SCHEDULE OF OPENINGS

SL NO	TYPE	SIZE	DESCRIPTION
1	MD	1050 X 2100	MAIN DOOR
2	BD	900 X 2100	BEDROOM DOOR
3	TD	800 X 2100	TOILET DOOR
4	SDV	1800 X 2100	SLIDING DOOR
5	SDH	1500 X 2100	SLIDING DOOR
6	ED	1000 X 2400	ELECTRICAL ROOM DOOR
7	ED2	1200 X 2400	
8	TRD	1000 X 2100	TELECOM ROOM DOOR
9	FD	1150 X 2100	FIRE/ STAIRCASE DOOR
10	FD1	1000 X 2100	FIRE/ STAIRCASE DOOR
11	FSD	900 X 1950	FIRE SHAFT DOOR
12	AP	750 X 1500	ACCESS PANEL (Electrical & Telecom shaft)
13	GD	1800 X 2100	GLASS DOOR
14	GD2	2000 X 2100	
15	FG	1200 X 2100	FIXED GLASS
16	FG1	2000 X 1200	FIXED GLASS
17	W	1200 X 1200	WINDOW
18	W1	1800 X 1200	WINDOW
19	W2	1400 X 1200	WINDOW
20	KW	1000 X 1200	KITCHEN WINDOW
21	EW1	1000 X 1200	STAIRCASE WINDOW
22	EW2	1000 X 1200	STAIRCASE WINDOW
23	V	600 X 600	VENTILATOR

Block :BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buiup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	45.54	0.00	45.54	32.73	0.00	12.81	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Eighth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Seventh Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Sixth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Fifth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Fourth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Third Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Second Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
First Floor	1322.31	330.94	986.37	32.73	12.81	0.00	0.10	0.00	0.00	940.73	940.73	05	0.00
Ground Floor	1328.34	190.32	1138.02	32.73	12.81	0.00	0.10	0.00	0.00	1092.38	1092.38	05	0.00
Basement First Floor	13051.30	62.21	13489.09	190.47	64.04	0.00	0.00	350.22	12620.47	363.89	363.89	00	447.17
Basement Second Floor	13960.36	80.08	13832.18	186.55	64.04	0.00	0.00	350.22	13006.44	324.93	324.93	00	408.31
Total:	40474.15	1969.67	39504.48	737.05	256.18	12.81	1.00	700.44	25626.91	11270.09	11270.09	58	855.38
Total Number of Same Blocks	1												
Total:	40474.15	1969.67	39504.48	737.05	256.18	12.81	1.00	700.44	25626.91	11270.09	11270.09	58	855

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buiup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	93.26	0.00	93.26	67.64	0.00	25.62	0.00	0.00	0.00	0.00	0.00	00
Ninth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Eighth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Seventh Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Sixth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fifth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fourth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Third Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Second Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
First Floor	2538.86	599.38	1939.48	67.64	25.62	0.00	0.10	1846.12	1846.12	12		
Ground Floor	2538.86	531.31	2007.55	67.64	25.62	0.00	0.10	1914.19	1914.19	10		
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		
Total Number of Same Blocks	1											
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		

Block :BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buiup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	92.16	0.00	92.16	66.54	0.00	25.62	0.00	0.00	0.00	0.00	0.00	00
Ninth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Eighth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Seventh Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Sixth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fifth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fourth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Third Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Second Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
First Floor	2632.62	629.51	2003.11	66.54	25.62	0.00	0.10	1930.80	1930.80	12		
Ground Floor	2632.62	561.83	2090.79	82.84	25.62	0.00	0.10	1982.23	1982.23	10		
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		
Total Number of Same Blocks	1											
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		

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 of other than Tenament
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	40474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	25626.91	11270.09	11270.09	58	855.38
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	0.00	0.00	19214.15	19214.15	118	0.00
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	0.00	0.00	20042.44	20042.44	118	0.00
Grand Total:	3	91824.53	12005.54	79819.99	2229.33	768.58	64.05	3.00	700.44	25626.91	50526.68	50526.68	294.00	855.38

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 7883600945
Kothanur Village, Uttarahalli Hobli, Bangalore, Bangalore.
a) Consist of 3in 2Basement + 1Ground + 9
for 1Ground + 9
for 1Ground + 9 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.2511.95 area reserved for car parking shall not be converted for any other purpose.
4.Licenses and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of a basement or storey, before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained e for
the site above 371.5cm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforesebecident occurring during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to
all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (EA& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX (Rule 9(a) Bye-law No. 2.6) under sub section 1V-X (i) to X).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. The structural safety of the building is to be certified by a registered structural engineer.
Subsection 3(b) of Bye-law 32
other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
22.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure
complete safety in respect of
fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A3/ADI19-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs .
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold himself responsible for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodoo) Letter No. LD/BEL/ET/07(3), dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7883600945, SYNO. 872, 873. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

SCALE 1:350

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: 25/03/2025	
PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PR/2/5/0125/25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 7883600945	
Nature of Sanction: NEW	City Survey No.: 872, 873	
Location: RING-II	Khata No.: (As per Khata Extract): 7883600945	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kothanur Village, Uttarahalli Hobli, Bangalore	
Zone: Bommanahalli		
Ward: Ward-194		
Planning District: 321-Kanjarapura		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	23668.62
Deduction for NetPot Area		
Surrender Free of Cost		1718.01
Total :		1718.01
NET AREA OF PLOT	(A-Deductions)	21950.62
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		1718.01
Amenity Area		1191.00
Total :		2909.01
BALANCE AREA OF PLOT	(A-Deductions)	20759.62
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		11417.79
Proposed Coverage Area (25.22 %)		5236.35
Achieved Net coverage area (25.22 %)		5236.35
Balance coverage area left (29.78 %)		6181.44
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		50574.65
Total Perm. FAR area (2.25)		50574.65
Residential FAR (100.00%)		50526.63
Proposed FAR Area		50526.63
Achieved Net FAR Area (2.25)		50526.63
Balance FAR Area (0.00)		48.02
BUILT UP AREA CHECK		
Proposed Built Area		79819.99
Substructure Area Add in BUA (Layout Lvl)		113.50
Achieved BuiltUp Area		79932.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	58	-		
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-		
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-		
	Total :			-	-	-	294	519		

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	294	4942.50	489	9727.75
Visitor's Car Parking	30	412.50	30	412.50
Total Car	324	4455.00	519	7139.25
Two/Wheeler	-	412.50	0	0.00
Other Parking	-	-	-	18581.31
Total :		4867.50		25721.56

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SOBHA LIMITED REP BY AUTHORISED SIGNATORY LAKSHMAN VENKATESAN Sarjapur Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur post, Bangalore

©SobhaLimited

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
K.Geetha Sobha Limited, Sobha Corporate Office, Sarjapur - Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur Post BCC/BL-3.2.3/A-5585/93-94

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7883600945, SYNO. 872, 873. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

DRAWING TITLE :
(BLOCK : 1 2 & 3)
SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING (BOMMANAHALLI)

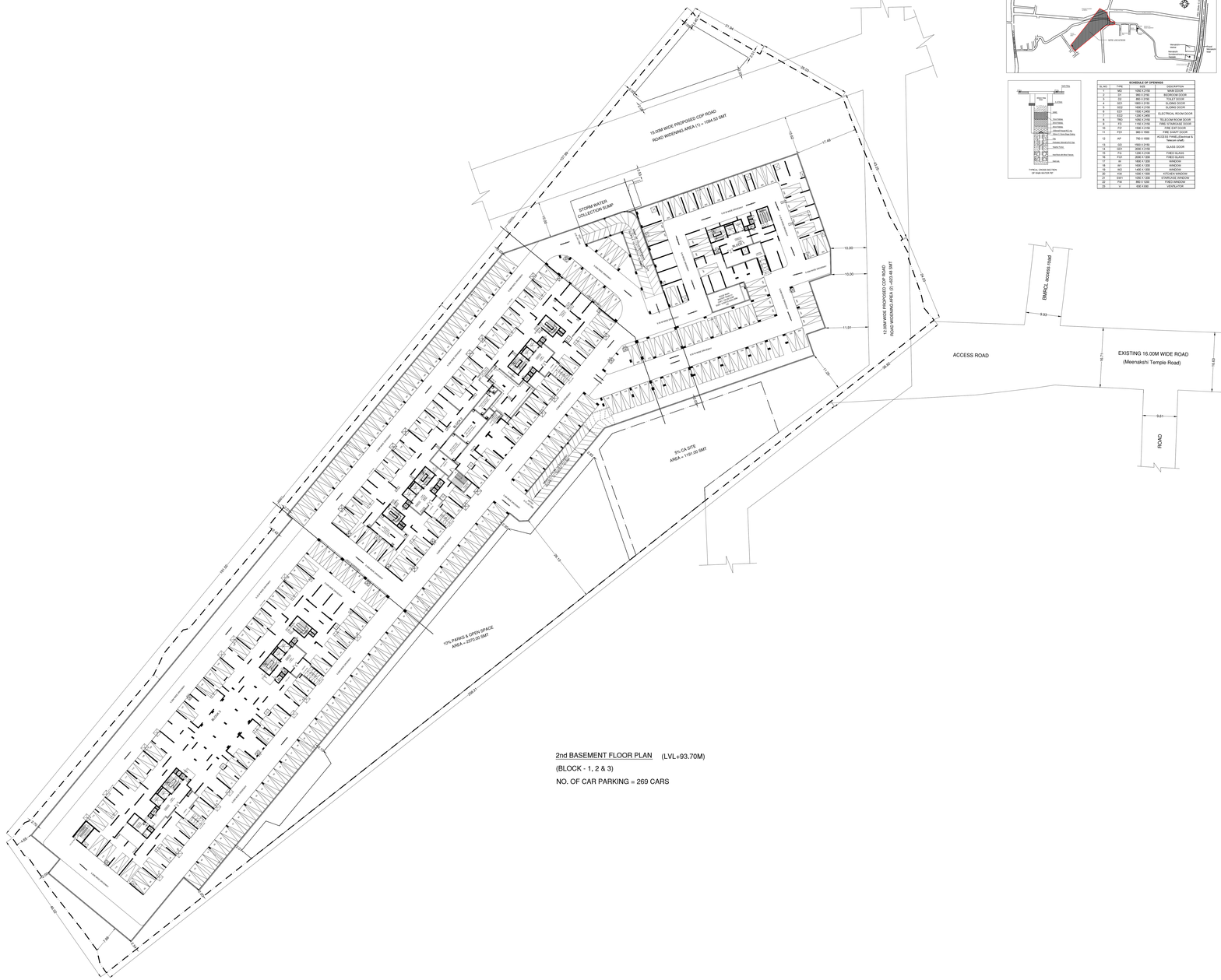
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

