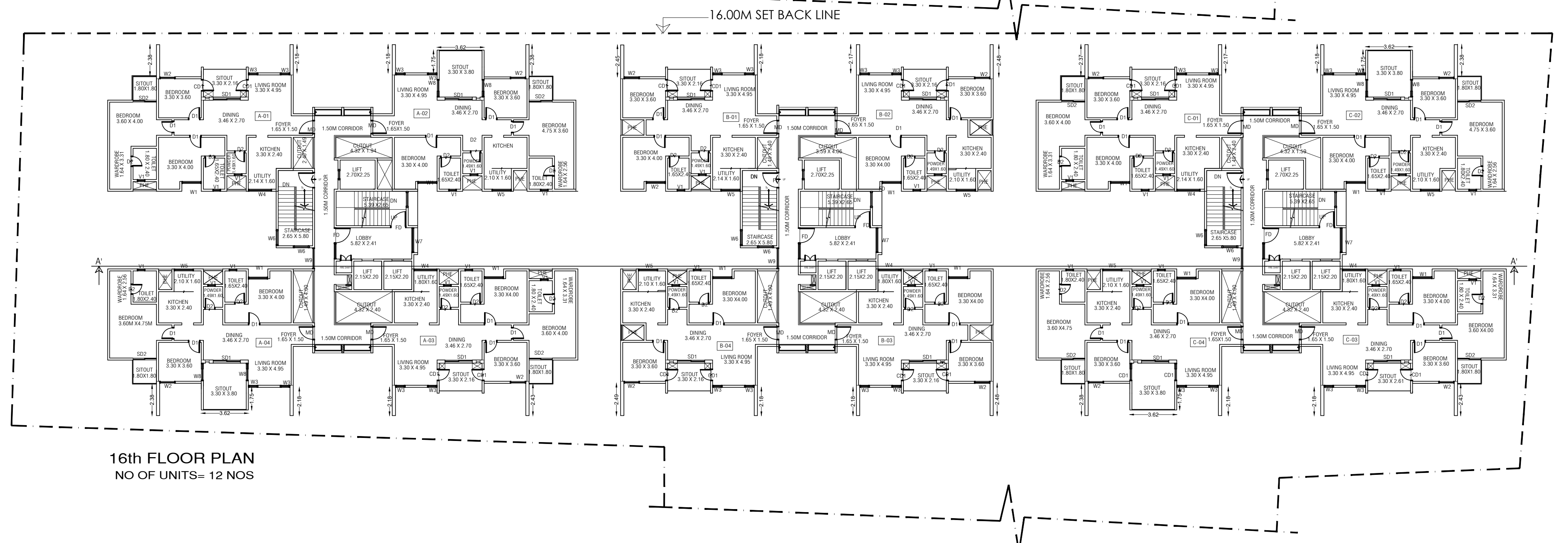
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

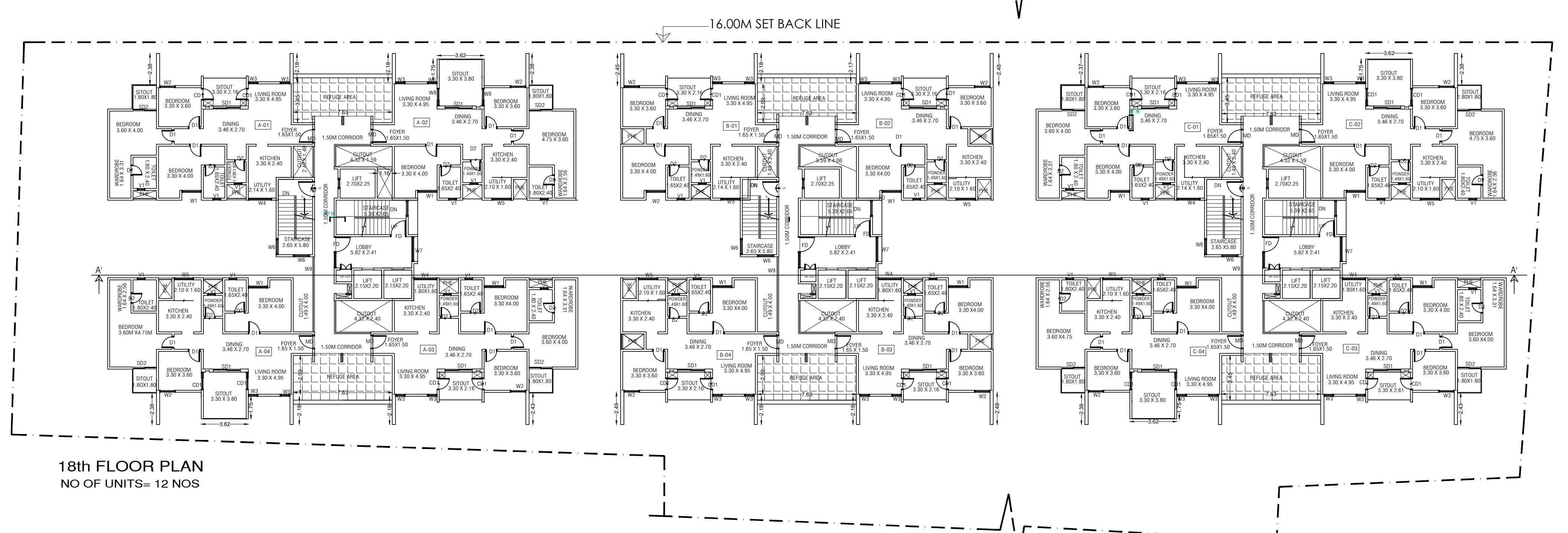
Digitally signed by V RAKESH KUMAR
Date: 06 May 2024 17:43:52
Project No.:PRJ/7964/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0066/23-24



