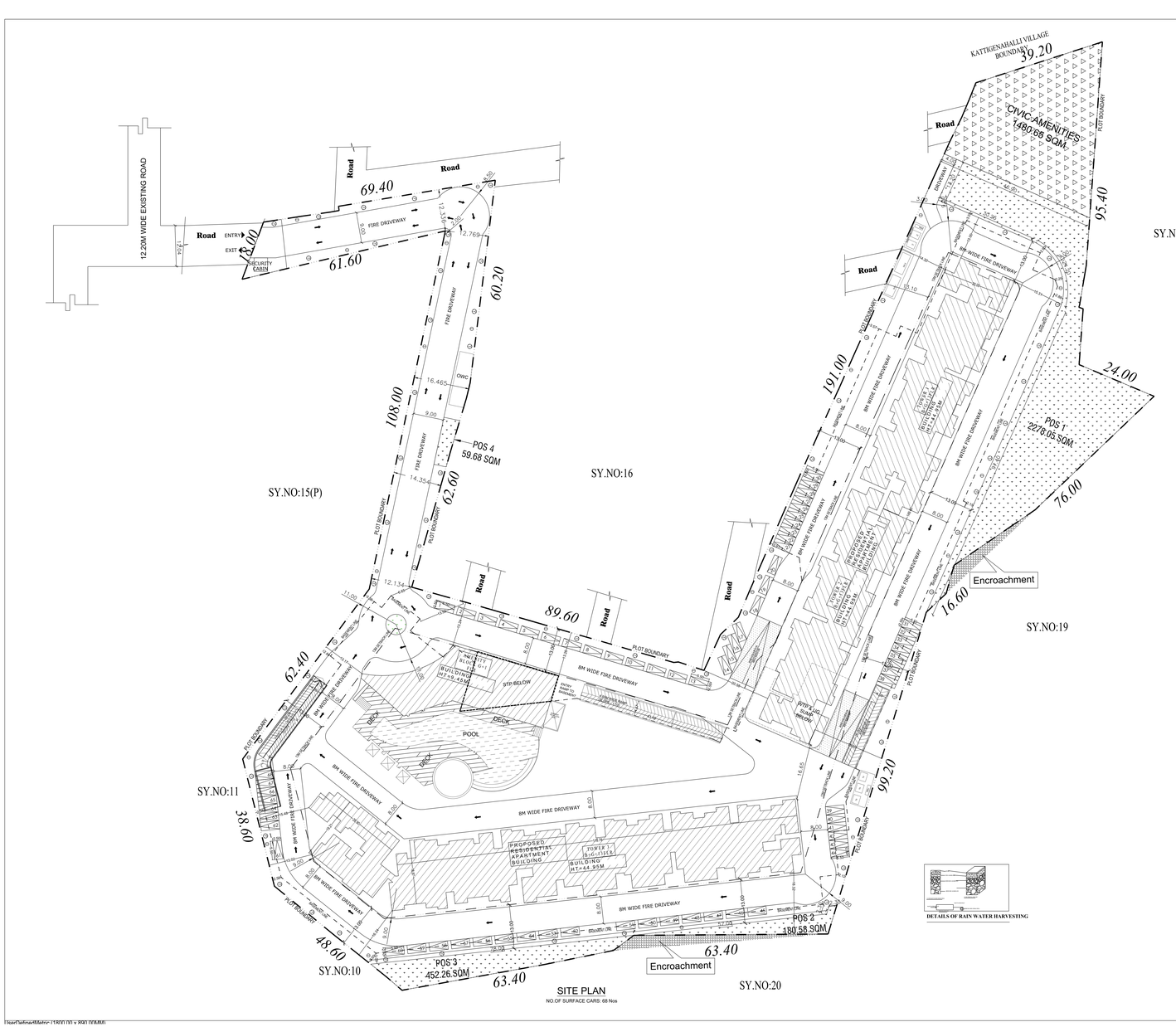


Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Annexure :
1.Sanction is accorded for the Residential Building plan at SY.NO.15(P) SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, Bangalore.
a) Consist of for 1Ground + 15
for 1Basement + 1Ground + 15
Block-A(Tower-1) & Block-B(Tower-2)
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.1.FIRE:All 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 approved plan and the permit for construction shall be displayed and 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 columns/ structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained by the
6.As per above 371 Sym.
8. 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 of ground level for postal services & space for installation of letter boxes should be provided in buildings.
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 / unforeseen incidents arising during the time of construction.
10.The applicant shall not store any building materials or 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 the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room (preferably 4.00 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Byle-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 accordance with
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 Byel-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 IIF IV (Byel-law No. 3.9) under sub section 9-A (c to d).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building shall 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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Byle-law.
21.The applicant shall ensure that the structural safety of buildings as per 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
23.The foundation, basement 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 Byle-law No. 29 for the Residential
24.Facilities for physically handicapped persons prescribed in schedule XI (Byel laws 867 31) of Building byel-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 07:00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse / disposal to avoid unhygienic conditions. Minimum area of 20 and above and 2000 Sqm and above built-up area for Commercial building)
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths. Adequate measures shall be taken to prevent damage to neighbouring adjoining sites.
29.Two wheeler parking shall be provided as per the building byel-law.
30.The Owner / Association of the high-rise building shall conduct two mock ,€" trials in the building zone 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 from time to time.
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, Byel-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 (Bandarung 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 DC letter No. BWSSB/CE/CD/NOC/2014/1 dated 01-08-2014 for installation of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.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 decide building construction against the sanctioned plan the action will be initiated according to BBMP Act,€" 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) authority 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 pendrcy court cases in any court of law.
45.Any information or documents found to be misrepresented by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measures 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 to personnels involved in the construction activities or to passers by or damage to any 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 KCDD/NOJ/M (Housekeep Hoodlies) Latter No. LD/SSL/ET/CI3, dated 01-04-2013
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Registration of workers working at construction site or work place to the Labour Department. 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.

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

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 06/03/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/2021/25:36	Plot Subuse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: SY.NO.15(P)
Nature of Sanction: NEW	City Survey No.: NA
Location: RMG-II	Khata No. (as per Khata Extract): 9/15 EPID NO:8501350803
Building Line Specified as per Z.R. NA	Locality / Street of the property: SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE
Zone: Yelahanka	
Ward: Ward-020	
Planning District: 309-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	29612.78
NET AREA OF PLOT (A-Deductions)	29612.78
Deduction for Balance Plot Area	
Amenity Area	1481.11
Total :	1481.11
BALANCE AREA OF PLOT (A-Deductions)	28131.67
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	15472.42
Proposed Coverage Area (15.11 %)	4251.30
Achieved Net coverage area (15.11 %)	4251.30
Balance coverage area left (39.9 %)	10220.51
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	63296.25
Total Perm. FAR area (2.25)	63296.25
Residential FAR (100.00%)	63251.54
Proposed FAR Area	63251.54
Achieved Net FAR Area (2.25)	63251.54
Balance FAR Area (0.00)	39.71
BUILT UP AREA CHECK	
Proposed Built Up Area	82789.81
Subtotal(for Area A)+ B (A.B.)-area(1-4)	2.24
Achieved BuiltUp Area	82789.05

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	5637.50	479	6450.00
Visitor's Car Parking	42	577.50	2	0.00
Total Car	452	6215.00	479	6450.00
Two/Three wheeler	-	377.50	0	0.00
Other Parking	-	-	-	1110.00
Total	-	6792.50	-	7560.00

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
RESI (TOWER 1)	Residential	Apartment	Highrise	R
RESI (TOWER 1 2)	Residential	Apartment	Highrise	R
CLUB (AMINITY)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
RESI (TOWER 1)	Residential	Apartment	0 - 30	2	-	1	13	---
			30 - 225	1	-	1	195	---
RESI (TOWER 1 2)	Residential	Apartment	0 - 30	2	-	1	6.5	---
			30 - 225	1	-	1	195	---
	Total :		-	-	-	-	410	479

Block :RESI (TOWER 1 2)

Floor Name	Gross Builtup Area	Deductions From Gross Builtup Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	168.98	0.00	168.98	167.13	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	00	
Thirteenth Floor	2392.05	132.45	2259.60	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.48	14	
Twelfth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Eleventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Tenth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Ninth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Eighth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Seventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Sixth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Fifth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Fourth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Third Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Second Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
First Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.80	2162.66	15	
Ground Floor	2421.17	180.99	2237.18	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2140.06	2140.06	15	
Stilt Floor	2476.91	176.76	2299.73	66.94	30.80	0.00	97.90	0.02	0.00	0.00	2104.07	2104.07	14	
Basement Floor	1747.90	345.83	1402.07	119.71	64.80	0.00	0.00	0.05	229.42	16218.28	0.00	0.00	00	
Total :	30940.74	2496.00	48444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	208	
Total Number of Same Blocks	1													
Total :	30940.74	2496.00	48444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	208	