BOMMANAHALLI

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

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

UserDefinedMetric (900.00 x 1600.00MM)



SITE LAYOUT PLAN

SCHEDULE OF OPENINGS

SL NO	TYPE	SIZE	DESCRIPTION
1	MD	1050 X 2100	MAIN DOOR
2	BD	1050 X 2100	BEDROOM DOOR
3	TD	900 X 2100	TOILET DOOR
4	SDV	1800 X 2100	SLIDING DOOR
5	SDV	1200 X 2100	SLIDING DOOR
6	ED	1000 X 2400	ELECTRICAL ROOM DOOR
7	ED2	1200 X 2400	
8	TRD	1000 X 2100	TELECOM ROOM DOOR
9	FD	1150 X 2100	FIRE STAIRCASE DOOR
10	SDV	2000 X 2100	SLIDING DOOR
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16	FGV	2000 X 1200	FIXED GLASS
17	W	1200 X 1200	WINDOW
18	WV	1400 X 1200	WINDOW
19	WW	1400 X 1200	WINDOW
20	KW	1000 X 1200	KITCHEN WINDOW
21	EWV	1000 X 1200	EVAPORAIVE WINDOW
22	W	1200 X 1200	WINDOW - LOUVERS
23	A	600 X 600	LOUVELATOR

Block :BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	45.54	0.00	45.54	32.73	0.00	12.81	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	1279.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Eighth Floor	1279.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Seventh Floor	1279.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Sixth Floor	1279.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Fifth Floor	1279.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Fourth Floor	1279.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Third Floor	1279.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Second Floor	1279.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
First Floor	1279.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Ground Floor	1322.31	335.94	986.37	32.73	12.81	0.00	0.10	0.00	0.00	940.73	940.73	05	0.00
Basement First Floor	1328.34	190.32	1138.02	32.73	12.81	0.00	0.10	0.00	0.00	1092.38	1092.38	05	0.00
Basement Second Floor	13051.30	62.21	13489.09	190.47	64.04	0.00	0.00	350.22	12620.47	363.89	363.89	00	447.17
Total:	40474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	26526.91	11270.09	11270.09	58	855.38
Total Number of Same Blocks	1												
Total:	40474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	26526.91	11270.09	11270.09	58	855

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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	Substructure	Resi.				
Terrace Floor	93.26	0.00	93.26	67.64	0.00	25.62	0.00	0.00	0.00	0.00	0.00	00
Ninth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Eighth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Seventh Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Sixth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fifth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fourth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Third Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Second Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
First Floor	2538.86	599.38	1939.48	67.64	25.62	0.00	0.10	1846.12	1846.12	12		
Ground Floor	2538.86	531.31	2007.55	67.64	25.62	0.00	0.10	1914.19	1914.19	10		
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		
Number of Same Blocks	1											
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		

Block :BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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	Substructure	Resi.				
Terrace Floor	92.16	0.00	92.16	66.54	0.00	25.62	0.00	0.00	0.00	0.00	0.00	00
Ninth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Eighth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Seventh Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Sixth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fifth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fourth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Third Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Second Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
First Floor	2632.62	629.51	2003.11	66.54	25.62	0.00	0.10	1930.85	1930.85	12		
Ground Floor	2632.62	561.83	2090.79	82.84	25.62	0.00	0.10	1982.23	1982.23	10		
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		
Total Number of Same Blocks	1											
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		

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	SubStructure	Ramp	Parking	Resi.			
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	40474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	26526.91	11270.09	11270.09	58	855.38
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	0.00	0.00	19214.15	19214.15	118	0.00
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	0.00	0.00	20042.44	20042.44	118	0.00
Grand Total:	3	91824.53	12005.54	79819.99	2229.33	768.58	64.05	3.00	700.44	26526.91	50526.68	50526.68	294.00	855.38

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 7883600945
Kothanur Village, Uttarahalli Hobli, Bangalore, Bangalore.
a) Consist of 1br -2Basement + 1Ground + 9
for 1Ground + 9 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.2517.95 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 license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of the summer structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained a for
the site above 371.5qm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseh incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to
all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Rule No.32 IV (Bye-law No. 33) under sub section IV-E (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. Seismic zone-II (Vide clause 5 by a registered structural engineer.
Soil bearing capacity 1MPa and type of
other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
22.The applicant should provide solar water heaters as per bbmp 17.of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall provide two mock â€" trials in the building one before the onset of summer and another during the summer and assure
complete safety in respect of
fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold themselves responsible for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodoo) Letter No. LD/BLET/07/13, dated: 01-04-2013)
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7883600945, SYNO. 87/2, 87/3. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

SCALE 1:350

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: 25/03/2025	
PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PR/2/587/25/25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposed Type: Building Permission	Plot/Sub Plot No.: 7883600945	
Nature of Sanction: NEW	City Survey No.: 87/2, 87/3	
Location: RING-II	Khata No.: (As per Khata Extract): 7883600945	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kothanur Village, Uttarahalli Hobli, Bangalore	
Zone: Bommanahalli		
Ward: Ward-194		
Planning District: 321-Kanjarapura		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	23668.62
Deduction for NetPol Area		
Surrender Free of Cost		1718.01
Total :		1718.01
NET AREA OF PLOT	(A-Deductions)	21950.62
Deduction for Balance Pol Area		
RW Area surrendered Free of Cost		1718.01
Amenity Area		1191.00
Total :		2909.01
BALANCE AREA OF PLOT	(A-Deductions)	20759.62
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		11417.79
Proposed Coverage Area (25.22 %)		5236.35
Achieved Net coverage area (25.22 %)		5236.35
Balance coverage area left (29.78 %)		6181.44
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		50574.65
Total Perm. FAR area (2.25)		50574.65
Residential FAR (100.00%)		50526.63
Proposed FAR Area		50526.63
Achieved Net FAR Area (2.25)		50526.63
Balance FAR Area (0.00)		48.02
BUILT UP AREA CHECK		
Proposed BuiltUp Area		79819.99
Substructure Area Add in BUA (Layout Lvl)		113.39
Achieved BuiltUp Area		79932.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Reqd.	Prop.		
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	58	-			
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-			
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-			
Total :				-	-	-	294	519			

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved.	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	294	4942.50	489	9727.75
Visitor's Car Parking	30	412.50	30	412.50
Total Car	324	4455.00	519	7139.25
Two/Wheeler	-	412.50	0	0.00
Other Parking	-	-	-	18581.31
Total		4867.50		25721.56

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S SOBHA LIMITED REP BY AUTHORISED SIGNATORY LAKSHMAN VENKATESAN Sarjapur Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur post, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
K.Geetha Sobha Limited, Sobha Corporate Office, Sarjapur - Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur Post BCC/BL-3.2.3/A-5585/93-94

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7883600945, SYNO. 87/2, 87/3. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

DRAWING TITLE :
(BLOCK - 1, 2 & 3)
2nd BASEMENT FLOOR PLAN.

SHEET NO : 2

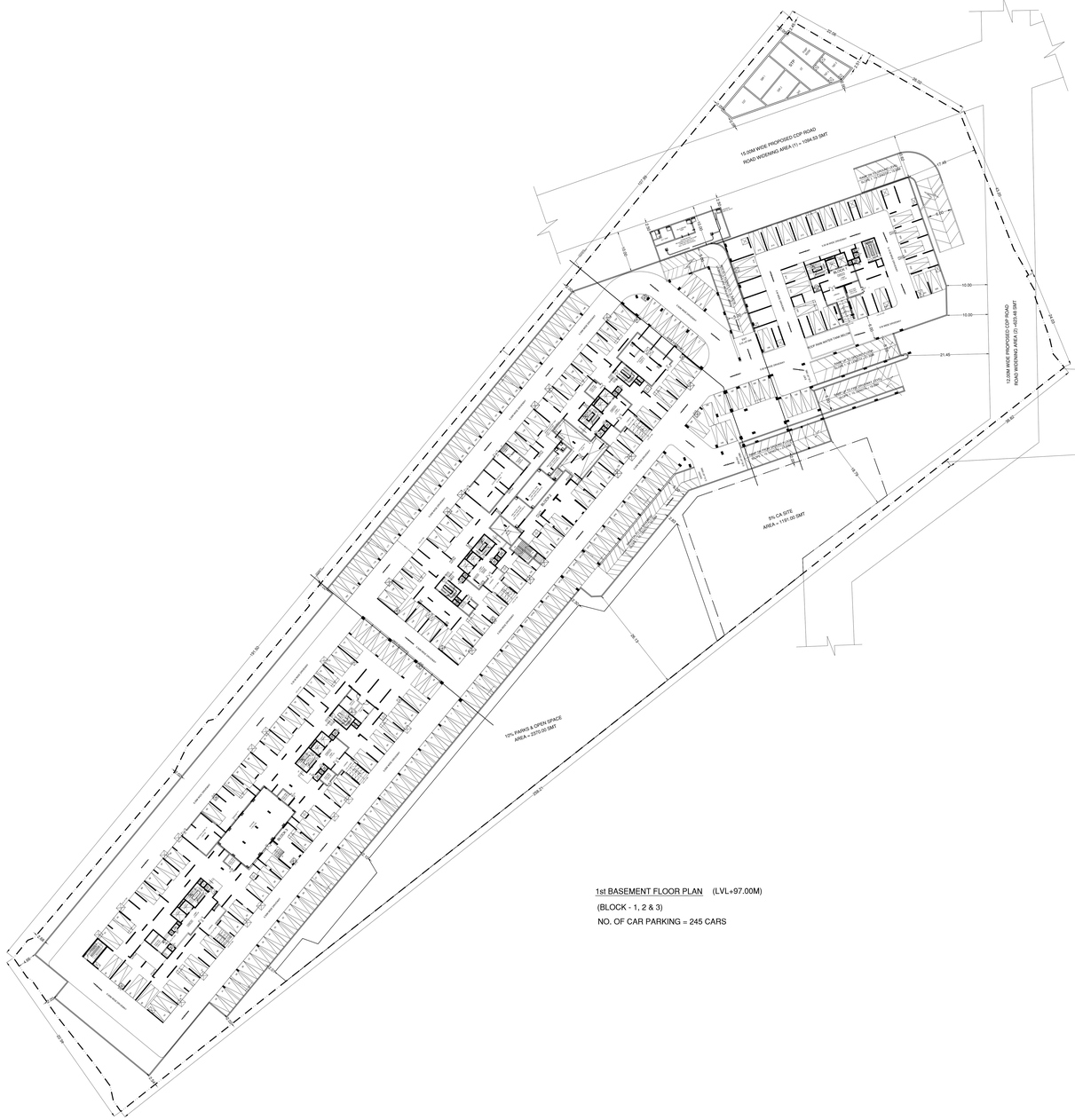
SANCTIONING AUTHORITY :

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.