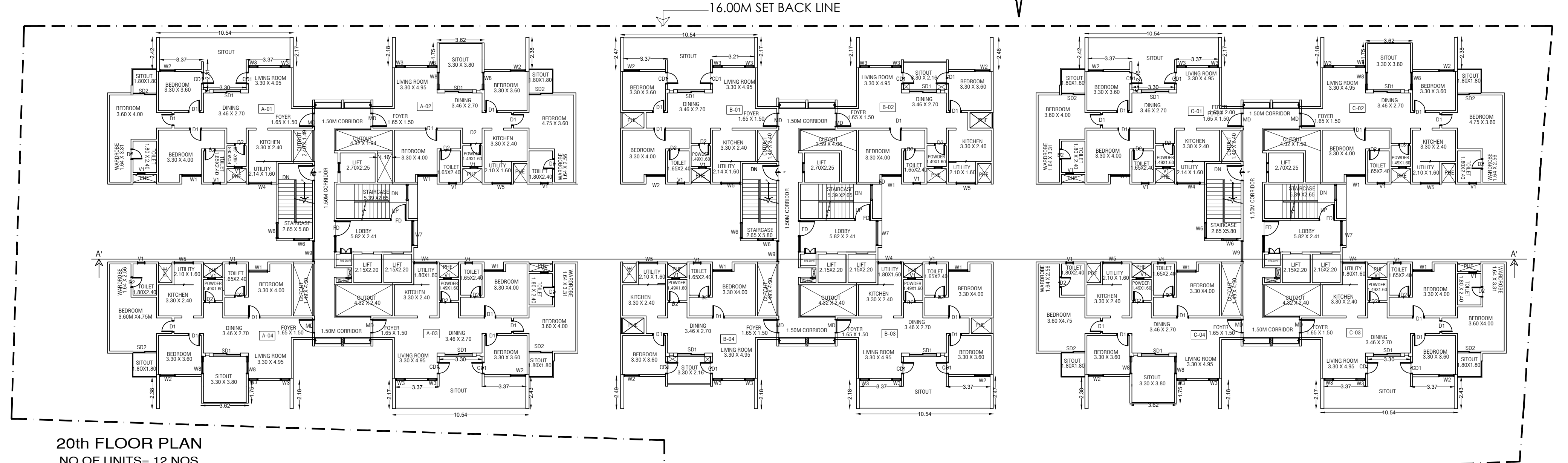
14th FLOOR PLAN
NO OF UNITS= 12 NOS



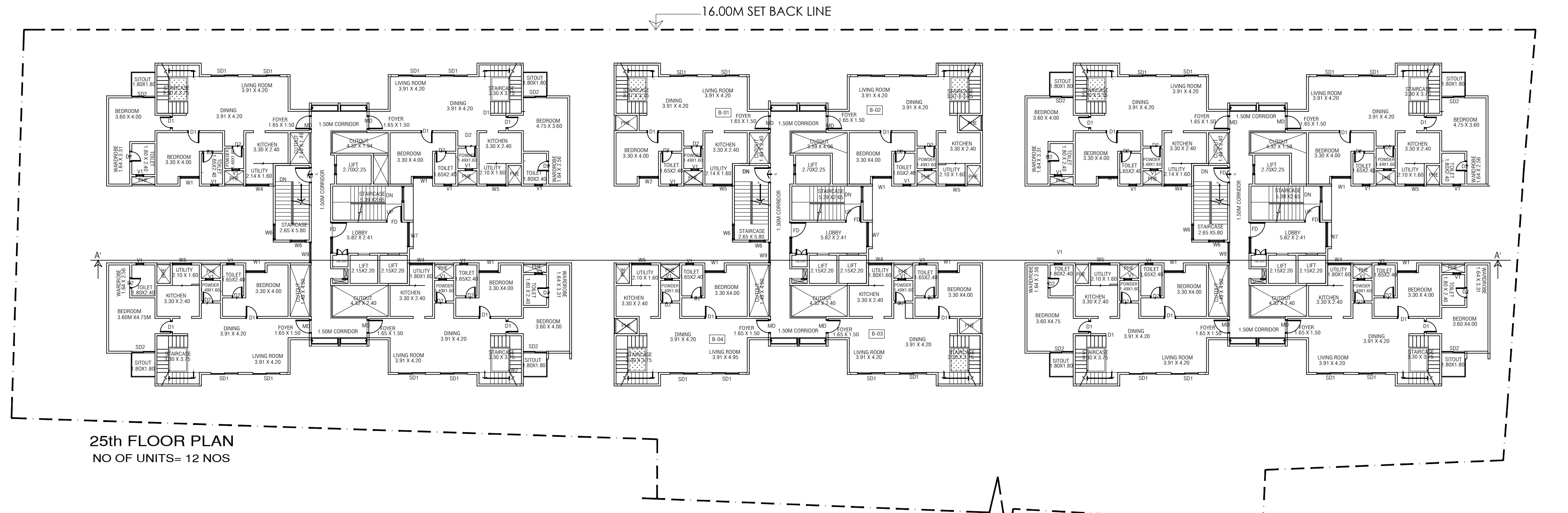
16th FLOOR PLAN
NO OF UNITS= 12 NOS



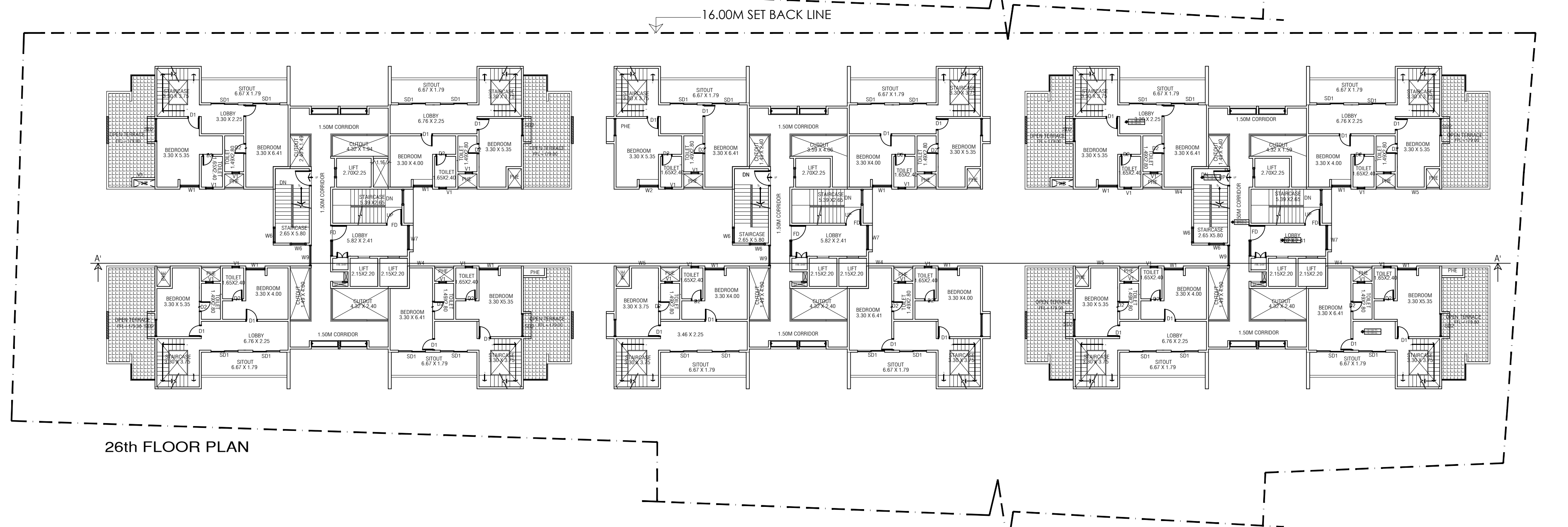
18th FLOOR PLAN
NO OF UNITS= 12 NOS



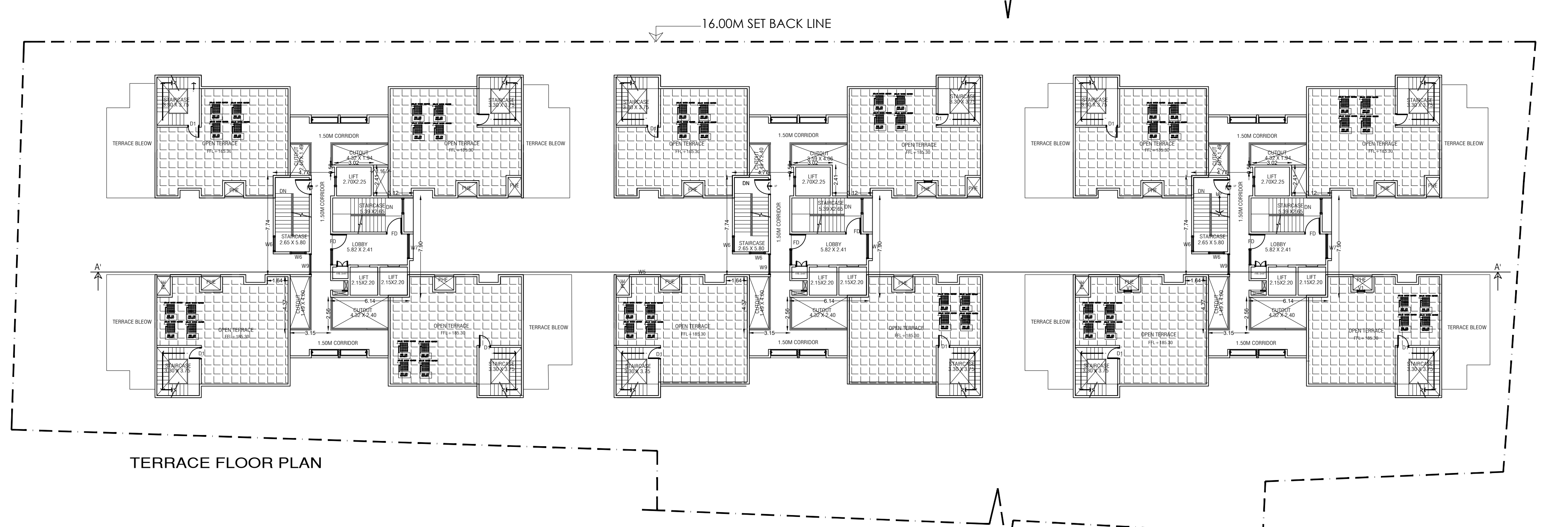
20th FLOOR PLAN
NO OF UNITS= 12 NOS



25th FLOOR PLAN
NO OF UNITS= 12 NOS



26th FLOOR PLAN



TERRACE FLOOR PLAN

UnitBUA Table for Block :PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1st-A1	FLAT	121.77	108.30	11	12
	1st-A2	FLAT	122.97	109.51	11	
	1st-A3	FLAT	121.25	107.55	11	
	1st-A4	FLAT	123.26	109.51	11	
	1st-B1	FLAT	90.50	81.24	8	
	1st-B2	FLAT	92.30	80.43	8	
	1st-B3	FLAT	89.92	73.46	8	
	1st-B4	FLAT	90.60	73.94	8	
	1st-C1	FLAT	121.77	108.30	11	
	1st-C2	FLAT	123.28	109.51	11	
	1st-C3	FLAT	121.25	107.55	11	
	1st-C4	FLAT	123.26	109.51	11	
SECOND FLOOR PLAN	2nd-A1	FLAT	128.81	114.54	11	12
	2nd-A2	FLAT	130.07	115.95	11	
	2nd-A3	FLAT	128.47	113.99	11	
	2nd-A4	FLAT	130.32	115.95	11	
	2nd-B1	FLAT	118.24	105.50	10	
	2nd-B2	FLAT	120.08	105.55	10	
	2nd-B3	FLAT	117.69	104.95	10	
	2nd-B4	FLAT	118.61	105.58	10	
	2nd-C1	FLAT	128.97	114.54	11	
	2nd-C2	FLAT	130.32	115.95	11	
	2nd-C3	FLAT	128.33	113.99	11	
	2nd-C4	FLAT	130.41	115.95	11	
TYPICAL - 3, 4, 5& 7 FLOOR PLAN	TYP 3,4,5,7-A1	FLAT	121.77	108.30	11	48
	TYP 3,4,5,7-A2	FLAT	122.99	109.51	11	
	TYP 3,4,5,7-A3	FLAT	121.29	107.55	11	
	TYP 3,4,5,7-A4	FLAT	123.26	109.51	11	
	TYP 3,4,5,7-B1	FLAT	111.15	99.06	10	
	TYP 3,4,5,7-B2	FLAT	113.11	99.12	10	
	TYP 3,4,5,7-B3	FLAT	110.56	98.52	10	
	TYP 3,4,5,7-B4	FLAT	111.41	99.14	10	
	TYP 3,4,5,7-C1	FLAT	121.80	108.30	11	
	TYP 3,4,5,7-C2	FLAT	123.28	109.51	11	
	TYP 3,4,5,7-C3	FLAT	121.25	107.55	11	
	TYP 3,4,5,7-C4	FLAT	123.30	109.51	11	
SIXTH FLOOR PLAN	6th-A1	FLAT	149.26	134.46	11	12
	6th-A2	FLAT	150.50	134.89	11	
	6th-A3	FLAT	148.83	131.23	11	
	6th-A4	FLAT	150.78	132.89	11	
	6th-B1	FLAT	138.77	122.48	10	
	6th-B2	FLAT	140.61	122.45	10	
	6th-B3	FLAT	138.18	121.97	10	
	6th-B4	FLAT	138.91	123.47	10	
	6th-C1	FLAT	149.29	134.46	11	
	6th-C2	FLAT	150.78	134.89	11	
	6th-C3	FLAT	148.79	131.23	11	
	6th-C4	FLAT	150.81	132.89	11	
EIGHTH FLOOR PLAN	8th-A1	FLAT	121.77	108.30	11	12
	8th-A2	FLAT	122.80	109.51	11	
	8th-A3	FLAT	121.09	107.55	11	
	8th-A4	FLAT	123.09	109.51	11	
	8th-B1	FLAT	90.80	81.24	8	
	8th-B2	FLAT	92.86	80.43	8	