Block :RESI (TOWER 3)

Floor Name	Gross Builtup Area	Deductions From Gross Builtup Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	107.72	0.00	107.72	101.12	0.00	6.60	0.00	0.00	0.00	0.00	0.00	00
Fifteenth Floor	2508.07	166.17	2342.42	52.40	19.80	0.00	0.00	0.02	2276.16	2276.16	2276.16	14
Twelfth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
Eleventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
Tenth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
Ninth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
Eighth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
Seventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
Sixth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
Fifth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
Fourth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
Third Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
Second Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	18
First Floor	2525.40	201.78	2319.68	52.40	19.80	0.00	0.00	0.02	2246.46	2246.46	2246.46	18
Ground Floor	2535.58	167.30	2376.28	54.22	19.80	0.00	72.14	0.02	2230.10	2230.10	2230.10	15
Total :	35263.26	2353.10	33910.16	636.34	277.20	6.60	72.14	0.28	31717.40	31717.40	31717.40	221
Total Number of Same Blocks	1											
Total :	35263.26	2353.10	33910.16	636.34	277.20	6.60	72.14	0.28	31717.40	31717.40	31717.40	221

Block :CLUB (AMINITY)

Floor Name	Gross Builtup Area	Deductions From Gross Builtup Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Resi.			
Terrace Floor	33.40	0.00	33.40	29.40	0.00	4.00	0.00	0.00	0.00	0.00	
First Floor	748.02	42.51	705.51	21.42	4.00	0.00	680.19	680.19	680.19		
Ground Floor	748.11	52.21	695.90	28.38	4.00	0.00	663.52	663.52	664.70		
Total :	1529.53	94.72	1434.81	79.20	8.00	4.00	1343.71	1343.71	1344.89		
Total Number of Same Blocks	1										
Total :	1529.53	94.72	1434.81	79.20	8.00	4.00	1343.71	1343.71	1344.89		

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area Non Rem Tenement
			Cutout	StairCase		Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
RESI (TOWER 1)	1	30263.26	2353.10	2376.28	27910.16	636.34	277.20	6.60	72.14	0.28	0.00	0.00	31717.40	31717.40	221	0.00
RESI (TOWER 1 2)	1	30940.74	2496.00	48444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	208	0.00
CLUB (AMINITY)	1	1529.53	94.72	1434.81	79.20	8.00	4.00	0.00	0.00	0.00	0.00	0.00	1343.71	1343.71	00	1377.66
Grand Total:	3	67733.53	4943.82	82789.81	2131.48	711.00	12.05	170.64	0.56	229.42	16218.28	63264.98	63264.98	429.00	1377.66	

UNDERVALUEDAREA:

DESCRIPTION	LENGTH	WIDTH	HEIGHT	AREA

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 BBMP(HO) Date: 2021.06.30 17:06:06 IST Reason: SelfAttested Location: BBMP(HO) Authority Signatory BBMP(Head Office) BBMP(HO)-DN:dc=BBMP(HO)

NAME OF THE ASSEMBLY: CAVERY

NAME OF OWNER AND ADDRESS OF THE OWNER:
M/s CASA GRANDE GARDEN CITY BUILDERS PVT.LTD No.34/1, 3rd Floor, Sama Belmount, Miramar Avenue Road, Ulsoor Road,Bangalore

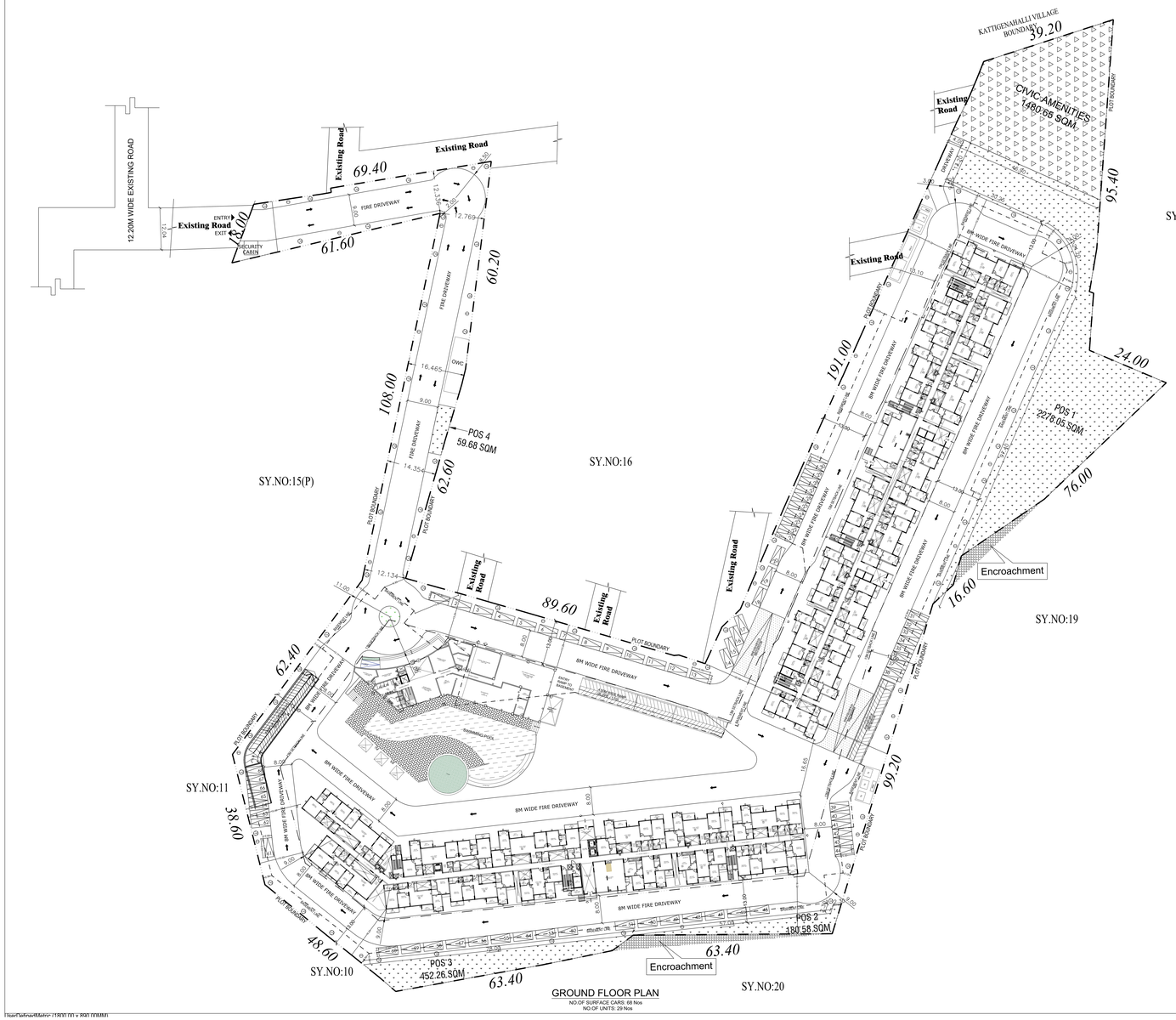
ARCHITECT/OWNER
COMPANY TOWNSHIP
D SRINIVASAN J-20, TCM ROYAN ROAD, BANGALORE
BCC/BL-3.6/E-0135/20-21

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.15(P), KATHA NO.9/15 EPID NO.8501350803, SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05.

DRAWING TITLE: SITE PLAN

SHEET NO : 1

This is a certificate issued based on approved plan and does not exercise any ownership



GROUND FLOOR PLAN

NO.OF SURFACE CARS: 68 Nos
NO.OF UNITS: 29 Nos

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Annexure :
1.Sanction is accorded for the Residential Building plan at SY.NO.15(P) , SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, Bangalore.
a) Consist of 1nr 1Groups + 13
for 1Basement + 1Ground + 13
Floors, 29 Units.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.1TWO 3ft area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building number, the name of the building and the name of the architect 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 stummer structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained by
the
owner
6.Not above 371.5sm.
8. 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 of ground level for postal services & space for installation of public telephone should be provided in buildings.
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13. The applicant shall provide a separate room (preferably 4.00 x 3.00 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
the vicinity.
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 writing and 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 IX of the Bye-law No. 3.9(under sub section 9-4 (a to d).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building shall 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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The applicant shall ensure that the structural safety of buildings as per 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
soil test report. 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
buildings.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 867 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 07:00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours
and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its
own use. Organic waste should be processed in the compost units of 20 and above and 2000 Sqm and above built-up area for Commercial building.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths. Adequate drainage shall be provided for the basements to avoid seeping water basements.
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 𝐀€ˆ trials in the building zone 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 Office concerned.
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 (Bandarong 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 DC letter No. BWS/B1/CFA/NOC/2015-16/1 dated 01-04-2015 for utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.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 decide building construction against the sanctioned plan the action will be initiated according to BBMP Act 𝐀€ˆ 2020.