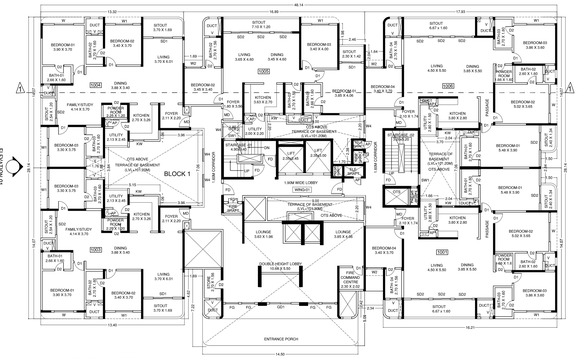
BOMMANAHALLI

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

UserDefinedMetric (900.00 x 1600.00MM)


15.00M WIDE PROPOSED CDP ROAD
ROAD WIDENING AREA (T) = 1094.83 SMT
12.00M WIDE PROPOSED CDP ROAD
ROAD WIDENING AREA (T) =825.46 SMT
ACCESS ROAD
EXISTING 16.00M WIDE ROAD
(Meenakshi Temple Road)
BMRCL access road
ROAD
5% CA SITE
AREA = 1191.00 SMT
10% PARKING & OPEN SPACE
AREA = 2370.00 SMT
RAMP
RAMP
RAMP

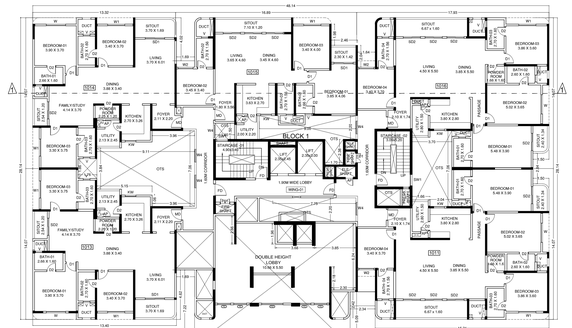
GROUND FLOOR PLAN (LVL+101.20M)
NO. OF SURFACE PARKING = 05 CARS
NO. OF UNITS = 05 UNITS (BLOCK - 1) (WING - 1)
NO. OF UNITS = 10 UNITS (BLOCK - 2) (WING - 2&3)
NO. OF UNITS = 10 UNITS (BLOCK - 3) (WING - 4&5)
NO. OF UNITS = 25 UNITS
STORM WATER COLLECTION SUMP BELOW
16.00M WIDE PROPOSED CDP ROAD
ROAD WIDENING AREA (+) = 1994.59 SMT
12.00M WIDE PROPOSED CDP ROAD
ROAD WIDENING AREA (+) = 1437.00 SMT
ACCESS ROAD
EXISTING 16.00M WIDE ROAD
(Meenakshi Temple Road)
BWSCL access road
SITE BELOW
OCCUPANCY SHED AREA = 180.12SMT
SITE ENTRANCE
SITE EXIT
OPEN SPACE AREA = 1297.00 SMT
OPEN SPACE AREA = 1297.00 SMT
OPEN SPACE AREA = 1297.00 SM



(BLOCK - 1) (WING - 1)

GROUND FLOOR PLAN (LVL+101.20M)

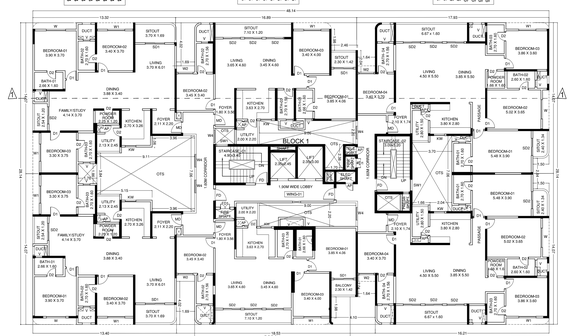
NO. OF UNITS = 05 UNITS



(BLOCK - 1) (WING - 1)

1st FLOOR PLAN (LVL+104.18M)

NO. OF UNITS = 05 UNITS

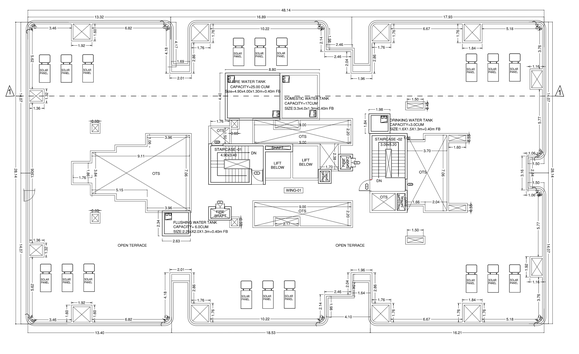


(BLOCK - 1) (WING - 1)

TYPICAL 2nd TO 9th FLOOR PLAN

(LVL+107.16M) TO (LVL+128.02M)

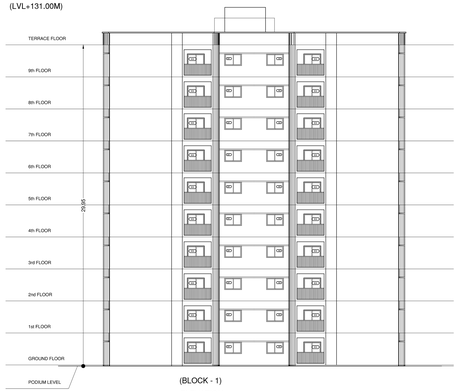
NO. OF UNITS (8X6) = 48 UNITS



(BLOCK - 1) (WING - 1)

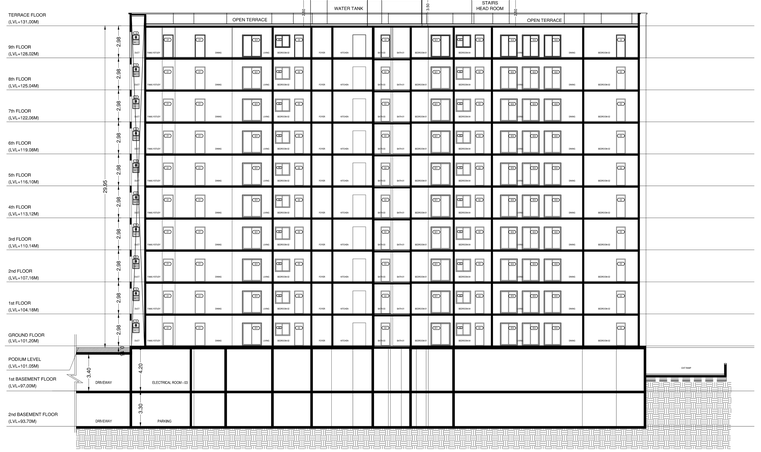
TERRACE FLOOR PLAN

(LVL+131.00M)



(BLOCK - 1)

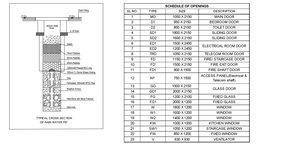
ELEVATION



(BLOCK - 1) (WING - 1)

SECTION @ '1-1'

SITE LAYOUT PLAN



SCHEDULE OF OPENINGS			
SL NO	TYPE	SIZE	DESCRIPTION
1	MD	1000 X 2100	MAIN DOOR
2	BD	900 X 2100	BEDROOM DOOR
3	TD	800 X 2100	TOILET DOOR
4	SDD	1800 X 2100	SLIDING DOOR
5	SD	1200 X 2100	SLIDING DOOR
6	ED	1000 X 2400	ELECTRICAL ROOM DOOR
7	ESD	1200 X 2400	ESD
8	TRD	1000 X 2100	TELECOM ROOM DOOR
9	FD	1150 X 2100	FIRE STAIRCASE DOOR
10	FSD	1800 X 2100	FIRE SLIDING DOOR
11	FDD	900 X 1950	FIRE SHAFT DOOR
12	AP	750 X 1500	ACCESS PANEL (Electrical & Telecom shaft)
13	GD	1800 X 2100	GLASS DOOR
14	GDD	2000 X 2100	GLASS DOOR
15	FG	1200 X 2100	FIXED GLASS
16	FGD	2000 X 1200	FIXED GLASS
17	W	1200 X 1200	WINDOW
18	WD	1800 X 1200	WINDOW
19	KW	1500 X 1200	KITCHEN WINDOW
20	SWD	1800 X 1200	STAIRCASE WINDOW
21	VD	1000 X 1200	VENTILATION DUCT
22	V	600 X 600	LOUVOLATOR

Block :BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buiup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	45.54	0.00	45.54	32.73	0.00	12.81	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Eighth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Seventh Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Sixth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Fifth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Fourth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Third Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Second Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
First Floor	1322.31	335.94	986.37	32.73	12.81	0.00	0.10	0.00	0.00	940.73	940.73	05	0.00
Ground Floor	1328.34	190.32	1138.02	32.73	12.81	0.00	0.10	0.00	0.00	1092.38	1092.38	05	0.00
Basement First Floor	13051.30	62.21	13489.09	190.47	64.04	0.00	0.00	0.00	350.22	12920.47	363.89	00	447.17
Second Floor	13960.26	80.08	13832.18	186.55	64.04	0.00	0.00	0.00	350.22	13006.44	324.93	00	408.31
Total	43474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	2626.91	11270.09	11270.09	58	855.38
Total Number of Same Blocks	1												
Total:	43474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	2626.91	11270.09	11270.09	58	855