	8th-B3	FLAT	90.24	73.46	8	
	8th-B4	FLAT	91.15	73.94	8	
	8th-C1	FLAT	121.77	108.30	11	
	8th-C2	FLAT	123.11	109.51	11	
	8th-C3	FLAT	121.09	107.55	11	
	8th-C4	FLAT	123.09	109.51	11	
TYPICAL - 9, 11, 13, 15, 17 , 19, 21, 22, 23& 24 FLOOR PLAN	typ 9,11,13,15,17,19,21 to 24-A1	FLAT	121.77	108.30	11	120
	typ 9,11,13,15,17,19,21 to 24-A2	FLAT	122.97	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-A3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-A4	FLAT	123.26	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-B1	FLAT	90.50	81.24	8	
	typ 9,11,13,15,17,19,21 to 24-B2	FLAT	92.30	80.43	8	
	typ 9,11,13,15,17,19,21 to 24-B3	FLAT	89.92	73.46	8	
	typ 9,11,13,15,17,19,21 to 24-B4	FLAT	90.60	73.94	8	
	typ 9,11,13,15,17,19,21 to 24-C1	FLAT	121.77	108.30	11	
	typ 9,11,13,15,17,19,21 to 24-C2	FLAT	123.10	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-C3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-C4	FLAT	123.26	109.51	11	
TENTH FLOOR PLAN	10th-A1	FLAT	128.81	114.54	11	12
	10th-A2	FLAT	122.95	109.51	11	
	10th-A3	FLAT	128.33	113.99	11	
	10th-A4	FLAT	123.26	109.51	11	
	10th-B1	FLAT	90.49	81.24	8	
	10th-B2	FLAT	92.30	80.43	8	
	10th-B3	FLAT	89.92	73.46	8	
	10th-B4	FLAT	90.60	73.94	8	
	10th-C1	FLAT	128.81	114.54	11	
	10th-C2	FLAT	123.26	109.51	11	
	10th-C3	FLAT	128.33	113.99	11	
	10th-C4	FLAT	123.26	109.51	11	
TWELFTH FLOOR PLAN	12th-A1	FLAT	128.71	114.54	12	12
	12th-A2	FLAT	150.82	134.89	11	
	12th-A3	FLAT	127.72	113.98	11	
	12th-A4	FLAT	150.79	132.89	11	
	12th-B1	FLAT	90.51	81.24	8	
	12th-B2	FLAT	119.86	103.93	8	
	12th-B3	FLAT	90.75	73.46	8	
	12th-B4	FLAT	118.23	106.26	9	
	12th-C1	FLAT	128.71	114.54	11	
	12th-C2	FLAT	150.82	134.89	11	
	12th-C3	FLAT	127.72	113.98	11	
	12th-C4	FLAT	150.79	132.89	11	
FOURTEENTH FLOOR PLAN	14th-A1	FLAT	128.81	114.54	11	12
	14th-A2	FLAT	122.96	109.51	11	
	14th-A3	FLAT	127.68	113.99	11	
	14th-A4	FLAT	122.61	109.51	11	
	14th-B1	FLAT	90.50	81.24	8	
	14th-B2	FLAT	92.30	80.43	8	
	14th-B3	FLAT	89.92	73.46	8	
	14th-B4	FLAT	90.60	73.94	8	
	14th-C1	FLAT	128.16	114.54	11	
	14th-C2	FLAT	122.62	109.51	11	
	14th-C3	FLAT	127.68	113.99	11	
	14th-C4	FLAT	122.61	109.51	11	
SIXTEENTH FLOOR PLAN	16th-A1	FLAT	121.77	108.30	11	12
	16th-A2	FLAT	130.03	115.95	11	
	16th-A3	FLAT	121.25	107.55	11	
	16th-A4	FLAT	130.33	118.95	11	
	16th-B1	FLAT	90.50	81.24	8	
	16th-B2	FLAT	92.30	80.43	8	