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

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

41.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) of Karnataka 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.Any false information or false undertaking 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 measures 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 to personnels involved in the construction activities or to passers by or damage to public 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 KCDD/NOJ/M (Housekeep Houses) Letter No. LD/SSL/ET/CSI, dated: 01-04-2013
Conditions :
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Registration of workers working at construction site to the Labour Department Office and 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.I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 06/03/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/2021/25:36	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: SY.NO.15(P)
Nature of Sanction: NEW	City Survey No.: NA
Location: RMA-6	Khata No. (As per Khata Extract): 5/15 EPID NO.890135/863
Building Line Specified as per Z.R: NA	Locality / Street of the property: SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE
Zone: Yelahanka	
Ward: Ward-020	
Planning District: 309-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 2961.78
NET AREA OF PLOT	(A-Deductions) 2961.78
Deduction for Balance Plot Area	
Amenity Area	1481.11
Total :	1481.11
BALANCE AREA OF PLOT	(A-Deductions) 2913.61
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	1040.85
Proposed Coverage Area (18.11 %)	537.31
Achieved Net coverage area (18.1 %)	537.31
Balance coverage area left (31.9 %)	1210.51
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	6539.25
Total Perm. FAR area (2.25)	6539.25
Residential FAR (100.00%)	6321.54
Proposed FAR Area	6321.54
Achieved Net FAR Area (2.25)	6321.54
Balance FAR Area (0.00)	39.71
BUILT UP AREA CHECK	
Proposed Built Up Area	8278.81
Submitted for Area Add in BUA (Layout U-4)	0.24
Achieved BuiltUp Area	8278.05

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	3607.50	479	5490.00
Visitor's Car Parking	42	377.50	2	0.00
Total Car	452	3985.00	479	5490.00
Taxi/Private	-	377.50	0	0.00
Other Parking	-	-	-	1110.00
Total	-	4362.50	-	6600.00

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (TOWER 3)	Residential	Apartment	Highrise	R
RESI (TOWER 1 2)	Residential	Apartment	Highrise	R
CLUB (AMINITY)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
RESI (TOWER 3)	Residential	Apartment	0 - 30	2	-	1	13	-
			30 - 225	1	-	1	195	-
RESI (TOWER 1 2)	Residential	Apartment	0 - 30	2	-	1	6.5	-
			30 - 225	1	-	1	195	-
	Total :			-	-	-	410	479

Block :RESI (TOWER 1 2)

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	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	168.58	0.00	168.58	167.13	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	2392.05	132.45	2259.60	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.60	2162.60	14
Twelfth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Eleventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Tenth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Ninth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Eighth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Seventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Sixth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Fifth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Fourth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Third Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Second Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
First Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Ground Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.60	2162.60	15
Stilt Floor	2421.17	183.99	2237.18	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2140.38	2140.38	15
Cellar Floor	2476.91	176.78	2299.73	66.94	30.80	0.00	0.00	97.90	0.02	0.00	0.00	2104.07	2104.07	14
Basement Floor	1747.90	345.83	1402.07	119.71	64.80	0.00	0.00	0.00	229.42	16218.28	0.00	0.00	0.00	00
Total :	30940.74	2496.00	28444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	30195.87	208
Total Number of Same Blocks	1													
Total :	30940.74	2496.00	28444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	30195.87	208

Block :RESI (TOWER 3)

Floor Name	Gross Buildup 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	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	107.72	0.00	107.72	101.12	0.00	6.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	2508.07	166.17	2342.42	52.40	19.80	0.00	0.00	0.00	0.02	2270.16	0.00	2270.18	2270.18	14
Twelfth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
Eleventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
Tenth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
Ninth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
Eighth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
Seventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
Sixth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
Fifth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
Fourth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
Third Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
Second Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.00	0.02	2270.06	0.00	2270.08	2270.08	16
First Floor	2525.40	201.78	2319.68	52.40	19.80	0.00	0.00	0.00	0.02	2246.46	0.00	2246.48	2246.48	16
Ground Floor	2535.58	167.30	2376.28	54.02	19.80	0.00	72.14	0.00	0.02	2230.10	0.00	2230.12	2230.12	15
Total :	35263.26	2353.10	33910.16	636.54	277.20	6.60	72.14	0.28	0.28	31717.40	0.00	31717.40	31717.40	221
Total Number of Same Blocks	1													
Total :	35263.26	2353.10	33910.16	636.54	277.20	6.60	72.14	0.28	0.28	31717.40	0.00	31717.40	31717.40	221

Block :CLUB (AMINITY)

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.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	33.40	0.00	33.40	29.40	0.00	4.00	0.00	0.00	0.00	0.00	
First Floor	748.02	42.51	705.51	21.42	4.00	0.00	680.19	680.19	592.96		
Ground Floor	748.11	52.21	695.90	28.38	4.00	0.00	663.52	663.52	584.70		
Total :	1529.53	94.72	1434.81	79.20	8.00	4.00	1343.71	1343.71	1177.66		
Total Number of Same Blocks	1										
Total :	1529.53	94.72	1434.81	79.20	8.00	4.00	1343.71	1343.71	1178		

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area Restricted to Num Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	Subtructure	Ramp	Parking	Resi.			
RESI (TOWER 3)	1	35263.26	2353.10	33910.16	636.54	277.20	6.60	72.14	0.28	0.00	0.00	0.00	31717.40	31717.40	221	0.00
RESI (TOWER 1 2)	1	30940.74	2496.00	28444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	30195.87	208	0.00
CLUB (AMINITY)	1	1529.53	94.72	1434.81	79.20	8.00	4.00	0.00	0.00	0.00	0.00	0.00	1343.71	1343.71	00	1377.66
Grand Total:	3	67733.53	4943.82	62788.81	2131.48	775.00	12.05	170.04	0.56	229.42	16218.28	63264.98	63264.98	63264.98	429.00	1377.66

UNDERSIGNED/ OWNER/ CONFIRMER TO BANGALORE
D SRINIVASAN J-20, TCM ROYAN ROAD, BANGALORE
BCC/BL-3.6/E-0135/20-21

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.15(P), KATHA NO.5/15 EPID NO.890135/863, SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05.