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buiup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	93.26	0.00	93.26	67.64	0.00	25.62	0.00	0.00	0.00	0.00	0.00	00
Ninth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Eighth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Seventh Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Sixth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fifth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fourth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Third Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Second Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
First Floor	2538.86	589.38	1934.48	67.64	25.62	0.00	0.10	1846.12	1846.12	12		
Ground Floor	2538.86	531.31	2007.55	67.64	25.62	0.00	0.10	1914.19	1914.19	10		
Total	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		
Number of Same Blocks	1											
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		

Block :BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buiup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	92.16	0.00	92.16	66.54	0.00	25.62	0.00	0.00	0.00	0.00	0.00	00
Ninth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Eighth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Seventh Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Sixth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fifth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fourth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Third Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Second Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
First Floor	2632.62	629.51	2023.11	66.54	25.62	0.00	0.10	1930.80	1930.80	12		
Ground Floor	2632.62	561.83	2090.79	82.84	25.62	0.00	0.10	1982.23	1982.23	10		
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		
Total Number of Same Blocks	1											
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		

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 Tenament
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	45474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	2626.91	11270.09	11270.09	58	855.38
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	0.00	0.00	19214.15	19214.15	118	0.00
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	0.00	0.00	20042.44	20042.44	118	0.00
Grand Total:	3	91824.53	12005.54	79819.99	2229.33	768.58	64.05	3.00	700.44	2626.91	50526.68	50526.68	294.00	855.38

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 7863600945 Kothanur Village, Uttarahalli Hobli, Bangalore, Bangalore.

a) Consist of 1nr :Basement + 1Ground + 9 flr :1Ground + 9

nr :1Ground + 9 UF only

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

3.2517.95 area reserved for car parking shall not be converted for any other purpose.

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

5.On completion of foundation or footings before erection of walls on the foundation and in the case of the summer structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for

the site above 371.Sqm.

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

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

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

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

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

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

all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX (Bye-law No. 3.8) under sub section IV-A (iv) to (x).

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

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

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

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. Seismic zone-II, wind speed 39 m/s as per basic

Soil bearing capacity 200 kn/sq.mt.

other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 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 waste shall be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

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

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

30.The Owner / Association of the building shall contribute towards Asst mock â€" trues in the building , one before the onset of summer and another during the summer and assure

complete safety in respect of

fire hazards.

Note:

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

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

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

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

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

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

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/3/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs .

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

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

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

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

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

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold himself responsible for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housetage Hoodkey) Letter No. LG/356/LET/2013, dated 01-04-2013)

1.Registration of

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

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

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

4.I 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: 25/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/JS/0125/25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 7863600945
Nature of Sanction: NEW	City Survey No.: 8/12, 8/13
Location: RING-II	Khata No.: (As per Khata Extract): 7863600945
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kothanur Village, Uttarahalli Hobli, Bangalore
Zone: Bommanahalli	
Ward: Ward-198	
Planning District: 321-Vijayapura	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 23668.62
Deduction for NetPlot Area	
Surrender Free of Cost	1718.01
Total:	1718.01
NET AREA OF PLOT	(A-Deductions) 21950.62
Deduction for Balance Plot Area	
RW Area surrendered Free of Cost	1718.01
Amenity Area	1181.00
Total:	2909.01
BALANCE AREA OF PLOT	(A-Deductions) 20759.62
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	11417.79
Proposed Coverage Area (25.22 %)	5236.35
Achieved Net coverage area (25.22 %)	5236.35
Balance coverage area left (29.78 %)	6181.44
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	50574.65
Total Perm. FAR area (2.25)	50574.65
Residential FAR (100.00%)	50526.63
Proposed FAR Area	50526.63
Achieved Net FAR Area (2.25)	50526.63
Balance FAR Area (0.00)	48.02
BUILT-UP AREA CHECK	
Proposed Built-Up Area	79819.99
Substructure Area Add in BUA (Layout Lvl)	113.39
Achieved BuiltUp Area	79932.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	58	-	
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-	
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-	
Total :				-	-	-	294	519	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	294	4042.50	489	6723.75
Visitor's Car Parking	30	412.50	30	412.50
Total Car	324	4455.00	519	7136.25
Twn/Wheeler	-	412.50	0	0.00
Other Parking	-	-	-	18581.70
Total		4867.50		25717.95

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SOBHA LIMITED REP BY AUTHORISED SIGNATORY LAKSHMAN VENKATESAN Sarjapur Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur post, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

K.Geetha Sobha Limited, Sobha Corporate Office, Sarjapur - Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur Post BCC/BL-3.2.3/A-5585/93-94

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7863600945, SYNO. 8/12, 8/13. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

DRAWING TITLE :

(BLOCK - 1) (WING - 1)
GROUND, 1st, TYPICAL 2nd TO 9th FLOOR PLAN, TERRACE FLOOR PLAN, SECTION & ELEVATION.

SHEET NO : 5

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR TOWN PLANNING BOMMANAHALLI

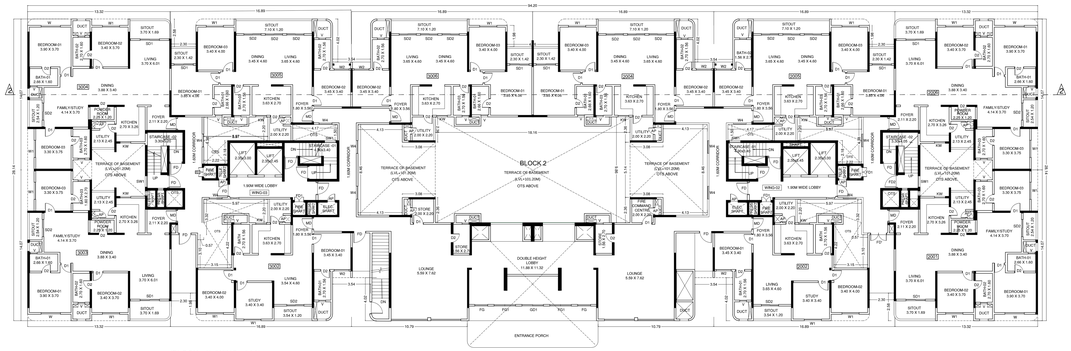
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

BOMMANAHALLI

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

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

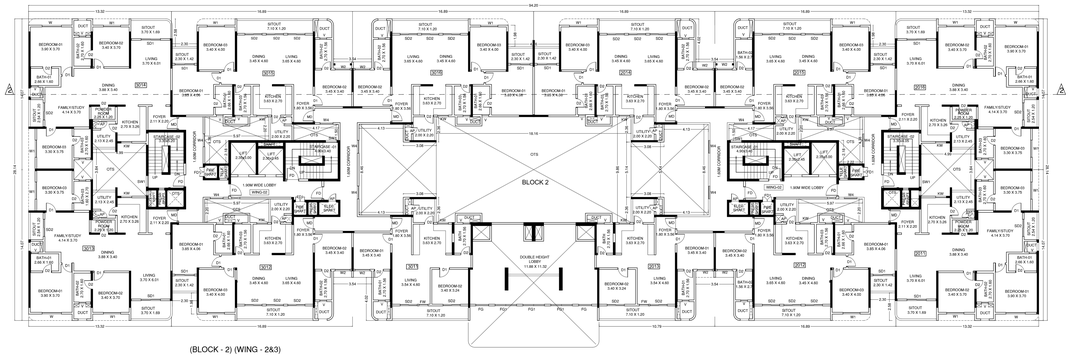
UserDefinedMetric (900.00 x 1600.00MM)



(BLOCK - 2) (WING - 2&3)

GROUND FLOOR PLAN (LVL+101.20M)

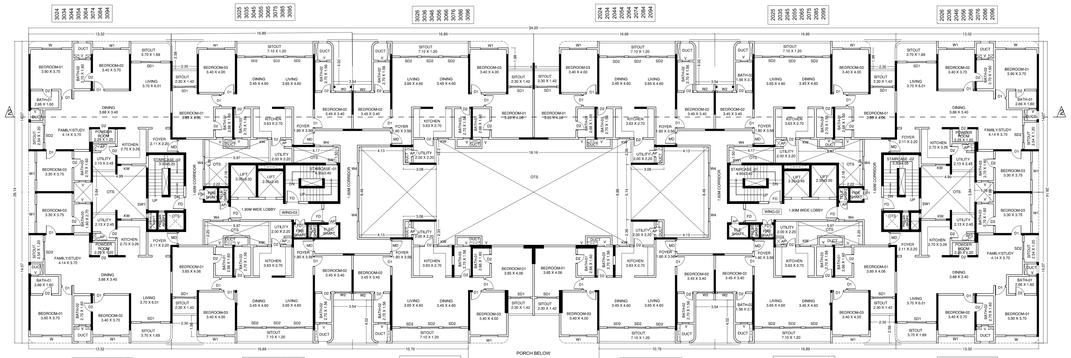
NO. OF UNITS = 10 UNITS



(BLOCK - 2) (WING - 2&3)

1st FLOOR PLAN (LVL+104.18M)

NO. OF UNITS = 12 UNITS



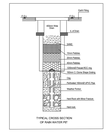
(BLOCK - 2) (WING - 2&3)

TYPICAL 2nd TO 9th FLOOR PLAN

(LVL+107.16M) TO (LVL+128.02M)

NO. OF UNITS (8X12) = 96 UNITS

UserDefinedMetric (900.00 x 1600.00MM)



SCHEDULE OF OPENINGS			
SL NO	TYPE	SIZE	DESCRIPTION
1	MD	1050 X 2100	MAIN DOOR
2	SD	900 X 2100	BEDROOM DOOR
3	TD	800 X 2100	TOILET DOOR
4	SDV	1800 X 2100	SLIDING DOOR
5	SDV	1500 X 2100	SLIDING DOOR
6	ED	1525 X 2400	ELECTRICAL ROOM DOOR
7	ED2	1200 X 2400	
8	TRD	1050 X 2100	TELECOM ROOM DOOR
9	FD	1150 X 2100	FIRE STAIRCASE DOOR
10	FD	1150 X 2100	FIRE LIFT DOOR
11	FSD	900 X 1950	FIRE SHAFT DOOR
12	APT	750 X 1500	ACCESS PANEL (Electrical & Telecom shaft)
13	GD	1800 X 2100	
14	GDO	2000 X 2100	GLASS DOOR
15	FD	1200 X 2100	FIXED GLASS
16	FSD	2000 X 1200	FIXED GLASS
17	W1	1200 X 1200	WINDOW
18	W2	1500 X 1200	WINDOW
19	W3	1400 X 1200	WINDOW
20	KW	1500 X 1200	KITCHEN WINDOW
21	SW1	1050 X 1200	STAIRCASE WINDOW
22	SW2	1200 X 1200	STAIRCASE WINDOW
23	V	600 X 600	VENTILATOR