	16th-B3	FLAT	89.92	73.46	8	
	16th-B4	FLAT	90.60	73.94	8	
	16th-C1	FLAT	121.76	108.30	11	
	16th-C2	FLAT	130.34	115.95	11	
	16th-C3	FLAT	121.25	107.55	11	
	16th-C4	FLAT	130.34	115.95	11	
EIGHTEENTH FLOOR PLAN	18th-A1	FLAT	121.12	108.30	11	12
	18th-A2	FLAT	129.38	115.95	11	
	18th-A3	FLAT	120.61	107.55	11	
	18th-A4	FLAT	129.69	115.95	11	
	18th-B1	FLAT	90.50	81.24	8	
	18th-B2	FLAT	92.30	80.43	8	
	18th-B3	FLAT	89.92	73.46	8	
	18th-B4	FLAT	90.60	73.94	8	
	18th-C1	FLAT	121.12	108.30	11	
	18th-C2	FLAT	129.69	115.95	11	
	18th-C3	FLAT	120.61	107.55	11	
	18th-C4	FLAT	129.69	115.95	11	
TWENTIETH FLOOR PLAN	20th-A1	FLAT	148.61	134.46	12	12
	20th-A2	FLAT	129.39	115.95	12	
	20th-A3	FLAT	148.14	131.23	11	
	20th-A4	FLAT	129.69	115.95	11	
	20th-B1	FLAT	117.97	104.59	9	
	20th-B2	FLAT	92.30	80.43	8	
	20th-B3	FLAT	117.42	103.82	8	
	20th-B4	FLAT	90.60	80.72	9	
	20th-C1	FLAT	148.61	134.46	11	
	20th-C2	FLAT	129.69	115.95	12	
	20th-C3	FLAT	148.14	131.23	11	
	20th-C4	FLAT	129.69	115.95	11	
TWENTYFIFTH FLOOR PLAN	SPLIT DUPLEX-A1	FLAT	211.88	188.77	8	12
	SPLIT DUPLEX-A2	FLAT	213.29	184.67	8	
	SPLIT DUPLEX-A3	FLAT	210.87	188.51	8	
	SPLIT DUPLEX-A4	FLAT	213.60	191.38	8	
	SPLIT DUPLEX-B1	FLAT	181.24	160.74	6	
	SPLIT DUPLEX-B2	FLAT	181.65	160.40	6	
	SPLIT DUPLEX-B3	FLAT	179.04	159.48	6	
	SPLIT DUPLEX-B4	FLAT	180.50	160.37	6	
	SPLIT DUPLEX-C1	FLAT	211.88	188.77	8	
	SPLIT DUPLEX-C2	FLAT	213.29	184.67	8	
	SPLIT DUPLEX-C3	FLAT	210.82	188.51	8	
	SPLIT DUPLEX-C4	FLAT	213.60	191.38	8	
TWENTYSIXTH FLOOR PLAN	SPLIT DUPLEX-A1	FLAT	0.00	0.00	5	0
	SPLIT DUPLEX-A2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-A3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-A4	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B1	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B4	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C1	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C4	FLAT	0.00	0.00	5	
GROUND FLOOR PLAN	GF-A1	FLAT	121.77	108.30	11	12
	GF-A2	FLAT	122.97	109.51	11	
	GF-A3	FLAT	121.25	107.55	11	
	GF-A4	FLAT	123.26	109.51	11	
	GF-B1	FLAT	90.50	81.24	8	
	GF-B2	FLAT	92.30	80.43	8	
	GF-B3	FLAT	89.92	73.46	8	
	GF-B4	FLAT	90.60	73.94	8	
	GF-C1	FLAT	121.77	108.30	11	
	GF-C2	FLAT	123.28	109.51	11	
	GF-C3	FLAT	121.25	107.55	11	
	GF-C4	FLAT	123.26	109.51	11	
Total:	-	-	37372.84	32793.98	3203	312