DRAWING TITLE: GROUND FLOOR PLAN

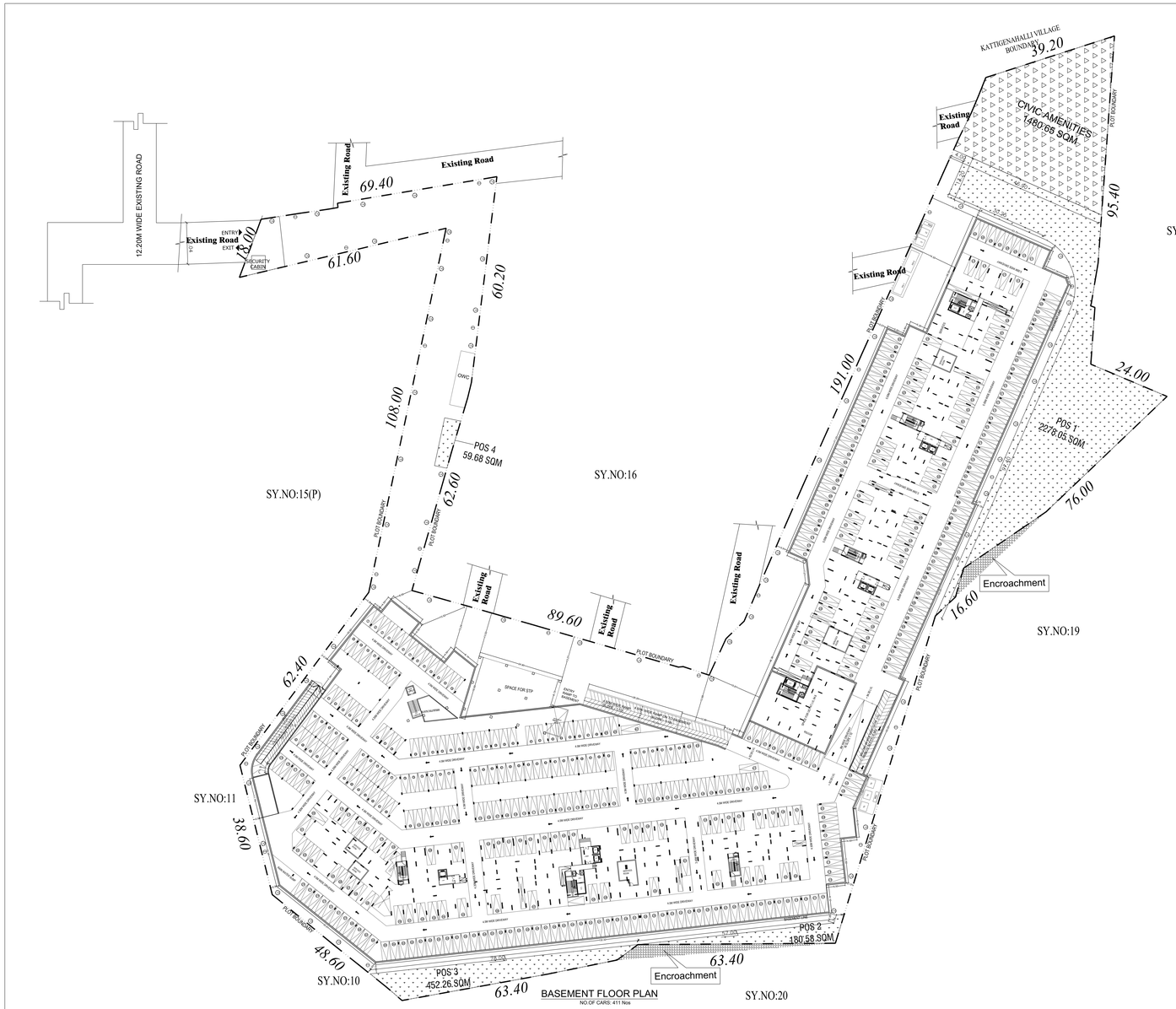
SHEET No.: 2

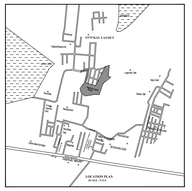
UNDERSIGNED/	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE
OWNER				
ARCHITECT				
CONSULTANT				
CONSULTANT				

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

Page 1 of 1
Generated on: 2021-12-23 11:19:01 AM
Application Type: General
Proposal Type: Building Permission
Project Type: Residential Building(Residential Apartment)
SELF-CERTIFICATION
SELF-CERTIFICATION
SELF-CERTIFICATION





Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in annexure-II.
1.Sanction is accorded for the Residential Building plan at SY.NO.15(P) , SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, Bangalore.
a) Consist of 1for 12floor(s) + 13 for 13basement + 1Ground + 13 for 13Stilt floor(s) 2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.1.TWAS 36 area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building plan and the approved specifications of the building shall be displayed and 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 columns/ structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained in the
6.The above STI Syn.
7. 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.
8.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for installation of letter boxes should be provided in the building.
9.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 / unforeseen incidents arising during the time of construction.
10.The applicant shall not store any building materials or 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 the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub D) code leaving 3.00 mts. from the building within the premises.
13.. The applicant shall provide a separate room (preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Byle-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 accordance with
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 Byel-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing and in 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 IIF IV (Byel-law No. 3.9) under sub section 9-A (a to d).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building shall 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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Byle-law.
21.The applicant shall ensure that the structural safety of buildings as per 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
23.The foundation system 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 Byle-law No. 29 for the dwelling units.
24.Facilities for physically handicapped persons prescribed in schedule XI (Byel laws 867 31) of Building byel-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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse. Provision of Incinerator of capacity not less than one of 20 and above and 2000 Sqm and above built-up area for Commercial building.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths. Adequate measures shall be taken for preventing damage to the adjoining safe barricades.
29.Two wheeler parking shall be provided as per the building byel-law.
30.The Owner / Association of the high-rise building shall conduct two mock ,€" trials in the building zone 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 from time to time.
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, Byel-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 (Bandarung 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 DC letter No. BWSSB/CE/CD/NOC/2014/1 dated 01-04-2014 for installation 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 decide building construction against the sanctioned plan the action will be initiated according to BBMP Act,€" 2020.

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

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

41.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 ownerbuilder 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) of Karnataka 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.Any information or documents found to be misrepresented by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measures 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 to personnels involved in the construction activities or to the public/ neighbour hood or 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 Karnataka vide KCDN/CUM (Housekeep Hoodlike) Letter No. LD5SLETC03, dated 01-04-2013
1.Employer / Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Registration of workers working at construction site to the concerned Labour Department office. 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.I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :RESI (TOWER 1 2)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substtructure	Ramp	Parking	Resi.			
Terrace Floor	168.98	0.00	168.98	167.13	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	2392.05	132.45	2259.60	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.45	2162.48	14
Twelfth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Eleventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Tenth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Ninth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Eighth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Seventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Sixth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Fifth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Fourth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Third Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Second Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
First Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Ground Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
First Basement Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2162.60	2162.88	2162.90	15
Second Basement Floor	2421.17	180.99	2237.18	66.30	30.80	0.00	0.00	0.02	0.00	0.00	2140.38	2140.38	2140.38	15
Ground Floor	2476.91	176.78	2299.73	66.94	30.80	0.00	97.90	0.02	0.00	0.00	2104.07	2104.07	2104.07	14
Basement Floor	1747.90	345.83	1402.07	119.71	64.60	0.00	0.00	0.28	229.42	16218.28	0.00	0.00	00	
Total	50940.74	2496.00	48444.74	1715.74	480.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	208	
Total Number of Same Blocks	1													
Total	50940.74	2496.00	48444.74	1715.74	480.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	208	

Block :RESI (TOWER 3)

Floor Name	Gross Builtup Area	Deductions (Area in Sq.mt.)									Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout	StairCase	Lift	Lift Machine	Void	Substtructure	Resi.				
Terrace Floor	107.72	0.00	107.72	101.12	0.00	6.60	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	2508.07	166.17	2342.42	52.40	19.80	0.00	0.00	0.02	2276.18	2276.18	2276.18	14
Twelfth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
Eleventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
Tenth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
Ninth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
Eighth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
Seventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
Sixth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
Fifth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
Fourth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
Third Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
Second Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	2276.06	2276.06	14
First Floor	2525.40	201.78	2319.68	52.40	19.80	0.00	0.00	0.02	2246.46	2246.46	2246.46	14
Ground Floor	2535.58	167.30	2376.28	54.22	19.80	0.00	72.14	0.02	2230.10	2230.10	2230.10	15
Total	35263.26	2353.10	33910.16	636.54	277.20	6.60	72.14	0.28	31717.40	31717.40	31717.40	221
Total Number of Same Blocks	1											
Total	35263.26	2353.10	33910.16	636.54	277.20	6.60	72.14	0.28	31717.40	31717.40	31717.40	221

Block :CLUB (AMINITY)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Resi.			
Terrace Floor	33.40	0.00	33.40	29.40	0.00	4.00	0.00	0.00	0.00	0.00	
First Floor	748.12	42.51	705.61	21.42	4.00	0.00	680.19	680.19	680.98		
Ground Floor	748.11	52.21	695.90	28.38	4.00	0.00	663.52	663.52	664.70		
Total	1529.63	94.72	1434.91	79.20	8.00	4.00	1343.71	1343.71	1377.68		
Total Number of Same Blocks	1										
Total	1529.63	94.72	1434.91	79.20	8.00	4.00	1343.71	1343.71	1378		

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	Void	Substtructure	Ramp	Parking	Resi.			
RESI (TOWER 1)	1	50,963.06	2353.10	2310.16	836.54	277.20	6.60	72.14	0.28	0.00	0.00	0.00	31717.40	31717.40	221	0.00
RESI (TOWER 2)	1	50940.74	2496.00	48444.74	1715.74	480.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	208	0.00	
CLUB (AMINITY)	1	1529.63	94.72	1434.91	79.20	8.00	4.00	0.00	0.00	0.00	0.00	0.00	1343.71	1343.71	00	1377.68
Grand Total:	3	97733.63	4943.82	82789.81	2631.48	771.00	12.05	170.04	0.56	229.42	16218.28	63266.98	63266.98	429.00	1377.68	