Block :BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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.)	Carpet Area other than Tenament
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	45.54	0.00	45.54	32.73	0.00	12.81	0.00	0.00	0.00	0.00	0.00	00	00	0.00
Ninth Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	0.00	1068.52	1068.52	96	0.00
Eighth Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	0.00	1068.52	1068.52	96	0.00
Seventh Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	0.00	1068.52	1068.52	96	0.00
Sixth Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	0.00	1068.52	1068.52	96	0.00
Fifth Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	0.00	1068.52	1068.52	96	0.00
Fourth Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	0.00	1068.52	1068.52	96	0.00
Third Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	0.00	1068.52	1068.52	96	0.00
Second Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	0.00	1068.52	1068.52	96	0.00
First Floor	1322.31	335.94	986.37	32.73	12.81	0.00	0.10	0.00	0.00	0.00	940.73	940.73	05	0.00
Ground Floor	1328.34	190.32	1138.02	32.73	12.81	0.00	0.10	0.00	0.00	0.00	1092.38	1092.38	05	0.00
Basement First Floor	13051.30	62.21	13489.09	190.47	64.04	0.00	0.00	0.00	350.22	12620.47	363.89	363.89	00	447.17
Basement Second Floor	13960.36	60.08	13932.18	186.55	64.04	0.00	0.00	0.00	350.22	13006.44	324.93	324.93	00	408.31
Total:	40474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	26026.91	11270.09	11270.09	58	855.38	
Total Number of Same Blocks	1													
Total:	40474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	26026.91	11270.09	11270.09	58	855	

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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	Substructure	Ramp	Parking	Resi.		
Terrace Floor	93.26	0.00	93.26	67.64	0.00	25.62	0.00	0.00	0.00	0.00	0.00	00	
Ninth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12			
Eighth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12			
Seventh Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12			
Sixth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12			
Fifth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12			
Fourth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12			
Third Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12			
Second Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12			
First Floor	2538.86	599.38	1939.48	67.64	25.62	0.00	0.10	1846.12	1846.12	12			
Ground Floor	2538.86	531.31	2007.55	67.64	25.62	0.00	0.10	1914.19	1914.19	10			
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118			
Number of Same Blocks	1												
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118			

Block :BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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	Substructure	Ramp	Parking	Resi.		
Terrace Floor	92.16	0.00	92.16	66.54	0.00	25.62	0.00	0.00	0.00	0.00	0.00	00	
Ninth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12			
Eighth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12			
Seventh Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12			
Sixth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12			
Fifth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12			
Fourth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12			
Third Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12			
Second Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12			
First Floor	2632.62	629.51	2003.11	66.54	25.62	0.00	0.10	1930.80	1930.80	12			
Ground Floor	2632.62	561.83	2070.79	82.84	25.62	0.00	0.10	1982.23	1982.23	10			
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118			
Total Number of Same Blocks	1												
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118			

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 Tenament
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	40474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	26026.91	11270.09	11270.09	58	855.38
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	0.00	0.00	19214.15	19214.15	118	0.00
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	0.00	0.00	20042.44	20042.44	118	0.00
Grand Total:	3	91824.53	12005.54	79819.99	2229.33	768.58	64.05	3.00	700.44	26026.91	50526.68	50526.68	294.00	855.38

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 7883600645

Kothanur Village, Uttarahalli Hobli, Bangalore, Bangalore.

a) Consist of 1br -2Basement + 1Ground + 9

br -1Ground + 9

br -1Ground + 9 UF only

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

3.2517.95 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 license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

5.On completion of foundation or footings before erection of walls on the foundation and in the case of a basement or upper storey before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for

the site above 371.Sqm..

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

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

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

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

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains.

The debris shall be removed and transported to nearby dumping yard.

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

all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX (Bye-law No. 3.8) under sub section 9 of (Bye-law 9.1 to 3).

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

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

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

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

Suited on SBC, wind, earthquake and

other criteria boundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security man. Toilet shall also enhance 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 unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

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

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

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

complete safety in respect of

fire hazards.

Note:

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

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

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

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

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

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

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A7/ADI/19-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs .

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

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

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

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

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

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons(s) or damage occurred to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold himself responsible for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housetage Hoodkey) Letter No. LD/BLET/CR13, dated 01-04-2013)

1.Registration of

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

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

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

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

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7883600645, SYNO. 87/2, 87/3. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

SCALE 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained)

EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.20
	VERSION DATE: 25/03/2025
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/JS/0125/25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 7883600645
Nature of Sanction: NEW	City Survey No.: 87/2, 87/3
Location: RING-II	Khata No. (As per Khata Extract): 7883600645
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kothanur Village, Uttarahalli Hobli, Bangalore
Zone: Bommanahalli	
Ward: Ward-194	
Planning District: 321-Kanakapura	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum) (A)	23668.62
Deduction for NetPot Area	
Surrender Free of Cost	1718.01
Total :	1718.01
NET AREA OF PLOT (A-Deductions)	21950.62
Deduction for Balance Plot Area	
RW Area surrendered Free of Cost	1718.01
Amenity Area	1191.00
Total :	2909.01
BALANCE AREA OF PLOT (A-Deductions)	20759.61
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	11417.79
Proposed Coverage Area (29.22 %)	5236.35
Achieved Net coverage area (29.22 %)	5236.35
Balance coverage area left (29.78 %)	6181.44
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	50574.65
Total Perm. FAR area (2.25)	50574.65
Residential FAR (100.00%)	50526.63
Proposed FAR Area	50526.63
Achieved Net FAR Area (2.25)	50526.63
Balance FAR Area (0.00)	48.02
BUILT-UP AREA CHECK	
Proposed Built-up Area	79819.99
Substructure Area Add in BUA (Layout Lvl)	113.30
Achieved BuiltUp Area	79932.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	58	-	
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-	
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-	
Total :				-	-	-	294	519	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	294	4942.50	489	9727.75
Visitor's Car Parking	30	412.50	30	412.50
Total Car	324	5355.00	519	7139.25
TwoWheeler	412.50	5	0.00	
Other Parking	-	-	-	18581.70
Total :		4867.50		25317.95

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SOBHA LIMITED REP BY AUTHORISED SIGNATORY LAKSHMAN VENKATESAN Sarjapur Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur post, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

K Geetha Sobha Limited, Sobha Corporate Office, Sarjapur - Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur Post BCC/BL-3.2.3/A-5585/93-94

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7883600645, SYNO. 87/2, 87/3. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

DRAWING TITLE :

(BLOCK - 2) (WING - 2&3)

GROUND, 1st, TYPICAL 2nd TO 9th FLOOR PLAN.

SHEET NO : 6

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR TOWN PLANNING (EAST) BBMP

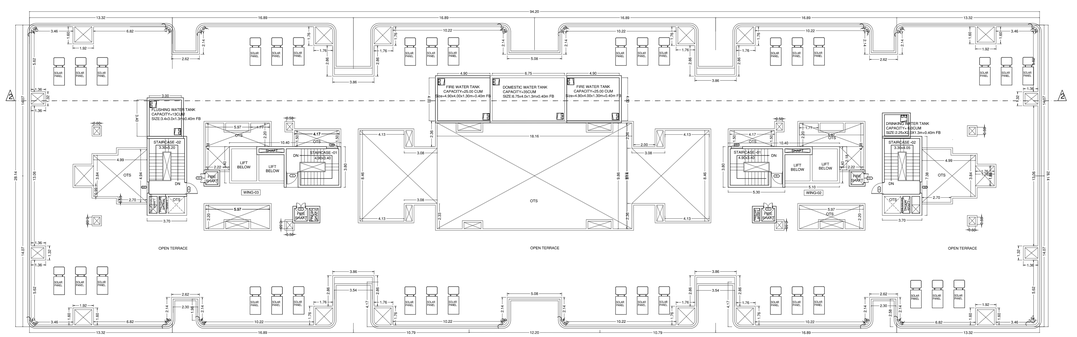
ASSTANT DIRECTOR

BOMMANAHALLI

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

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

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



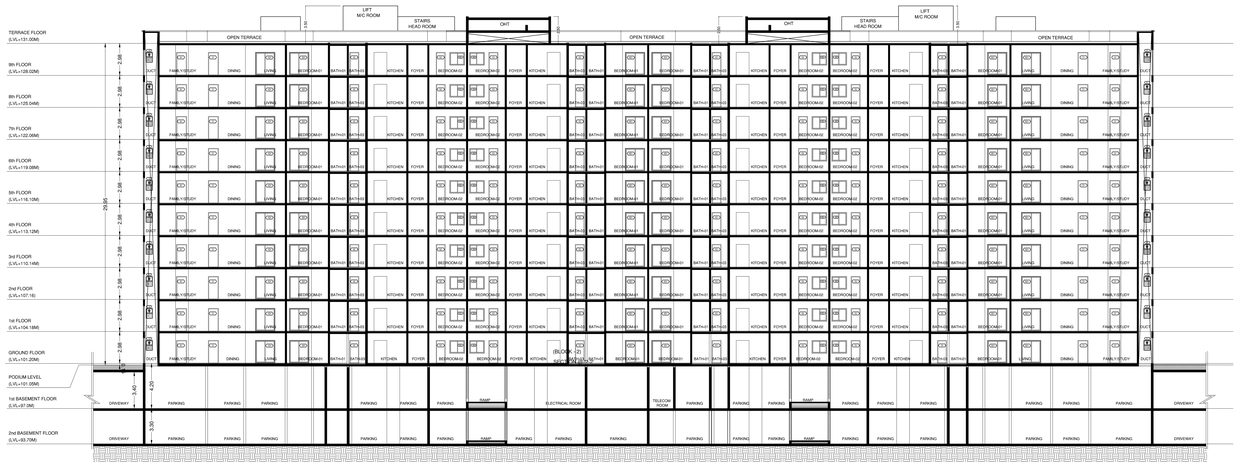
(BLOCK - 2) (WING - 2&3)