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 4602 , VARTHUR , Bangalore.
a).Consist of 2Basement + 1Ground + 26 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.13484.97 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to 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 to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, 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.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :PHASE 1 (PROPOSED 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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	235.91	0.00	235.91	189.30	40.53	6.08	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentysixth Floor	1576.72	139.25	1437.47	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1180.97	1180.97	00
Twentyfifth Floor	1807.91	150.00	1657.91	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1401.41	1401.41	12
Twentyfourth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentythird Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentysecond Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentyfirst Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentieth Floor	1999.02	156.64	1842.38	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1705.66	1705.66	12
Nineteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighteenth Floor	1996.06	156.64	1839.42	88.96	46.61	0.00	1.15	0.00	177.30	0.00	1525.40	1525.40	12
Seventeenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Sixteenth Floor	1833.97	151.46	1682.51	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.79	1545.79	12
Fifteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Fourteenth Floor	1833.92	155.35	1678.57	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1541.85	1541.85	12
Thirteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twelfth Floor	1999.15	151.44	1847.71	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1710.98	1710.99	12
Eleventh Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Tenth Floor	1833.88	151.46	1682.42	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.70	1545.70	12
Ninth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighth Floor	1800.76	142.89	1657.87	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1521.15	1521.15	12
Seventh Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Sixth Floor	2557.88	486.84	2071.04	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1934.32	1934.32	12
Fifth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Fourth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Third Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Second Floor	2303.34	486.20	1817.14	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1680.42	1680.42	12
First Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Ground Floor	2107.81	120.26	1987.55	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1850.83	1850.83	12
Upper Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	144.71	0.00	6661.79	0.00	0.00	00
Lower Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	134.57	0.00	6671.93	0.00	0.00	00
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Total Number of Same Blocks :	1												
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/7964/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4602	
Nature of Sanction: NEW	City Survey No.: 188/1, 188/10, 188/11, 198/3, 199/1(P), 199/2, 199/6(P), 199/7, 199/8, 199/9, 199/10 199/11	
Location: RING-III	Khata No. (As per Khata Extract): 4602	
Building Line Specified as per Z.R: NA	Locality / Street of the property: VARTHUR	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29781.08
Deduction for NetPlot Area		
Surrender Free of Cost		541.07
Total		541.07
NET AREA OF PLOT	(A-Deductions)	29240.01
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		541.07
Amenity Area		1489.07
Total		2030.14
BALANCE AREA OF PLOT	(A-Deductions)	27750.95
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13875.47
Proposed Coverage Area (7.16 %)		1987.54
Achieved Net coverage area (7.16 %)		1987.54
Balance coverage area left (42.84 %)		11887.93
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		84876.05
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		84876.05
Residential FAR (100.00%)		42284.73
Proposed FAR Area		42284.73
Achieved Net FAR Area (1.49)		42284.73
Balance FAR Area (1.51)		42591.32
BUILT UP AREA CHECK		
Proposed BuiltUp Area		60420.87
Substructure Area Add in BUA (Layout Lvl)		121.91
Achieved BuiltUp Area		60542.78

Approval Date :

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
PHASE 1 (PROPOSED 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.
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	312	-
	Total :		-	-	-	-	312	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	312	4290.00	413	5678.75
Visitor's Car Parking	32	440.00	0	0.00
Total Car	344	4730.00	413	5678.75
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	7806.22
Total		5170.00		13484.97

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Grand Total:	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	0.70	2.10	69
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.80	2.10	1312
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	1507
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.05	2.10	312

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	544
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W3	0.90	1.80	462
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	1.20	1.80	599
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	744
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.80	558
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.90	20

N
SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.VENKATA SWAMI & OTHERS (OWNER)
GPA HOLDER M/s. URBAN EXCELLENCE LLP
REP BY ITS DESIGNATED PARTNER
SYAM SUNDAR MADISETTY
SPRINGSEAS CROSSWIND,
SY NO 11/2, HAGADOOR MAIN ROAD WHITEFI ORE

For URBAN EXCELLENCE LLP
Partners

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @
SY.NO:188/1,188/10,188/11,198/3.199/1(P),
199/2,199/6(P),199/7,199/8,199/9,199/10,199/11, VARTHUR HOBLI,
VARTHUR VILLAGE, BANGALORE EAST TALUK,

DRAWING TITLE :

14th,16th,18th,20th,25th,26th FLOOR PLAN
& TERRACE FLOOR PLAN

SHEET NO : 6

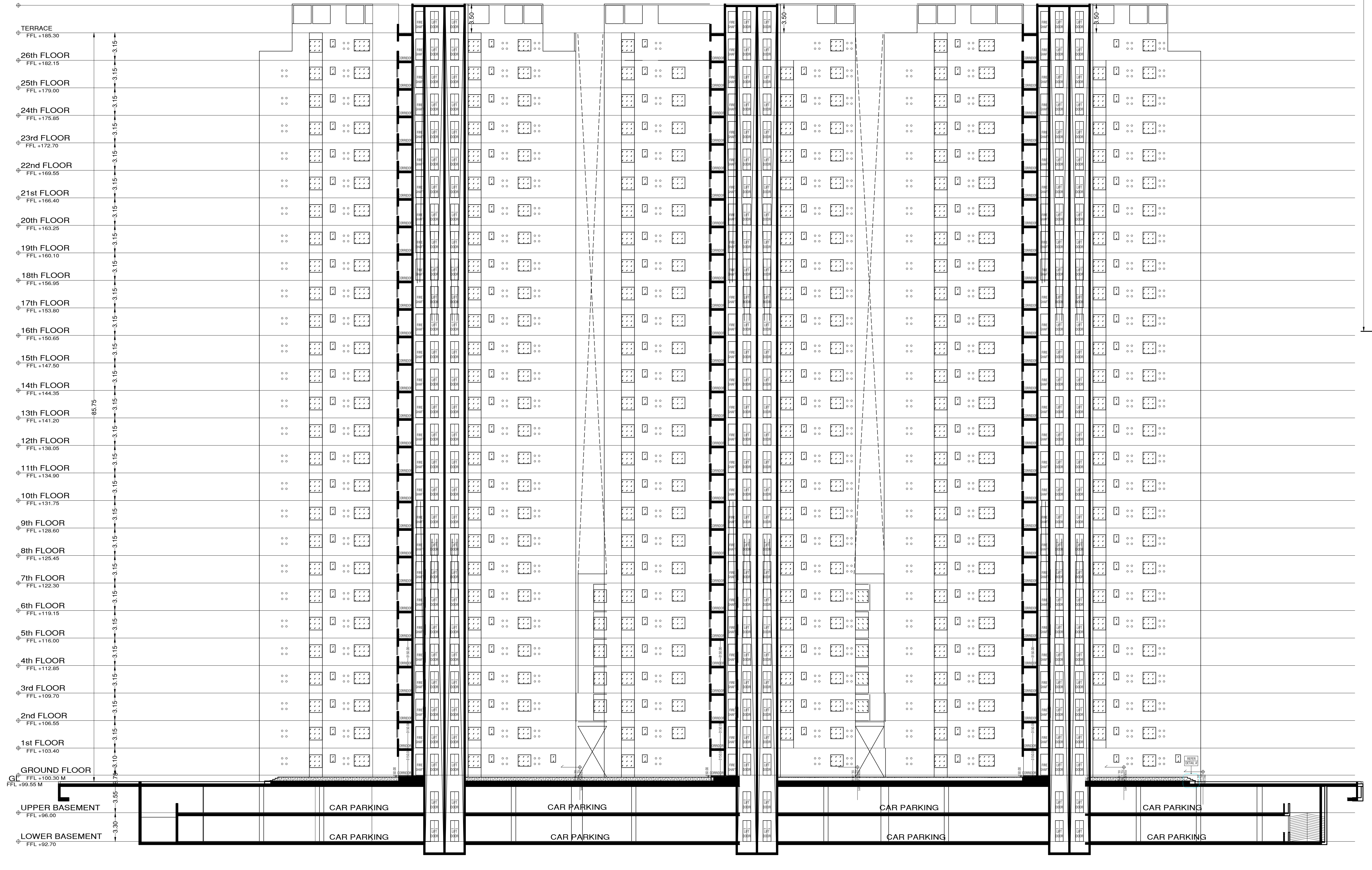
SANCTIONING AUTHORITY :			
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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.