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 06/03/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No.: PR/2021/25:36	Plot Subuse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: SY.NO.15(P)
Nature of Sanction: NEW	City Survey No.: NA
Location: RING-II	Khata No.: (As per Khata Extract): 9/15 EPID NO:89135/2663
Building Line Specified as per Z.R: NA	Locality / Street of the property: SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE
Zone: Yelahanka	
Ward: Ward-020	
Planning District: 309-Yeramarappa	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 28412.78
NET AREA OF PLOT	(A-Deductions) 28412.78
Deduction for Balance Plot Area	
Amenity Area	1481.11
Total :	1481.11
BALANCE AREA OF PLOT	(A-Deductions) 26931.67
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	13465.83
Proposed Coverage Area (19.11 %)	5431.31
Achieved Net coverage area (19.11 %)	5431.31
Balance coverage area left (30.9 %)	12100.51
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	63296.25
Total Perm. FAR area (2.25)	63296.25
Residential FAR (100.00%)	63201.54
Proposed FAR Area	63201.54
Achieved Net FAR Area (2.25)	63201.54
Balance FAR Area (0.00)	39.71
BUILT UP AREA CHECK	
Proposed Built Up Area	82789.81
Subsidy/Free Area(Add in BUA 2.spatial) =0	0.24
Achieved BuiltUp Area	82790.05

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	9837.50	479	6450.00
Visitor's Car Parking	42	577.50	0	0.00
Total Car	452	10415.00	479	6450.00
Taxi/Private	-	577.50	0	0.00
Other Parking	-	-	-	11100.00
Total		6792.50		17550.00

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
RESI (TOWER 1 2)	Residential	Apartment	Highrise	R
RESI (TOWER 1 2)	Residential	Apartment	Highrise	R
CLUB (AMINITY)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
RESI (TOWER 1 2)	Residential	Apartment	0 - 30	2	-	1	13	-
			30 - 225	1	-	1	195	-
RESI (TOWER 3 4)	Residential	Apartment	0 - 30	2	-	1	6.5	-
			30 - 225	1	-	1	195	-
Total :							410	479

Block :RESI (TOWER 3)

Floor Name	Gross Builtup Area	Deductions (Area in Sq.mt.)							Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout	StairCase	Lift	Lift Machine	Void	Substtructure	Resi.		
Terrace Floor	107.72	0.00	107.72	101.12	0.00	6.60	0.00	0.00	0.00	00
Thirteenth Floor	2508.07	166.17	2342.42	52.40	19.80	0.00	0.00	0.02	2276.18	14
Twelfth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
Eleventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
Tenth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
Ninth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
Eighth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
Seventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
Sixth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
Fifth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
Fourth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
Third Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
Second Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2276.06	14
First Floor	2525.40	201.78	2319.68	52.40	19.80	0.00	0.00	0.02	2246.46	14
Ground Floor	2535.58	167.30	2376.28	54.22	19.80	0.00	72.14	0.02	2230.10	15
Total :	35263.26	2353.10	33910.16	636.54	277.20	6.60	72.14	0.28	31717.40	221
Total Number of Same Blocks	1									
Total	35263.26	2353.10	33910.16	636.54	277.20	6.60	72.14	0.28	31717.40	221

NOTE / IN REGARD :
SIGN BY:

PROJECT ARCHITECT WITH ID :
NAME & STAMP, PROJECT ARCHITECT :
M/s CASA GRANDE GARDEN CITY BUILDERS PVT.LTD No.34/1, 3rd Floor, Sarna Biztouse, Miranee Avenue Road, Lifesor Road,Bangalore

ARCHITECT/OWNER :
COMPANY NAME :
D SRINIVASAN J-20, TCM ROYAN ROAD, BANGALORE
BCC/BL-3.6/E-0135/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.15(P), KATHA NO.9/15 EPID NO.89135/2663, SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05.

DRAWING TITLE : BASEMENT FLOOR PLAN

SHEET No. : 3

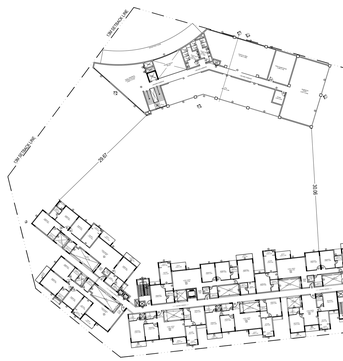
UNCONTROLLED SHEET :

CHECKED BY	DATE	CHECKED BY	DATE

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 BBMP(BANGALORE DISTRICT)
Date: 2021.06.24 15:07:17 IST
Reason: SelfDocumented
BBMP(BANGALORE DISTRICT)
BBMP(BANGALORE DISTRICT)
Location: BBMP(BANGALORE DISTRICT)
BBMP(BANGALORE DISTRICT)
BBMP(BANGALORE DISTRICT)



FIRST FLOOR PLAN

NO.OF UNITS: 31 Nos

TYPICAL 2nd TO 12th FLOOR PLAN

NO.OF UNITS: 31X11= 341 Nos

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Annexure attached.
1.Sanction is accorded for the Residential Building plan at SY.NO.15/P1 SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, Bangalore.
a) Consist of 1Cellar + 12Ground + 13 for 1Basement + 12Ground + 13 for 1Basement + 12Ground + 13
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.1TWO 3ft area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The plans and the licence shall be displayed on a board which 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 columns or structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained in the
6.The above STI Syn.
8. 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 installation of telephone exchange equipment should be provided.
9.The applicant shall construct temporary sheds 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 / unforeseen incidents arising during the time of construction.
10.The applicant shall not store any building materials or 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 (Sub D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room (preferably 4.30 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Byle-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
accordance with
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 Byel-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing for 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 IIF (Byle-law No. 3.9) under sub section 9 of (u) (v) (x).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building shall 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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Byle-law.
21.The applicant shall ensure that the structural safety of the building as per 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
soil strata, the 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 Byle-law No. 29 for the
buildings.
24.Facilities for physically handicapped persons prescribed in schedule XI (Byle laws 887 311 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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours
and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its
use as manure for landscaping purpose if the total waste units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths. Special care should be taken for safety measures while excavating, erecting safe barricades.
29.Two wheeler parking shall be provided as per the building byle-law.
30.The Owner / Association of the high-rise building shall conduct two mock ,€" trials in the building zone 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 office from time to time.
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, Byle-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 DC letter No. BWSSB/CE/CD/NOC/2015-16/1 dated 01/06/2015 with utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.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 decide building construction against the sanctioned plan the action will be initiated according to BBMP Act ,€" 2020.

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

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

41.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 ownership/user 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) of Karnataka 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 Building plan permission is issued based on the documents 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 measures 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 to personnels involved in the construction activities or members of the public or loss of 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 Karnataka vide KCDD/NOJ/M (Housekeep Hoodles) Letter No. LD/SIL/ET/3/13, dated 01-04-2013
Conditions are as follows
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Registration of employment of workers of the concerned Labour Department office before the commencement 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.I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 06/03/2020	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project Nos: PR/2021/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: SY.NO.15/P1	
Nature of Sanction: NEW	City Survey No.: NA	
Location: RMG-II	Khata No. (as per Khata Extract): 5115 EPID NO 8501350803	
Building Line Specified as per Z.R: NA	Locality / Street of the property: SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE	
Zone: Yelahanka		
Ward: Ward-002		
Planning District: 309-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29612.78
NET AREA OF PLOT	(A-Deductions)	29612.78
Deduction for Balance Plot Area		
Amenity Area		1481.11
Total :		1481.11
BALANCE AREA OF PLOT	(A-Deductions)	28131.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		14065.83
Proposed Coverage Area (18.11 %)		5371.31
Achieved Net coverage area (18.11 %)		5371.31
Balance coverage area left (31.9 %)		12100.51
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		63266.25
Total Perm. FAR area (2.25)		63266.25
Residential FAR (100.00%)		63257.54
Proposed FAR Area		63257.54
Achieved Net FAR Area (2.25)		63257.54
Balance FAR Area (0.00)		39.71
BUILT UP AREA CHECK		
Proposed BuiltUp Area		82789.61
Substructure Area Add in BUA (Layout U-4)		0.24
Achieved BuiltUp Area		82789.85

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	5637.50	479	6450.00
Visitor's Car Parking	42	577.50	2	0.00
Total Car	452	6215.00	479	6450.00
Taxi/Weather	-	277.50	0	0.00
Other Parking	-	-	-	1119.00
Total		6792.50		7569.00