TERRACE FLOOR PLAN

(LVL+131.00M)

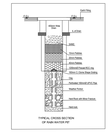
(BLOCK - 2)

ELEVATION



(BLOCK - 2)

SECTION @ '2-2'



SCHEDULE OF OPENINGS			
SL NO	TYPE	SIZE	DESCRIPTION
1	MD	1050 X 2100	MAIN DOOR
2	BD	900 X 2100	BEDROOM DOOR
3	TD	800 X 2100	TOILET DOOR
4	SDD	1800 X 2100	SLIDING DOOR
5	SD	1200 X 2100	SLIDING DOOR
6	ESD	1500 X 2400	ELECTRICAL ROOM DOOR
7	FSD	1200 X 2400	FIRE STAIRCASE DOOR
8	TSD	1000 X 2100	TELECOM ROOM DOOR
9	FD	1150 X 2100	FIRE STAIRCASE DOOR
10	FSD	1200 X 2100	FIRE STAIRCASE DOOR
11	FSD	900 X 1950	FIRE SHAFT DOOR
12	APT	750 X 1500	ACCESS PANEL (Electrical & Telecom shaft)
13	GD	1800 X 2100	GLASS DOOR
14	GDD	2000 X 2100	GLASS DOOR
15	FG	1200 X 2100	FIXED GLASS
16	FGV	2000 X 1200	FIXED GLASS
17	W	1200 X 1200	WINDOW
18	WV	1800 X 1200	WINDOW
19	WW	1800 X 1200	WINDOW
20	KW	1500 X 1200	KITCHEN WINDOW
21	SWV	1800 X 1200	STAIRCASE WINDOW
22	VW	1200 X 1200	VENTILATOR
23	V	600 X 600	LOUVOLITE

SITE LOCATION

Kempegowda International Airport

Yelahanka

Bangalore North City Corporation

Bangalore North

Bangalore Rural

Hesaraghatta Main Road

Jakkur Aerodrome

Block :BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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.)	Carpet Area of other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	45.54	0.00	45.54	32.73	0.00	12.81	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	1219.39	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Eighth Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Seventh Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Sixth Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Fifth Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Fourth Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Third Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
Second Floor	1279.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	06	0.00
First Floor	1322.31	330.94	986.37	32.73	12.81	0.00	0.10	0.00	0.00	940.73	940.73	05	0.00
Ground Floor	1328.34	190.32	1138.02	32.73	12.81	0.00	0.10	0.00	0.00	1092.38	1092.38	05	0.00
Basement First	13051.30	62.21	13489.09	190.47	64.04	0.00	0.00	0.00	350.22	12620.47	363.89	00	447.17
Second Floor	13960.36	80.08	13932.18	186.55	64.04	0.00	0.00	0.00	350.22	13006.44	324.93	00	408.31
Total:	40474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	2626.91	11270.09	11270.09	58	855.38
Total Number of Same Blocks	1												
Total:	40474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	2626.91	11270.09	11270.09	58	855

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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	Substructure	Resi.				
Terrace Floor	93.26	0.00	93.26	67.64	0.00	25.62	0.00	0.00	0.00	00		
Ninth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Eighth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Seventh Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Sixth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fifth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fourth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Third Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Second Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
First Floor	2538.86	599.38	1939.48	67.64	25.62	0.00	0.10	1846.12	1846.12	12		
Ground Floor	2538.86	531.31	2007.55	67.64	25.62	0.00	0.10	1914.19	1914.19	10		
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		
Total Number of Same Blocks	1											
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		

Block :BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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	Substructure	Resi.				
Terrace Floor	92.16	0.00	92.16	66.54	0.00	25.62	0.00	0.00	0.00	00		
Ninth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Eighth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Seventh Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Sixth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fifth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fourth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Third Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Second Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
First Floor	2632.62	629.51	2003.11	66.54	25.62	0.00	0.10	1930.85	1930.85	12		
Ground Floor	2632.62	561.83	2090.79	82.84	25.62	0.00	0.10	1982.23	1982.23	10		
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		
Total Number of Same Blocks	1											
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		

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 of other than Tenament
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	40474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	2626.91	11270.09	11270.09	58	855.38
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	25107.86	4866.85	20241.01	744.04	256.20	25.62		1.00	0.00	0.00	19214.15	19214.15	118	0.00
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	26242.52	5169.02	21073.50	748.24	256.20	25.62		1.00	0.00	0.00	20042.44	20042.44	118	0.00
Grand Total:	3	91824.53	12005.54	79819.99	2229.33	768.58	64.05		3.00	700.44	2626.91	50526.68	50526.68	294.00	855.38

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 7883600945 Kothanur Village, Uttarahalli Hobli, Bangalore, Bangalore.

a) Consist of 1br -2Basement + 1Ground + 9 fnr: 1Ground + 9 UF only

b) Consist of 1br -2Basement + 1Ground + 9 UF only

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

3.2517.95 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 licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

5.On completion of foundation or footings before erection of walls on the foundation and in the case of temporary structures before erecting the walls,the owner/s shall produce before the Authority a certificate of the site above 371.5rpm.

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

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

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

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

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

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

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

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IR' IV (Bye-law No. 3.8) under sub section IV-B (vi) & (x).

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

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

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

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

22.Steps / ramps in the case of buildings for the physically handicapped and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4€" 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

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

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

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

Note:

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

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

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

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

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

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

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/3/2019-20, Dated. 25-05-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs .

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

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

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

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

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

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / builder / GPA holder / developer shall hold responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodoo) Letter No. LO/BUILET/CR 73, dated: 01-04-2013)

1.Registration of

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

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

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

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

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7883600945, SYNO. 872, 873. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

SCALE : 1:150

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 25/03/2025
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/JS/181025/26	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 7883600945
Nature of Sanction: NEW	City Survey No.: 872, 873
Location: RING-II	Khata No. (As per Khata Extract): 7883600945
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kothanur Village, Uttarahalli Hobli, Bangalore
Zone: Bommanahalli	
Ward: Ward-194	
Planning District: 321-Kanakapura	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum) (A)	23668.62
Deduction for NetPlot Area	
Surrender Free of Cost	1718.01
Total:	1718.01
NET AREA OF PLOT (A-Deductions)	21950.62
Deduction for Balance Plot Area	
RW Area surrendered Free of Cost	1718.01
Amenity Area	1191.00
Total:	2909.01
BALANCE AREA OF PLOT (A-Deductions)	20759.62
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	11417.79
Proposed Coverage Area (25.22 %)	5236.35
Achieved Net coverage area (25.22 %)	5236.35
Balance coverage area left (29.78 %)	6181.44
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	50574.65
Total Perm. FAR area (2.25)	50574.65
Residential FAR (100.00%)	50526.63
Proposed FAR Area	50526.63
Achieved Net FAR Area (2.25)	50526.63
Balance FAR Area (0.00)	48.02
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	79819.99
Substructure Area Add in BUA (Layout Lvl)	113.39
Achieved BuiltUp Area	79932.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	58	-	
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-	
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-	
Total :				-	-	-	294	519	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	294	4042.50	489	9727.75
Visitor's Car Parking	30	412.50	30	412.50
Total Car	324	4455.00	519	7139.25
Two/Wheeler	-	412.50	0	0.00
Other Parking	-	-	-	18581.31
Total :		4867.50		25721.56

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SOBHA LIMITED REP BY AUTHORISED SIGNATORY LAKSHMAN VENKATESAN Sarjapur Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur post, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

K.Geetha Sobha Limited, Sobha Corporate Office, Sarjapur - Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur Post BCC/BL-3.2.3/A-5585/93-94

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7883600945, SYNO. 872, 873. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

DRAWING TITLE :

(BLOCK - 2) (WING - 2&3)

TERRACE FLOOR PLAN, SECTION & ELEVATION.

SHEET NO : 7

SANCTIONING AUTHORITY :

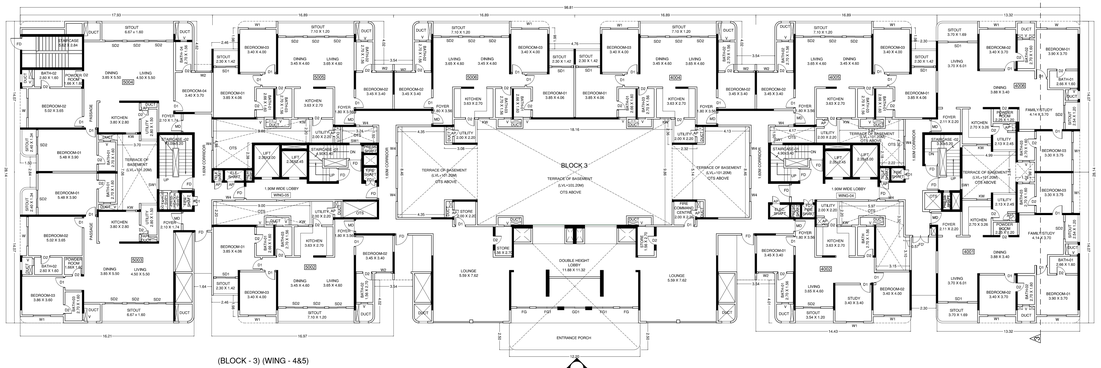
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

BOMMANAHALLI

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

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

UserDefinedMetric (900.00 x 1600.00MM)

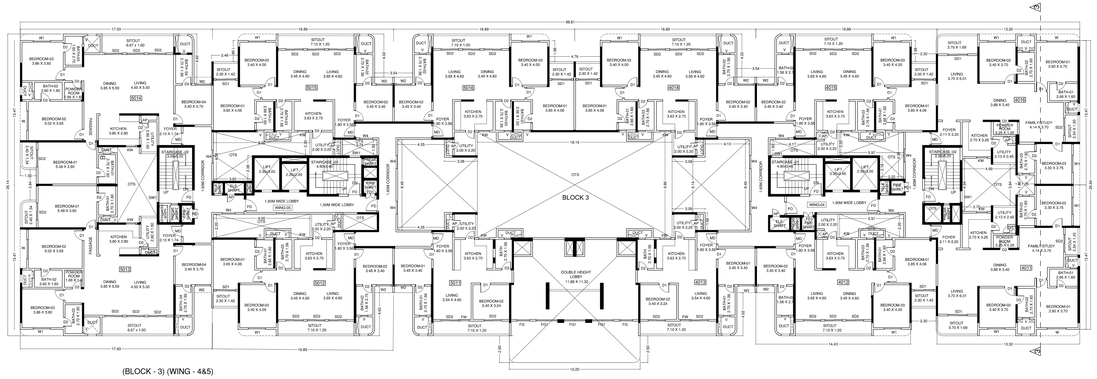


(BLOCK - 3) (WING - 4&5)