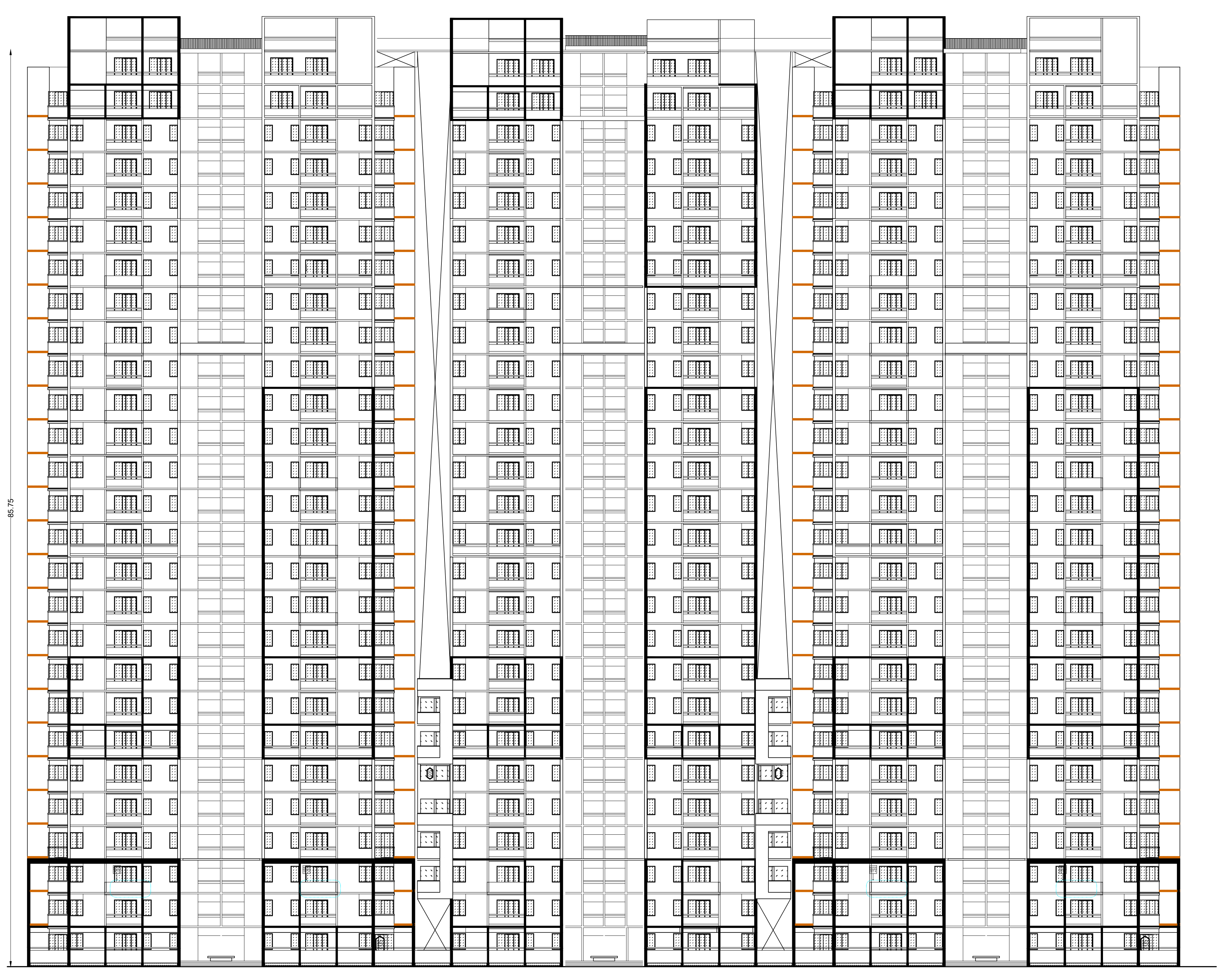
HO – NORTH

Digitally signed by V RAKESH KUMAR
Date: 06 May 2024 17:43:52
Project No.:PRJ/7964/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0066/23-24

UserDefinedMetric (841.00 x 2000.00MM)



PHASE-1
SECTION AT A'-A'



ELEVATION
PHASE-1

UserDefinedMetric (841.00 x 2000.00MM)