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (TOWER 3)	Residential	Apartment	Highrise	R
RESI (TOWER 1 2)	Residential	Apartment	Highrise	R
CLUB (AMINITY)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
RESI (TOWER 3)	Residential	Apartment	0 - 30	2	-	1	13	-
			30 - 225	1	-	1	195	-
RESI (TOWER 1 2)	Residential	Apartment	0 - 30	2	-	1	6.5	-
			30 - 225	1	-	1	195	-
	Total :			-	-	-	410	479

Block :RESI (TOWER 1 2)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	168.98	0.00	168.98	167.13	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	2392.05	132.45	2259.60	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.48	2162.48	14
Twelfth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Eleventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Tenth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Ninth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Eighth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Seventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Sixth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Fifth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Fourth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Third Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Second Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
First Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Ground Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Stilt Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15
Cellar Floor	2421.17	183.99	2237.18	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2140.06	2140.06	15
Basement Floor	2476.91	176.76	2299.73	66.94	30.80	0.00	97.90	0.02	0.00	0.00	0.00	2104.07	2104.07	14
Total :	17167.90	945.83	16222.07	119.71	64.93	0.00	0.00	0.28	229.42	0.00	0.00	0.00	0.00	00
Total Number of Same Blocks	30940.74	2496.00	49444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	30195.87	208
Total :	30940.74	2496.00	49444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	30195.87	208

Block :RESI (TOWER 3)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	107.72	0.00	107.72	101.12	0.00	6.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	2508.07	166.17	2342.40	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.16	2270.16	14
Twelfth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
Eleventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
Tenth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
Ninth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
Eighth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
Seventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
Sixth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
Fifth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
Fourth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
Third Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
Second Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2270.06	2270.06	18
First Floor	2525.40	201.78	2319.68	52.40	19.80	0.00	0.00	0.02	0.00	0.00	0.02	2246.46	2246.46	18
Ground Floor	2533.50	167.30	2376.28	54.22	19.80	0.00	72.14	0.00	0.02	0.00	0.02	2230.10	2230.10	15
Total :	35263.26	2353.10	33910.16	636.54	277.20	6.60	72.14	0.28	0.00	0.00	0.28	31717.40	31717.40	221
Total Number of Same Blocks	1													
Total :	35263.26	2353.10	33910.16	636.54	277.20	6.60	72.14	0.28	0.00	0.00	0.28	31717.40	31717.40	221

Block :CLUB (AMINITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	33.40	0.00	33.40	29.40	0.00	4.00	0.00	0.00	0.00	
First Floor	748.12	42.51	705.61	21.42	4.00	0.00	680.19	680.19	592.96	
Ground Floor	748.11	52.21	695.90	28.38	4.00	0.00	663.52	663.52	584.75	
Total :	1529.63	94.72	1434.91	79.20	8.00	4.00	1343.71	1343.71	1177.66	
Total Number of Same Blocks	1									
Total :	1529.63	94.72	1434.91	79.20	8.00	4.00	1343.71	1343.71	1178	

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area more than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.				
RESI (TOWER 3)	1	35263.26	2353.10	33910.16	636.54	277.20	6.60	72.14	0.28	0.00	0.00	31717.40	31717.40	221	0.00
RESI (TOWER 1 2)	1	30940.74	2496.00	49444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	208	0.00
CLUB (AMINITY)	1	1529.63	94.72	1434.91	79.20	8.00	4.00	0.00	0.00	0.00	0.00	1343.71	1343.71	00	1377.66
Grand Total:	3	67733.63	4943.82	82789.81	2131.48	775.00	12.05	170.04	0.56	229.42	16218.28	63256.98	63256.98	429.00	1377.66

UNITARYA STREET:

DESIGNER	OWNER	OWNER	OWNER

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

Page 1 of 1
Generated on: 19-03-2021 11:12:00 AM
Application Number: PR/2021/25-26
Approval Type: Building Permission
Project Name: PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.15/P1, KATHA NO.5115 EPID NO.8501350803, SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05.
Scan this QR code to verify the authenticity of this document

This is a valid computer generated document and does not require wet signature

OWNER / GPA HOLDER'S SIGNATURE

MAINT. ARCHITECT WITH ID
NAME & STAMP, NUMBER:
M/s CASA GRANDE GARDEN CITY BUILDERS PVT.LTD No.34/1, 3rd Floor, Salma Biztrium, Miranes Avenue Road, Lavour Road,Bangalore

ARCHITECT/ENGINEER/ SUPERVISOR'S SIGNATURE
D SRINIVASAN J-20, TCM ROYAN ROAD, BANGALORE
BCC/BL-3.6/E-0135/20-21

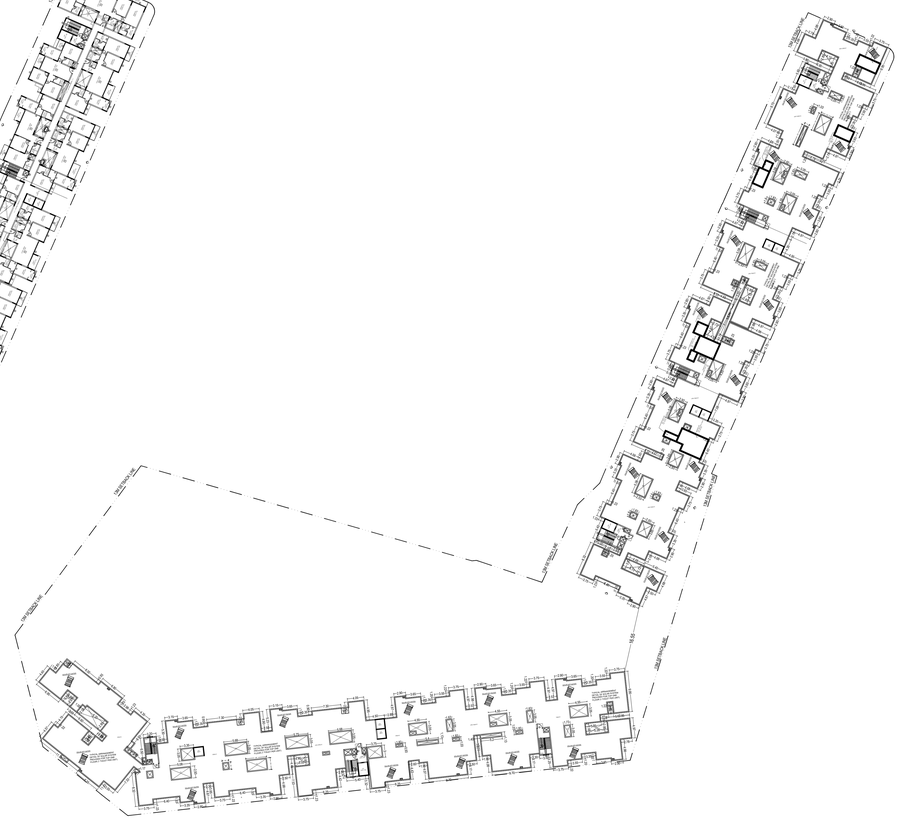
PROJECTTITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.15/P1, KATHA NO.5115 EPID NO.8501350803, SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05.

DRAWINGTITLE: FIRST FLOOR & TYPICAL (2-12) FLOOR PLAN

SHEETNo: 4

13th FLOOR PLAN

NO.OF UNITS: 28 Nos



TERRACE FLOOR PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Annexure attached.
1.Sanction is accorded for the Residential Building plan at SY.NO.15/P1 SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, Bangalore.
a) Consist of 1Cellar + 1Ground + 13 for 1Basement + 1Ground + 13
Floors, 28 Units, 1 Blocks.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.17680.36 area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The approved plan and the permit number and other details of the permission should 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 columns or structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained in the
office.
6.The above STI Sym.
8. 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 installation of public telephone should be provided in the building.
8.The applicant shall construct temporary sheds 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 / unforeseen incidents arising during the time of construction.
10.The applicant shall not store any building materials or place any 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 (Sub D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room (preferably 1.50 x 2.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Byle-law
no.
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
accordance with
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 Byel-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 IX (Byle-law No. 3.9) under sub section IV-E (a to d).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should 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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Byle-law.
21.The applicant shall ensure that the building/s shall be earthquake resistant as per terms 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
soil test report. 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 Byle-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Byle laws 887 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 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours
and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its
use as manure for landscaping purpose if the total waste crosses the limit of 20 and above and 2000 Sqm and above built-up area for Commercial building.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths. Special care should be taken for avoiding damage to adjoining / neighbouring safe barricades.
29.Two wheeler parking shall be provided as per the building byle-law.
30.The Owner / Association of the high-rise building shall conduct two mock ,€" trials in the building zone 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 office from time to time.
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 (Bandbosting 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 DC letter No. BWSSB/CE/CD/NOC/2014/1 dated 01.08.2014 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 per 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 decide building construction against the sanctioned plan the action will be initiated according to BBMP Act ,€" 2020.