GROUND FLOOR PLAN (LVL+101.20M)

NO. OF UNITS = 10 UNITS

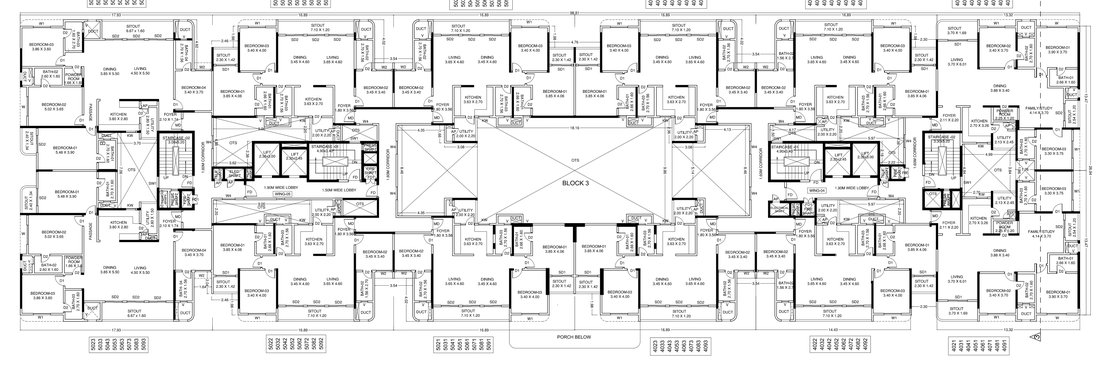
ELEVATION 03



(BLOCK - 3) (WING - 4&5)

1st FLOOR PLAN (LVL+104.18M)

NO. OF UNITS = 12 UNITS

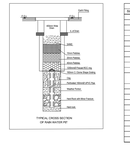


(BLOCK - 3) (WING - 4&5)

TYPICAL 2nd TO 9th FLOOR PLAN

(LVL+107.16M) TO (LVL+128.02M)

NO. OF UNITS (8X12) = 96 UNITS



SL NO	TYPE	SIZE	DESCRIPTION
1	MD	1050 X 2100	MAIN DOOR
2	BD	1050 X 2100	BEDROOM DOOR
3	TD	900 X 2100	TOILET DOOR
4	SDD	1800 X 2100	SLIDING DOOR
5	SD	1200 X 2100	SLIDING DOOR
6	ESD	1525 X 2400	ELECTRICAL ROOM DOOR
7	FD	1200 X 2400	FIRE DOOR
8	TRD	1000 X 2100	TELECOM ROOM DOOR
9	FD	1150 X 2100	FIRE STAIRCASE DOOR
10	FD	1200 X 2100	FIRE DOOR
11	FSD	900 X 1950	FIRE SHAFT DOOR
12	AP	750 X 1500	ACCESS PANEL(Electrical & Telecom shaft)
13	GD	1800 X 2100	GLASS DOOR
14	GSD	2000 X 2100	SLIDING GLASS DOOR
15	FG	1200 X 2100	FIXED GLASS
16	FGV	2000 X 1200	FIXED GLASS
17	W	1200 X 1200	WINDOW
18	WV	1400 X 1200	WINDOW
19	WW	1400 X 1200	WINDOW
20	KW	1000 X 1200	KITCHEN WINDOW
21	SWV	1050 X 1200	STAIRCASE WINDOW
22	VG	1000 X 1200	VENTILATOR
23	A	600 X 600	LOUVOLATOR

Block :BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	45.64	0.00	45.64	32.73	0.00	12.81	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Eighth Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Seventh Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Sixth Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Fifth Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Fourth Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Third Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Second Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
First Floor	1322.31	335.94	986.37	32.73	12.81	0.00	0.10	0.00	0.00	940.73	940.73	05	0.00
Ground Floor	1328.34	190.32	1138.02	32.73	12.81	0.00	0.10	0.00	0.00	1092.38	1092.38	05	0.00
Basement First	13051.30	62.21	13489.09	190.47	64.04	0.00	0.00	350.22	12620.47	363.89	363.89	00	447.17
Basement Second Floor	13960.36	60.08	13832.18	186.55	64.04	0.00	0.00	350.22	13006.44	324.93	324.93	00	498.31
Total:	43474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	25626.91	11270.09	11270.09	58	855.38
Total Number of Same Blocks	1												
Total:	43474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	25626.91	11270.09	11270.09	58	855

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.				
Terrace Floor	93.26	0.00	93.26	67.64	0.00	25.62	0.00	0.00	0.00	00		
Ninth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Eighth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Seventh Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Sixth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fifth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fourth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Third Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Second Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
First Floor	2538.86	559.38	1934.48	67.64	25.62	0.00	0.10	1846.12	1846.12	12		
Ground Floor	2538.86	531.31	2007.55	67.64	25.62	0.00	0.10	1914.19	1914.19	10		
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		
Number of Same Blocks	1											
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		

Block :BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.				
Terrace Floor	92.16	0.00	92.16	66.54	0.00	25.62	0.00	0.00	0.00	00		
Ninth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Eighth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Seventh Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Sixth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fifth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fourth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Third Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Second Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
First Floor	2632.62	629.51	2023.11	66.54	25.62	0.00	0.10	1930.80	1930.80	12		
Ground Floor	2632.62	561.83	2090.79	82.84	25.62	0.00	0.10	1982.23	1982.23	10		
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		
Total Number of Same Blocks	1											
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		

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 Tenament
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	45474.15	1969.67	38504.48	737.05	256.18	12.81	1.00	700.44	25626.91	11270.09	11270.09	58	855.38
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	0.00	0.00	19214.15	19214.15	118	0.00
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	0.00	0.00	20042.44	20042.44	118	0.00
Grand Total:	3	916244.53	12005.54	79818.99	2229.33	768.58	64.05	3.00	700.44	25626.91	50526.68	50526.68	294.00	855.38

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 7883600945

Kothanur Village, Uttarahalli Hobli, Bangalore, Bangalore.

a) Consist of 1nr. 2Basement + 1Ground + 9

for 1Ground + 9

1nr 1Ground + 9 UF only

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

3.2517.95 area reserved for car parking shall not be converted for any other purpose.

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

5.On completion of foundation or footings before erection of walls on the foundation and in the case of a basement or lower storey before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtane d for

the site above 371.5qm..

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

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

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

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

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

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

all the tenants and occupants.

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

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

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

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

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed 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 (Bye-law No. 3.8) under sub section IV-A (a) to (k).

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

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

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

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake. Structural safety of building shall be certified by a registered structural engineer before commencing the construction work and shall submit at the time of application for building licence.

other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

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

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

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

complete safety in respect of

fire hazards.

Note:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold themselves responsible for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housetaap Hoodina) Letter No. LD/BLET/7/2013, dated: 01-04-2013 :

1.Registration of

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

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

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

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

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7883600945, SYNO. 87/2, 87/3. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

SCALE : 1:150

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.20
	VERSION DATE: 25/03/2025
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/2507/25/25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 7883600945
Nature of Sanction: NEW	City Survey No.: 87/2, 87/3
Location: RING-II	Khata No. (As per Khata Extract): 7883600945
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kothanur Village, Uttarahalli Hobli, Bangalore
Zone: Bommanahalli	
Ward: Ward-198	
Planning District: 321-Kanakapura	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum) (A)	23668.62
Deduction for NetPot Area	
Surrender Free of Cost	1718.01
Total :	1718.01
NET AREA OF PLOT (A-Deductions)	21950.62
Deduction for Balance Pot Area	
RW Area surrendered Free of Cost	1718.01
Amenity Area	1191.00
Total :	2909.01
BALANCE AREA OF PLOT (A-Deductions)	20759.62
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	11417.79
Proposed Coverage Area (25.22 %)	5236.35
Achieved Net coverage area (25.22 %)	5236.35
Balance coverage area left (29.78 %)	6181.44
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	50574.65
Total Perm. FAR area (2.25)	50574.65
Residential FAR (100.00%)	50526.63
Proposed FAR Area	50526.63
Achieved Net FAR Area (2.25)	50526.63
Balance FAR Area (0.00)	48.02
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	79818.99
Substructure Area Add in BUA (Layout Lvl)	113.30
Achieved BuiltUp Area	79932.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	58	-	
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-	
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-	
Total :				-	-	-	294	519	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	294	4942.50	489	9727.75
Visitor's Car Parking	30	412.50	30	412.50
Total Car	324	4455.00	519	7139.25
TwoWheeler	0	412.50	0	0.00
Other Parking	-	-	-	18581.51
Total	4867.50			25717.95

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SOBHA LIMITED(BY ITS AUTHORISED SIGNATORY LAKSHMAN VENKATESAN Sarjapur Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur post, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

K.Geetha Sobha Limited, Sobha Corporate Office, Sarjapur - Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur Post BCC/BL-3.2.3/A-5585/93-94

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7883600945, SYNO. 87/2, 87/3. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

DRAWING TITLE :

(BLOCK - 3) (WING - 4&5)
GROUND, 1st, TYPICAL 2nd TO 9th FLOOR PLAN.