UnitBUA Table for Block :PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1st-A1	FLAT	121.77	108.30	11	12
	1st-A2	FLAT	122.97	109.51	11	
	1st-A3	FLAT	121.25	107.55	11	
	1st-A4	FLAT	123.26	109.51	11	
	1st-B1	FLAT	90.50	81.24	8	
	1st-B2	FLAT	92.30	80.43	8	
	1st-B3	FLAT	89.92	73.46	8	
	1st-B4	FLAT	90.60	73.94	8	
	1st-C1	FLAT	121.77	108.30	11	
	1st-C2	FLAT	123.28	109.51	11	
	1st-C3	FLAT	121.25	107.55	11	
	1st-C4	FLAT	123.26	109.51	11	
SECOND FLOOR PLAN	2nd-A1	FLAT	128.81	114.54	11	12
	2nd-A2	FLAT	130.07	115.95	11	
	2nd-A3	FLAT	128.47	113.99	11	
	2nd-A4	FLAT	130.32	115.95	11	
	2nd-B1	FLAT	118.24	105.50	10	
	2nd-B2	FLAT	120.08	105.55	10	
	2nd-B3	FLAT	117.69	104.95	10	
	2nd-B4	FLAT	118.61	105.58	10	
	2nd-C1	FLAT	128.97	114.54	11	
	2nd-C2	FLAT	130.32	115.95	11	
	2nd-C3	FLAT	128.33	113.99	11	
	2nd-C4	FLAT	130.41	115.95	11	
TYPICAL - 3, 4, 5& 7 FLOOR PLAN	TYP 3,4,5,7-A1	FLAT	121.77	108.30	11	48
	TYP 3,4,5,7-A2	FLAT	122.99	109.51	11	
	TYP 3,4,5,7-A3	FLAT	121.29	107.55	11	
	TYP 3,4,5,7-A4	FLAT	123.26	109.51	11	
	TYP 3,4,5,7-B1	FLAT	111.15	99.06	10	
	TYP 3,4,5,7-B2	FLAT	113.11	99.12	10	
	TYP 3,4,5,7-B3	FLAT	110.56	98.52	10	
	TYP 3,4,5,7-B4	FLAT	111.41	99.14	10	
	TYP 3,4,5,7-C1	FLAT	121.80	108.30	11	
	TYP 3,4,5,7-C2	FLAT	123.28	109.51	11	
	TYP 3,4,5,7-C3	FLAT	121.25	107.55	11	
	TYP 3,4,5,7-C4	FLAT	123.30	109.51	11	
SIXTH FLOOR PLAN	6th-A1	FLAT	149.26	134.46	11	12
	6th-A2	FLAT	150.50	134.89	11	
	6th-A3	FLAT	148.83	131.23	11	
	6th-A4	FLAT	150.78	132.89	11	
	6th-B1	FLAT	138.77	122.48	10	
	6th-B2	FLAT	140.61	122.45	10	
	6th-B3	FLAT	138.18	121.97	10	
	6th-B4	FLAT	138.91	123.47	10	
	6th-C1	FLAT	149.29	134.46	11	
	6th-C2	FLAT	150.78	134.89	11	
	6th-C3	FLAT	148.79	131.23	11	
	6th-C4	FLAT	150.81	132.89	11	
EIGHTH FLOOR PLAN	8th-A1	FLAT	121.77	108.30	11	12
	8th-A2	FLAT	122.80	109.51	11	
	8th-A3	FLAT	121.09	107.55	11	
	8th-A4	FLAT	123.09	109.51	11	
	8th-B1	FLAT	90.80	81.24	8	
	8th-B2	FLAT	92.86	80.43	8	
	8th-B3	FLAT	90.24	73.46	8	
	8th-B4	FLAT	91.15	73.94	8	
	8th-C1	FLAT	121.77	108.30	11	
	8th-C2	FLAT	123.11	109.51	11	
	8th-C3	FLAT	121.09	107.55	11	
	8th-C4	FLAT	123.09	109.51	11	
TYPICAL - 9, 11, 13, 15, 17 , 19, 21, 22, 23& 24 FLOOR PLAN	typ 9,11,13,15,17,19,21 to 24-A1	FLAT	121.77	108.30	11	120
	typ 9,11,13,15,17,19,21 to 24-A2	FLAT	122.97	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-A3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-A4	FLAT	123.26	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-B1	FLAT	90.50	81.24	8	
	typ 9,11,13,15,17,19,21 to 24-B2	FLAT	92.30	80.43	8	
	typ 9,11,13,15,17,19,21 to 24-B3	FLAT	89.92	73.46	8	
	typ 9,11,13,15,17,19,21 to 24-B4	FLAT	90.60	73.94	8	
	typ 9,11,13,15,17,19,21 to 24-C1	FLAT	121.77	108.30	11	
	typ 9,11,13,15,17,19,21 to 24-C2	FLAT	123.10	109.51	11	
	typ 9,11,13,15,17,19,21 to 24-C3	FLAT	121.25	107.55	11	
	typ 9,11,13,15,17,19,21 to 24-C4	FLAT	123.26	109.51	11	
TENTH FLOOR PLAN	10th-A1	FLAT	128.81	114.54	11	12
	10th-A2	FLAT	122.95	109.51	11	
	10th-A3	FLAT	128.33	113.99	11	
	10th-A4	FLAT	123.26	109.51	11	
	10th-B1	FLAT	90.49	81.24	8	
	10th-B2	FLAT	92.30	80.43	8	
	10th-B3	FLAT	89.92	73.46	8	
	10th-B4	FLAT	90.60	73.94	8	
	10th-C1	FLAT	128.81	114.54	11	
	10th-C2	FLAT	123.26	109.51	11	
	10th-C3	FLAT	128.33	113.99	11	
	10th-C4	FLAT	123.26	109.51	11	
TWELFTH FLOOR PLAN	12th-A1	FLAT	128.71	114.54	12	12
	12th-A2	FLAT	150.82	134.89	11	
	12th-A3	FLAT	127.72	113.98	11	
	12th-A4	FLAT	150.79	132.89	11	
	12th-B1	FLAT	90.51	81.24	8	
	12th-B2	FLAT	119.86	103.93	8	
	12th-B3	FLAT	90.75	73.46	8	
	12th-B4	FLAT	118.23	106.26	9	
	12th-C1	FLAT	128.71	114.54	11	
	12th-C2	FLAT	150.82	134.89	11	
	12th-C3	FLAT	127.72	113.98	11	
	12th-C4	FLAT	150.79	132.89	11	
FOURTEENTH FLOOR PLAN	14th-A1	FLAT	128.81	114.54	11	12
	14th-A2	FLAT	122.96	109.51	11	
	14th-A3	FLAT	127.68	113.99	11	
	14th-A4	FLAT	122.61	109.51	11	
	14th-B1	FLAT	90.50	81.24	8	
	14th-B2	FLAT	92.30	80.43	8	
	14th-B3	FLAT	89.92	73.46	8	
	14th-B4	FLAT	90.60	73.94	8	
	14th-C1	FLAT	128.16	114.54	11	
	14th-C2	FLAT	122.62	109.51	11	
	14th-C3	FLAT	127.68	113.99	11	
	14th-C4	FLAT	122.61	109.51	11	
SIXTEENTH FLOOR PLAN	16th-A1	FLAT	121.77	108.30	11	12
	16th-A2	FLAT	130.03	115.95	11	
	16th-A3	FLAT	121.25	107.55	11	
	16th-A4	FLAT	130.33	118.95	11	
	16th-B1	FLAT	90.50	81.24	8	
	16th-B2	FLAT	92.30	80.43	8	
	16th-B3	FLAT	89.92	73.46	8	
	16th-B4	FLAT	90.60	73.94	8	
	16th-C1	FLAT	121.76	108.30	11	
	16th-C2	FLAT	130.34	115.95	11	
	16th-C3	FLAT	121.25	107.55	11	
	16th-C4	FLAT	130.34	115.95	11	
EIGHTEENTH FLOOR PLAN	18th-A1	FLAT	121.12	108.30	11	12
	18th-A2	FLAT	129.38	115.95	11	
	18th-A3	FLAT	120.61	107.55	11	
	18th-A4	FLAT	129.69	115.95	11	
	18th-B1	FLAT	90.50	81.24	8	
	18th-B2	FLAT	92.30	80.43	8	
	18th-B3	FLAT	89.92	73.46	8	
	18th-B4	FLAT	90.60	73.94	8	
	18th-C1	FLAT	121.12	108.30	11	
	18th-C2	FLAT	129.69	115.95	11	
	18th-C3	FLAT	120.61	107.55	11	
	18th-C4	FLAT	129.69	115.95	11	
TWENTIETH FLOOR PLAN	20th-A1	FLAT	148.61	134.46	12	12
	20th-A2	FLAT	129.39	115.95	12	
	20th-A3	FLAT	148.14	131.23	11	
	20th-A4	FLAT	129.69	115.95	11	
	20th-B1	FLAT	117.97	104.59	9	
	20th-B2	FLAT	92.30	80.43	8	
	20th-B3	FLAT	117.42	103.82	8	
	20th-B4	FLAT	90.60	80.72	9	
	20th-C1	FLAT	148.61	134.46	11	
	20th-C2	FLAT	129.69	115.95	12	
	20th-C3	FLAT	148.14	131.23	11	
	20th-C4	FLAT	129.69	115.95	11	
TWENTYFIFTH FLOOR PLAN	SPLIT DUPLEX-A1	FLAT	211.88	188.77	8	12
	SPLIT DUPLEX-A2	FLAT	213.29	184.67	8	
	SPLIT DUPLEX-A3	FLAT	210.87	188.51	8	
	SPLIT DUPLEX-A4	FLAT	213.60	191.38	8	
	SPLIT DUPLEX-B1	FLAT	181.24	160.74	6	
	SPLIT DUPLEX-B2	FLAT	181.65	160.40	6	
	SPLIT DUPLEX-B3	FLAT	179.04	159.48	6	
	SPLIT DUPLEX-B4	FLAT	180.50	160.37	6	
	SPLIT DUPLEX-C1	FLAT	211.88	188.77	8	
	SPLIT DUPLEX-C2	FLAT	213.29	184.67	8	
	SPLIT DUPLEX-C3	FLAT	210.82	188.51	8	
	SPLIT DUPLEX-C4	FLAT	213.60	191.38	8	
TWENTYSIXTH FLOOR PLAN	SPLIT DUPLEX-A1	FLAT	0.00	0.00	5	0
	SPLIT DUPLEX-A2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-A3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-A4	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B1	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-B4	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C1	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C2	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C3	FLAT	0.00	0.00	5	
	SPLIT DUPLEX-C4	FLAT	0.00	0.00	5	
GROUND FLOOR PLAN	GF-A1	FLAT	121.77	108.30	11	12
	GF-A2	FLAT	122.97	109.51	11	
	GF-A3	FLAT	121.25	107.55	11	
	GF-A4	FLAT	123.26	109.51	11	
	GF-B1	FLAT	90.50	81.24	8	
	GF-B2	FLAT	92.30	80.43	8	
	GF-B3	FLAT	89.92	73.46	8	
	GF-B4	FLAT	90.60	73.94	8	
	GF-C1	FLAT	121.77	108.30	11	
	GF-C2	FLAT	123.28	109.51	11	
	GF-C3	FLAT	121.25	107.55	11	
	GF-C4	FLAT	123.26	109.51	11	
Total:	-	-	37372.84	32793.98	3203	312