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

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

41.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 ownerbuilder 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 under the provisions of RERA 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 Sanction is issued based on the documents 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 measures 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 to personnels involved in the construction activities or neighbourhood or to public or to 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 KDDNOUM/ (Housekeep Hoodlies) Letter No. LD56LET2013, dated 01-04-2013
Special Condition
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Registration of workers working at construction site to the concerned Labour Department office and 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.

41.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"

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 06/03/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No.: PR/2021/25-26	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: SY.NO.15/P1
Nature of Sanction: NEW	City Survey No.: NA
Location: RMA-01	Khata No. (as per Khata Extract): 9/15 EPID NO:89133/2663
Building Line Specified as per Z.R: NA	Locality / Street of the property: SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE
Zone: Yelahanka	
Ward: Ward-020	
Planning District: 309-Yelahanka	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29612.78
NET AREA OF PLOT	(A-Deductions)	29612.78
Deduction for Balance Plot Area		
Amenity Area		1481.11
Total		1481.11
BALANCE AREA OF PLOT	(A-Deductions)	28131.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		14065.83
Proposed Coverage Area (18.11 %)		5271.31
Achieved Net coverage area (18.11 %)		5271.31
Balance coverage area left (31.9 %)		12100.51
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		63296.25
Total Perm. FAR area (2.25)		63296.25
Residential FAR (100.00%)		63257.04
Proposed FAR Area		63257.04
Achieved Net FAR Area (2.25)		63257.04
Balance FAR Area (0.00)		39.21
BUILT UP AREA CHECK		
Proposed Built Up Area		82789.81
Submitted for Area Add In BUA (Layout U-4)		0.24
Achieved BuiltUp Area		82790.05

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	5637.50	479	6450.00
Visitor's Car Parking	42	577.50	2	0.00
Total Car	452	6215.00	479	6450.00
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	11100.00
Total		6792.50		17550.00

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
RESI (TOWER 3)	Residential	Apartment	Highrise	R
RESI (TOWER 1 2)	Residential	Apartment	Highrise	R
CLUB (AMINITY)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
RESI (TOWER 3)	Residential	Apartment	0 - 30	2	-	1	13	-
			30 - 225	1	-	1	195	-
RESI (TOWER 1 2)	Residential	Apartment	0 - 30	2	-	1	6.5	-
			30 - 225	1	-	1	195	-
	Total :			-	-	-	410	479

Block :RESI (TOWER 1 2)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	168.98	0.00	168.98	167.13	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	2392.05	132.45	2259.60	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.48	2162.48	14
Twelfth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Eleventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Tenth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Ninth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Eighth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Seventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Sixth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Fifth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Fourth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Third Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Second Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
First Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2162.66	2162.66	15
Ground Floor	2421.17	183.99	2237.18	66.30	30.80	0.00	0.00	0.00	0.00	0.00	0.00	2140.38	2140.38	15
Cellar Floor	2476.91	176.76	2300.73	66.94	30.80	0.00	0.00	97.90	0.00	0.00	0.00	2104.07	2104.07	14
Basement Floor	17187.90	345.83	16842.07	119.77	64.60	0.00	0.00	0.00	229.42	16218.28	0.00	0.00	0.00	00
Total :	30940.74	2496.00	28444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	30195.87	208
Total Number of Same Blocks	1													
Total:	30940.74	2496.00	28444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	30195.87	208

Block :RESI (TOWER 3)

Floor Name	Gross Builtup Area		Deductions (Area in Sq.mt.)							Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout	StairCase	Lift	Lift Machine	Void	Substructure	Resi.			
Terrace Floor	107.72	0.00	107.72	101.12	0.00	6.60	0.00	0.00	0.00	0.00	00
Thirteenth Floor	2508.07	166.17	2342.42	52.40	19.80	0.00	0.00	0.02	2270.16	2270.18	14
Twelfth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
Eleventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
Tenth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
Ninth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
Eighth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
Seventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
Sixth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
Fifth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
Fourth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
Third Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
Second Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	2270.06	2270.08	16
First Floor	2525.40	201.78	2319.68	52.40	19.80	0.00	0.00	0.02	2246.46	2246.48	16
Ground Floor	2535.58	167.30	2376.28	54.22	19.80	0.00	72.14	0.02	2230.10	2230.12	15
Total :	35263.26	2353.10	33910.16	636.34	277.20	6.60	72.14	0.28	31717.40	31717.42	221
Total Number of Same Blocks	1										
Total:	35263.26	2353.10	33910.16	636.34	277.20	6.60	72.14	0.28	31717.40	31717.42	221

Block :CLUB (AMINITY)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	33.40	0.00	33.40	29.40	0.00	4.00	0.00	0.00	0.00	
First Floor	748.12	62.51	685.61	21.42	4.00	0.00	660.19	660.19	592.96	
Ground Floor	748.11	62.21	685.90	28.38	4.00	0.00	653.52	653.52	684.75	
Total :	1529.63	124.72	1404.91	79.20	8.00	4.00	1313.71	1313.71	1277.66	
Total Number of Same Blocks	1									
Total:	1529.63	124.72	1404.91	79.20	8.00	4.00	1313.71	1313.71	1277.66	

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area upto Rain Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
RESI (TOWER 3)	1	35263.26	2353.10	33910.16	636.34	277.20	6.60	72.14	0.28	0.00	0.00	31717.40	31717.40	221	0.00
RESI (TOWER 1 2)	1	30940.74	2496.00	28444.74	1215.74	489.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	208	0.00
CLUB (AMINITY)	1	1529.63	94.72	1434.91	79.20	8.00	4.00	0.00	0.00	0.00	0.00	1313.71	1313.71	00	1277.66
Grand Total:	3	67733.63	4943.82	62789.81	2131.48	775.00	12.05	170.04	0.56	229.42	16218.28	63226.98	63226.98	429.00	1277.66

UNITBREAKDOWN

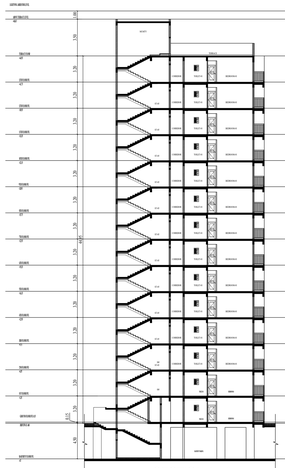
UNIT TYPE	2D VIEW	3D VIEW	2D VIEW	3D VIEW

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 BBMP(HO) DN: c=IN, st=KARNATAKA, l=BANGALORE, o=BBMP(HO), ou=BBMP(HO), email=bbmphoadm.bbmp@gmail.com, 2.5.4.20=8e0f4ba8c2dc2f4d0f0f0ed1f1f1b1a1a1a

ELEVATION A



SECTION AT A-A

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Annexure attached.
1.Sanction is accorded for the Residential Building plan at 21 NO.15(P) SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, Bangalore.
a) Consist of 1nr 1Ground + 13 nr Stiltfloor(s) + 12nos(s) + 13 nos(s) Residential Building.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.1 FIRE:.All areas reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The plans and the licence shall be produced on demand by any authorised officer.
a.Fire extinguisher 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 columns or structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained by the
6.Plot area above 371.5sm.
8. 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 installation of public telephone should be provided in the building.
8.The applicant shall maintain 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 / unforeseen incidents arising during the time of construction.
10.The applicant shall not store any construction materials or 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 owner/applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room (preferably 3.00 X 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Byle-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 accordance with
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 Byel-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in writing in 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 IM "X"(Byle-law No. 3.9) under sub section 9.4 (a to d).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building shall 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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Byle-law.
21.The applicant shall ensure that the structure to be constructed shall withstand 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
23.The foundation, footings 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 Byle-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Byle laws 887 31) of Building byle-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 07:30 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 reuse. Segregated inorganic waste should be handed over to the municipal units of 20 and above and 2000 Sqm and above built-up area for Commercial building.
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths. Excavated soil shall be used for filling/ reclamation of low lying areas, leveling sale barricades.
29.Two wheeler parking shall be provided as per the building byle-law.
30.The Owner / Association of the high-rise building shall conduct two mock drill in the building zone 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 office from time to time.
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, Byle-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 (Bandarung 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 DC letter No. BWS/B1/CFO/NOC/2015-16 dated:- 29/05/2015 for installation of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.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.