SHEET NO : 8

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING (BOMMANAHALLI)

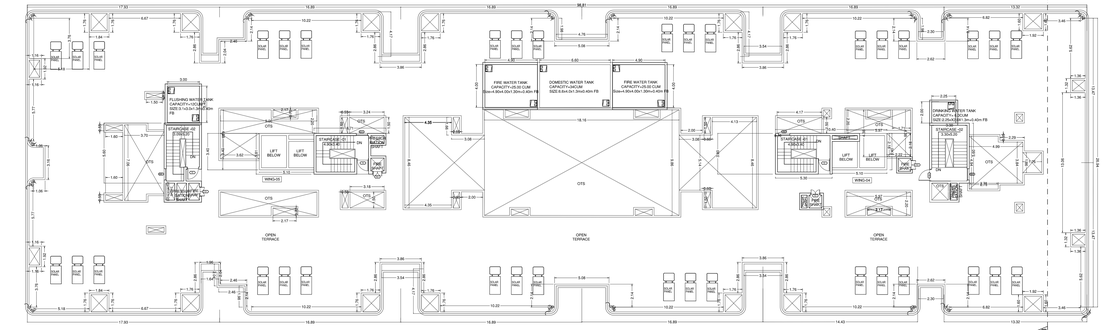
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

BOMMANAHALLI

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

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

UserDefinedMetric (900.00 x 1600.00MM)



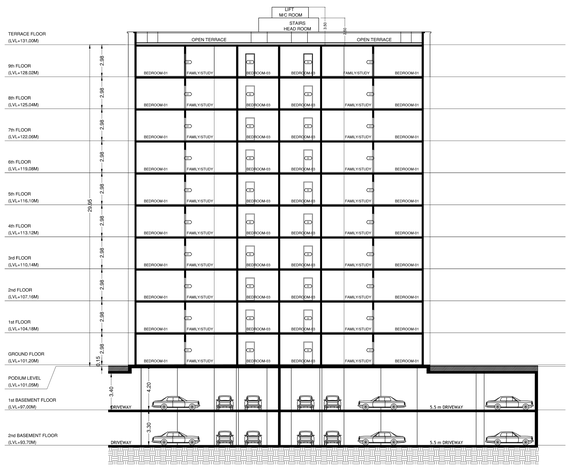
(BLOCK - 3) (WING - 4&5)

TERRACE FLOOR PLAN

(LVL+131.00M)

(BLOCK - 3)

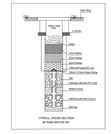
ELEVATION



(BLOCK - 3)

SECTION @ '3-3'

SITE LAYOUT PLAN



SL NO	TYPE	SIZE	DESCRIPTION
1	MD	1050 X 2100	MAIN DOOR
2	BD	1000 X 2100	BEDROOM DOOR
3	TD	900 X 2100	TOILET DOOR
4	SDD	1800 X 2100	SLIDING DOOR
5	SD	1200 X 2100	SLIDING DOOR
6	ESD	1500 X 2400	ELECTRICAL ROOM DOOR
7	ESD	1200 X 2400	
8	TRD	1000 X 2100	TELECOM ROOM DOOR
9	FD	1150 X 2100	FIRE STAIRCASE DOOR
10	FSD	1800 X 2100	FIRE SLIDING DOOR
11	FSD	900 X 1950	FIRE SHAFT DOOR
12	APT	750 X 1500	ACCESS PANEL(Electrical & Telecom shaft)
13	GD	1800 X 2100	GLASS DOOR
14	GSD	2000 X 2100	
15	FG	1200 X 2100	FIXED GLASS
16	FGV	2000 X 1200	FIXED GLASS
17	W	1200 X 1200	WINDOW
18	WV	1800 X 1200	WINDOW
19	WW	1800 X 1200	WINDOW
20	KW	1500 X 1200	KITCHEN WINDOW
21	SWV	1800 X 1200	STAIRCASE WINDOW
22	VW	1200 X 1200	VENTILATOR
23	V	600 X 600	LOUVOLATOR

Block :BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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.)	Carpet Area (other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	45.54	0.00	45.54	32.73	0.00	12.81	0.00	0.00	0.00	0.00	0.00	00	0.00
Ninth Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Eighth Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Seventh Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Sixth Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Fifth Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Fourth Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Third Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
Second Floor	1219.30	165.14	1114.16	32.73	12.81	0.00	0.10	0.00	0.00	1068.52	1068.52	96	0.00
First Floor	1222.31	335.94	986.37	32.73	12.81	0.00	0.10	0.00	0.00	940.73	940.73	05	0.00
Ground Floor	1328.34	190.32	1138.02	32.73	12.81	0.00	0.10	0.00	0.00	1092.38	1092.38	05	0.00
Basement First Floor	13051.30	62.21	13489.09	190.47	64.04	0.00	0.00	350.22	12620.47	363.89	363.89	00	447.17
Second Floor	13960.36	80.08	13932.18	186.55	64.04	0.00	0.00	350.22	13006.44	324.93	324.93	00	408.31
Total:	40474.15	1969.67	39504.48	737.05	256.18	12.81	1.00	700.44	25626.91	11270.09	11270.09	58	855.38
Total Number of Same Blocks	1												
Total:	40474.15	1969.67	39504.48	737.05	256.18	12.81	1.00	700.44	25626.91	11270.09	11270.09	58	855

Block :BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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	Substructure	Ramp	Parking	Resi.		
Terrace Floor	93.26	0.00	93.26	67.64	0.00	25.62	0.00	0.00	0.00	0.00	0.00	00
Ninth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Eighth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Seventh Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Sixth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fifth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Fourth Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Third Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
Second Floor	2492.11	467.02	2025.09	67.64	25.62	0.00	0.10	1931.73	1931.73	12		
First Floor	2538.86	559.38	1934.48	67.64	25.62	0.00	0.10	1840.12	1840.12	12		
Ground Floor	2538.86	531.31	2007.55	67.64	25.62	0.00	0.10	1914.19	1914.19	10		
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		
Number of Same Blocks	1											
Total:	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118		

Block :BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

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	Substructure	Ramp	Parking	Resi.		
Terrace Floor	92.16	0.00	92.16	66.54	0.00	25.62	0.00	0.00	0.00	0.00	0.00	00
Ninth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Eighth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Seventh Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Sixth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fifth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Fourth Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Third Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
Second Floor	2605.64	497.21	2108.43	66.54	25.62	0.00	0.10	2016.17	2016.17	12		
First Floor	2632.62	629.51	2003.11	66.54	25.62	0.00	0.10	1930.80	1930.80	12		
Ground Floor	2632.62	561.83	2090.79	82.84	25.62	0.00	0.10	1982.23	1982.23	10		
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		
Total Number of Same Blocks	1											
Total:	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	20042.44	20042.44	118		

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 Tenament
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	40474.15	1969.67	39504.48	737.05	256.18	12.81	1.00	700.44	25626.91	11270.09	11270.09	58	855.38
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	25107.86	4866.85	20241.01	744.04	256.20	25.62	1.00	19214.15	19214.15	118	0.00		
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	26242.52	5169.02	21073.50	748.24	256.20	25.62	1.00	0.00	0.00	20042.44	20042.44	118	0.00
Grand Total:	3	91824.53	12005.54	79819.99	2229.33	768.58	64.05	3.00	700.44	25626.91	50526.68	50526.68	294.00	855.38

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 7863600945

Kothanur Village, Uttarahalli Hobli, Bangalore, Bangalore.

a) Consist of 1br -2Basement + 1Ground + 9

for 1Ground + 9 UF only

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

3.2511.95 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 license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

5.On completion of foundation or footings before erection of walls on the foundation and in the case of the owner structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for

the site above 371.5qm.

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

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

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

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

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

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

all the tenants and occupants.

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

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 34.

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

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

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed 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 IM "IV (Bye-law No. 3.8) under sub section IV-B (4) to 30).

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

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

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

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

Soil bearing capacity and

other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 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 re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

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

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

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

complete safety in respect of

fire hazards.

Note:

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

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

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

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

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

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

33.The applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/3/2019-20, Dated. 25-05-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs .

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

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

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

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

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

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

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

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

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

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold himself responsible for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodina) Letter No. LO/BLET/07/13, dated: 01-04-2013)

1.Registration of

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

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

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

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

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7863600945, SYNO. 872, 873. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

SCALE : 1:150

Color Notes

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained)

EXISTING (To be demolished)

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL :	
Authority: BBMP	Plot Use: Residential
Project No: PR/2/5/872/5/25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 7863600945
Nature of Sanction: NEW	City Survey No.: 872, 873
Location: RING-II	Khata No. (As per Khata Extract): 7863600945
Building Line Specified as per Z.R: NA	Locality / Street of the property: Kothanur Village, Uttarahalli Hobli, Bangalore
Zone: Bommanahalli	
Ward: Ward-194	
Planning District: 321-Kanjarapura	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 23668.62
Deduction for NetPot Area	
Surrender Free of Cost	1718.01
Total:	1718.01
NET AREA OF PLOT	(A-Deductions) 21950.62
Deduction for Balance Plot Area	
RW Area surrendered Free of Cost	1718.01
Amenity Area	1191.00
Total:	2909.01
BALANCE AREA OF PLOT	(A-Deductions) 20759.62
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	11417.79
Proposed Coverage Area (29.22 %)	5236.35
Achieved Net coverage area (29.22 %)	5236.35
Balance coverage area left (29.78 %)	6181.44
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	50574.65
Total Perm. FAR area (2.25)	50574.65
Residential FAR (100.00%)	50526.63
Proposed FAR Area	50526.63
Achieved Net FAR Area (2.25)	50526.63
Balance FAR Area (0.00)	48.02
BUILT UP AREA CHECK	
Proposed BuiltUp Area	79819.99
Substructure Area Add in BUA (Layout Lvl)	113.39
Achieved BuiltUp Area	79932.29

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units				Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
BLOCK 1 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	58	-	
BLOCK 2 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-	
BLOCK 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	118	-	
Total :				-	-	-	294	519	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	294	4562.50	489	9727.75
Visitor's Car Parking	30	412.50	30	412.50
Total Car	324	4465.00	519	7139.25
Two/Wheeler	412.50	0	0.00	
Other Parking	-	-	-	18581.31
Total :		4887.50		35317.56

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S SOBHA LIMITED REP BY AUTHORISED SIGNATORY LAKSHMAN VENKATESAN Sarjapur Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur post, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

K Geetha Sobha Limited, Sobha Corporate Office, Sarjapur - Marathahalli Outer Ring Road, Devarabisanahalli, Bellandur Post BCC/BL-3.2.3/A-5585/93-94

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT E-KATHA NO.7863600945, SYNO. 872, 873. SITUATED AT KOTHANUR VILLAGE, UTTARAHALLI HOBLI , BANGALORE SOUTH.

DRAWING TITLE :

(BLOCK - 3) (WING - 4&5)

TERRACE FLOOR PLAN, SECTION & ELEVATION.

SHEET NO : 9

SANCTIONING AUTHORITY :

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.

BOMMANAHALLI

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

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

UserDefinedMetric (900.00 x 1600.00MM)