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 4602 , VARTHUR , Bangalore.
a).Consist of 2Basement + 1Ground + 26 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.13484.97 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to 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 to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, 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.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :PHASE 1 (PROPOSED 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.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	235.91	0.00	235.91	189.30	40.53	6.08	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentysixth Floor	1576.72	139.25	1437.47	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1180.97	1180.97	00
Twentyfifth Floor	1807.91	150.00	1657.91	208.74	46.61	0.00	1.15	0.00	0.00	0.00	1401.41	1401.41	12
Twentyfourth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentythird Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentysecond Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentyfirst Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twentieth Floor	1999.02	156.64	1842.38	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1705.66	1705.66	12
Nineteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighteenth Floor	1996.06	156.64	1839.42	88.96	46.61	0.00	1.15	0.00	177.30	0.00	1525.40	1525.40	12
Seventeenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Sixteenth Floor	1833.97	151.46	1682.51	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.79	1545.79	12
Fifteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Fourteenth Floor	1833.92	155.35	1678.57	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1541.85	1541.85	12
Thirteenth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Twelfth Floor	1999.15	151.44	1847.71	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1710.98	1710.99	12
Eleventh Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Tenth Floor	1833.88	151.46	1682.42	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1545.70	1545.70	12
Ninth Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Eighth Floor	1800.76	142.89	1657.87	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1521.15	1521.15	12
Seventh Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Sixth Floor	2557.88	486.84	2071.04	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1934.32	1934.32	12
Fifth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Fourth Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Third Floor	2227.54	486.88	1740.66	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1603.94	1603.94	12
Second Floor	2303.34	486.20	1817.14	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1680.42	1680.42	12
First Floor	1808.59	151.46	1657.13	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1520.41	1520.41	12
Ground Floor	2107.81	120.26	1987.55	88.96	46.61	0.00	1.15	0.00	0.00	0.00	1850.83	1850.83	12
Upper Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	144.71	0.00	6661.79	0.00	0.00	00
Lower Basement Floor	6895.95	0.00	6895.95	42.85	46.61	0.00	0.00	134.57	0.00	6671.93	0.00	0.00	00
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Total Number of Same Blocks :	1												
Total:	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.15 VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/7964/23-24	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 4602	
Nature of Sanction: NEW	City Survey No.: 188/1, 188/10, 188/11, 198/3, 199/1(P), 199/2, 199/6(P), 199/7, 199/8, 199/9, 199/10 199/11	
Location: RING-III	Khata No. (As per Khata Extract): 4602	
Building Line Specified as per Z.R: NA	Locality / Street of the property: VARTHUR	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29781.08
Deduction for NetPlot Area		
Surrender Free of Cost		541.07
Total		541.07
NET AREA OF PLOT	(A-Deductions)	29240.01
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		541.07
Amenity Area		1489.07
Total		2030.14
BALANCE AREA OF PLOT	(A-Deductions)	27750.95
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13875.47
Proposed Coverage Area (7.16 %)		1987.54
Achieved Net coverage area (7.16 %)		1987.54
Balance coverage area left (42.84 %)		11887.93
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		84876.05
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		84876.05
Residential FAR (100.00%)		42284.73
Proposed FAR Area		42284.73
Achieved Net FAR Area (1.49)		42284.73
Balance FAR Area (1.51)		42591.32
BUILT UP AREA CHECK		
Proposed BuiltUp Area		60420.87
Substructure Area Add in BUA (Layout Lvl)		121.91
Achieved BuiltUp Area		60542.78

Approval Date :

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
PHASE 1 (PROPOSED 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.
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	312	-
	Total :		-	-	-	-	312	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	312	4290.00	413	5678.75
Visitor's Car Parking	32	440.00	0	0.00
Total Car	344	4730.00	413	5678.75
TwoWheeler	-	440.00	0	0.00
Other Parking	-	-	-	7806.22
Total		5170.00		13484.97

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312
Grand Total:	1	66482.88	6062.01	60420.87	2916.48	1392.22	6.08	31.05	279.28	177.30	13333.72	42284.75	42284.76	312.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D3	0.70	2.10	69
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D2	0.80	2.10	1312
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	1507
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	MD	1.05	2.10	312

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	V1	0.60	1.20	544
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W3	0.90	1.80	462
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W2	1.20	1.80	599
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.80	744
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.80	558
PHASE 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W4	1.80	1.90	20

SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
R.VENKATA SWAMI & OTHERS (OWNER)
GPA HOLDER M/s. URBAN EXCELLENCE LLP
REP BY ITS DESIGNATED PARTNER
SYAM SUNDAR MADISETTY
SPRINGSEAS CROSSWIND,
SY NO 11/2, HAGADOOR MAIN ROAD WHITEFI .ORE

For URBAN EXCELLENCE LLP
Partners

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR
BCCL/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @
SY.NO:188/1,188/10,188/11,198/3.199/1(P),
199/2,199/6(P),199/7,199/8,199/9,199/10,199/11, VARTHUR HOBLI,
VARTHUR VILLAGE, BANGALORE EAST TALUK,

DRAWING TITLE :
ELEVATION & SECTION

SHEET NO : 7

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	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 - NORTH

Digitally signed by V RAKESH KUMAR
Date: 06 May 2024 17:43:52
Project No.:PRJ/7964/23-24IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0066/23-24