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45.Any false information or misleading 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 measures 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 property damage occurs during construction or thereafter, the owner/builder/ GPA holder of 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 Karnataka vide KODENDUM (Housekeep Hoodles) Letter No. LD5SLE1513, dated: 01-04-2013
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and Registration of employee under the "Karnataka Building and Other Construction workers Welfare Board" 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.

41.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"

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- PROPOSED WORK (COVERAGE AREA)
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	VERSION DATE: 06/03/2020
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Project Nо: PR/20071/25/36	Plot Subuse: Apartment
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Proposal Type: Building Permission	Plot/Sub Plot No.: 21 NO.15(P)
Nature of Sanction: NEW	City Survey No.: NA
Location: RMA-01	Khata No.: (As per Khata Extract): 5/15 EPID NO 85013/35863
Building Line Specified as per Z.R. NA	Locality / Street of the property: SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE
Zone: Yelahanka	
Ward: Ward-002	
Planning District: 309-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	2967.78
NET AREA OF PLOT (A-Deductions)	2967.78
Deduction for Balance Plot Area	
Amenity Area	1481.11
Total	1481.11
BALANCE AREA OF PLOT (A-Deductions)	2913.01
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	1455.65
Proposed Coverage Area (18.11 %)	537.30
Achieved Net coverage area (18.1 %)	537.30
Balance coverage area left (31.9 %)	1018.35
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	6329.25
Total Perm. FAR area (2.25)	6329.25
Residential FAR (100.00%)	6329.25
Proposed FAR Area	6329.25
Achieved Net FAR Area (2.25)	6329.25
Balance FAR Area (0.00)	39.21
BUILT UP AREA CHECK	
Proposed BuiltUp Area	82789.81
Existing BuiltUp Area	0.00
Achieved BuiltUp Area	82789.81

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	410	5637.50	479	6450.00
Visitor's Car Parking	42	577.50	0	0.00
Total Car	452	6215.00	479	6450.00
TwoWheeler	-	577.50	0	0.00
Other Parking	-	-	-	1119.00
Total		6792.50		7569.00

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
RESI (TOWER 3)	Residential	Apartment	Highrise	R
RESI (TOWER 1 2)	Residential	Apartment	Highrise	R
CLUB (AMINITY)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
RESI (TOWER 3)	Residential	Apartment	0 - 30	2	-	1	13	-
			30 - 225	1	-	1	195	-
RESI (TOWER 1 2)	Residential	Apartment	0 - 30	2	-	1	6.5	-
			30 - 225	1	-	1	195	-
	Total :				-	-	410	479

AREA OF PLOT (Minimum)	(A) 2967.78
NET AREA OF PLOT	(A-Deductions) 2967.78

Block Name	No. of Same Bldg	Deductions From Gross BuiltUp 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.)
		Gross BuiltUp Area	Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
RESI (TOWER 3)	1	30363.26	2353.10	32910.16	836.54	277.20	6.60	72.14	0.28	0.00	0.00	31717.40	31717.40	221	0.00
RESI (TOWER 1 2)	1	50940.74	2496.00	48444.74	1215.74	485.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	206	0.00
CLUB (AMINITY)	1	1529.63	94.72	1434.91	79.20	8.00	4.00	0.00	0.00	0.00	0.00	1343.71	1343.71	00	1377.66
Grand Total:	3	87733.63	4943.82	82789.81	2131.48	771.00	12.05	170.04	0.56	229.42	16218.28	63256.98	63256.98	429.00	1377.66

Block :RESI (TOWER 1 2)

Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltUp 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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	168.98	0.00	168.98	167.13	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Thirteenth Floor	2392.05	132.45	2259.60	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.48	2162.48	14	
Twelfth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Eleventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Tenth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Ninth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Eighth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Seventh Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Sixth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Fifth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Fourth Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Third Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Second Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
First Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Ground Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Stilt Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Stilt Floor	2392.23	132.45	2259.78	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2162.66	2162.66	15	
Stilt Floor	2421.17	183.99	2237.18	66.30	30.80	0.00	0.00	0.02	0.00	0.00	0.00	2140.38	2140.38	15	
Stilt Floor	2476.91	176.76	2299.73	66.94	30.80	0.00	97.90	0.02	0.00	0.00	0.00	2104.07	2104.07	14	
Basement Floor	1747.90	345.83	1402.07	119.77	94.80	0.00	0.00	0.00	229.42	16218.28	0.00	0.00	0.00	00	
Total:	50940.74	2496.00	48444.74	1215.74	485.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	206		
Total Number of Same Blocks	1														
Total:	50940.74	2496.00	48444.74	1215.74	485.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	206		

Block :RESI (TOWER 3)

Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltUp 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	Void	Substructure	Ramp	Resi.			
Terrace Floor	107.72	0.00	107.72	101.12	0.00	6.60	0.00	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	2508.97	166.17	2342.80	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.16	2270.16	14
Twelfth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
Eleventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
Tenth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
Ninth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
Eighth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
Seventh Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
Sixth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
Fifth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
Fourth Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
Third Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
Second Floor	2508.45	166.17	2342.28	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2270.08	2270.08	14
First Floor	2525.40	201.78	2319.68	52.40	19.80	0.00	0.00	0.02	0.00	0.00	2246.46	2246.46	14
Ground Floor	2535.58	167.30	2376.28	54.22	19.80	0.00	72.14	0.02	0.00	0.00	2230.10	2230.10	15
Total:	35263.26	2353.10	32910.16	836.54	277.20	6.60	72.14	0.28	0.00	0.00	31717.40	31717.40	221
Total Number of Same Blocks	1												
Total:	35263.26	2353.10	32910.16	836.54	277.20	6.60	72.14	0.28	0.00	0.00	31717.40	31717.40	221

Block :CLUB (AMINITY)

Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltUp 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.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	33.40	0.00	33.40	29.40	0.00	4.00	0.00	0.00	0.00	0.00	
First Floor	748.12	62.51	685.61	21.42	4.00	0.00	680.19	680.19	592.98		
Ground Floor	748.11	32.21	695.90	28.38	4.00	0.00	663.52	663.52	684.73		
Total:	1529.63	94.72	1434.91	79.20	8.00	4.00	1343.71	1343.71	1277.66		
Total Number of Same Blocks	1										
Total:	1529.63	94.72	1434.91	79.20	8.00	4.00	1343.71	1343.71	1278		

FAR &Tenement Details

Block	No. of Same Bldg	Deductions From Gross BuiltUp Area in Sq.mt.		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area in Non-Tenement
		Gross BuiltUp Area	Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
RESI (TOWER 3)	1	30363.26	2353.10	32910.16	836.54	277.20	6.60	72.14	0.28	0.00	0.00	31717.40	31717.40	221	0.00
RESI (TOWER 1 2)	1	50940.74	2496.00	48444.74	1215.74	485.80	1.45	97.90	0.28	229.42	16218.28	30195.87	30195.87	206	0.00
CLUB (AMINITY)	1	1529.63	94.72	1434.91	79.20	8.00	4.00	0.00	0.00	0.00	0.00	1343.71	1343.71	00	1377.66
Grand Total:	3	87733.63	4943.82	82789.81	2131.48	771.00	12.05	170.04	0.56	229.42	16218.28	63256.98	63256.98	429.00	1377.66

UNITS:

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 BBMP (Authority) Date: 2020.06.24 15:06:17 IST Reason: SelfDocuSigned Location: Bruhat Bengaluru Mahanagara Palike

This is a valid document and can be verified at https://eaprakshana.bbmp.gov.in/ Verification Code: VEBPRA8JDK-EN9CRTHWEQF

OWNER / AN ASSET:
SAHAB

NAME AND ADDRESS WITH SIGNATURE:
M/s CASA GRANDE GARDEN CITY BUILDERS PVT.LTD No.34/1, 3rd Floor, Salma Bizhouse, Miranee Avenue Road, Lavour Road,Bangalore

ARCHITECT/ENGINEER / SUPERVISOR TO SIGNATURE:
D SRINIVASAN J-20, TCM ROYAN ROAD, BANGALORE
BCC/BL-3.6/E-0135/20-21

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY NO.15(P), KATHA NO.5/15 EPID NO.85013/35863, SRINIVASAPURA VILLAGE, YELAHANKA HOBLI, BANGALORE, WARD NO.05.

DRAWING TITLE: SECTION & ELEVATION

SHEET No: 6