# SITE PLAN

## RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT

| | | |
|---|---|---|
| TOTAL SITE AREA | 22A-39G | (92975.75 SQM) |
| KHARAB AREA | 21.75G | (2200.45 SQM) |
| NET SITE AREA | 22A-17.25G | (90775.30 SQM) |
| AREA CONSIDERED FOR DEVELOPMENT 22A-17.25G - (5.25 ADDITIONAL KARAB FOR REROUTING) | 22A-12G | (90244.14 SQM) |
| ROAD AREA | | (677.91 SQM) |
| | | |

| SI.NO. | PARTICULARS | AS PER ZR | AS PER PLAN |
|---|---|---|---|
| 1. | PARK AND OPEN SPACES | 9024.42 SQM (10%) | 9024.42 SQM |
| 2. | CIVIC AMMENITIES | 4512.21 SQM (5%) | 4512.25 SQM |
| 3. | 95% SITE AREA | FOR FAR CALCULATION (90244.14 -4512.25 = 85731.89 SQM) FOR COVERAGE CALCULATION 90244.14 -(4512.25+620.91+57) =85053.98 SQM | |
| 4. | COVERAGE | 55% | 4196.58 / 85053.98 X 100=4.93% |
| 5. | PERMISSIBLE FAR | 2.25 192896.865 SQM | 101459.25 / 85731.89 = 1.18 |

## Block A0 (BUILDING 1 A B)

| Floor Name | Gross Buildup Area | Deductions From Gross Buildup Area (Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area after Plot Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Refuge Area | Parking | Res. | | | | |
| Terrace Floor | 93.26 | 0.00 | 93.26 | 98.25 | 29.01 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Fifteenth Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.00 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Fourteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.00 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Thirteenth Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Twelveth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Eleventh Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Tenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Ninth Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Eighth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Seventh Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Sixth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Fifth Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Fourth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Third Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Second Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| First Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Ground Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 08 | 0.00 |
| Upper Basement | 1420.04 | 96.94 | 1323.10 | 98.25 | 35.06 | 0.00 | 3.38 | 0.06 | 71.59 | 0.00 | 1164.76 | 1164.76 | 0.00 |
| Lower Basement | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Total Number of Same Blocks | 1 | | | | | | | | | | | | |
| Total | 37178.53 | 2688.38 | 34490.03 | 1821.05 | 879.63 | 6.00 | 65.86 | 3.82 | 71.59 | 0.00 | 32336.55 | 32336.55 | 216 |

## Block A0 (BUILDING 2 C D)

| Floor Name | Gross Buildup Area | Deductions From Gross Buildup Area (Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area after Plot Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Refuge Area | Parking | Res. | | | |
| Terrace Floor | 93.26 | 0.00 | 93.26 | 98.25 | 29.01 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Fifteenth Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fourteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirteenth Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twelveth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eleventh Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Tenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Ninth Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eighth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Seventh Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Sixth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fifth Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fourth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Third Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Second Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| First Floor | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Ground Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Upper Basement | 1420.04 | 96.94 | 1323.10 | 98.25 | 35.06 | 0.00 | 3.38 | 0.06 | 0.00 | 71.59 | 0.00 | 1164.76 | 1164.76 | 08 | 0.00 |
| Lower Basement | 1395.35 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Total Number of Same Blocks | 1 | | | | | | | | | | | | | | |
| Total | 37178.53 | 2688.38 | 34490.03 | 1821.05 | 879.63 | 6.00 | 65.86 | 3.82 | 71.59 | 0.00 | 32336.55 | 32336.55 | 216 | 131.20 |

## Balcony Calculations Table

| SIZE | AREA | TOTAL AREA |
|---|---|---|
| FIRST FLOOR PLAN: 1.20 X 3.37 X 2 X 1 | 7.22 | 7.22 |
| SECOND FLOOR PLAN: 1.65 X 3.37 X 2 X 1 | 9.98 | 9.98 |
| NINETEENTH FLOOR PLAN: 1.65 X 3.37 X 2 X 1 | 9.98 | 9.98 |
| TYPICAL: 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21 FLOOR PLAN: 1.65 X 3.37 X 8 X 16 | 59.88 | 119.76 |
| TYPICAL: 7, 8, 9, 10, 19 FLOOR PLAN: 1.65 X 3.37 X 5 X 5 | 59.88 | 119.76 |
| Total: | - | 247.20 |

## Balcony Calculations Table

| SIZE | AREA | TOTAL AREA |
|---|---|---|
| FIRST FLOOR PLAN: 1.20 X 3.37 X 2 X 1 | 7.22 | 7.22 |
| SECOND FLOOR PLAN: 1.65 X 3.37 X 2 X 1 | 9.98 | 9.98 |
| NINETEENTH FLOOR PLAN: 1.65 X 3.37 X 2 X 1 | 9.98 | 9.98 |
| TYPICAL: 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21 FLOOR PLAN: 1.65 X 3.37 X 8 X 16 | 59.88 | 119.76 |
| TYPICAL: 7, 8, 9, 10, 19 FLOOR PLAN: 1.65 X 3.37 X 5 X 5 | 59.88 | 119.76 |
| Total: | - | 267.18 |

## Block A0 (BUILDING 3 E F)

| Floor Name | Gross Buildup Area | Deductions From Gross Buildup Area (Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area after Plot Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Refuge Area | Res. | | | |
| Terrace Floor | 99.17 | 0.00 | 99.17 | 59.92 | 29.25 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Fifteenth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Fourteenth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Thirteenth Floor | 1610.81 | 143.06 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twelveth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Eleventh Floor | 1610.81 | 143.06 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Tenth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Ninth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Eighth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Seventh Floor | 1610.81 | 143.06 | 1467.75 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Sixth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Fifth Floor | 1610.81 | 143.06 | 1467.75 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Fourth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Third Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Second Floor | 1610.81 | 143.06 | 1467.75 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| First Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Ground Floor | 1610.81 | 143.06 | 1467.75 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Upper Basement | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 0.57 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Lower Basement | 1610.81 | 143.06 | 1467.75 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Total Number of Same Blocks | 1 | | | | | | | | | | | | |
| Total | 43633.86 | 3940.16 | 39693.70 | 1617.76 | 960.73 | 6.00 | 139.06 | 10.39 | 63.63 | 36766.13 | 36766.13 | 216 | 108.40 |

## Block USE/SUBUSE Details

| Block Name | Block Use | Block Subuse | Block Structure | Block Land Use Category |
|---|---|---|---|---|
| A0 (BUILDING 2 C D) | Residential | Apartment | Highrise | R |
| A0 (BUILDING 3 E F) | Residential | Apartment | Highrise | R |
| A0 (BUILDING 1 A B) | Residential | Apartment | Highrise | R |

## Required Parking(Table 7a)

| Block Name | Type | SubUse | Area (Sq.mt.) | Units | | | Car | |
|---|---|---|---|---|---|---|---|---|
| | | | | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. |
| A0 (BUILDING 2 C D) | Residential | Apartment | 80 - 225 | 1 | - | 1 | 216 | - |
| A0 (BUILDING 1 A B) | Residential | Apartment | 80 - 225 | 1 | - | 1 | 216 | - |
| A0 (BUILDING 3 E F) | Residential | Apartment | 80 - 225 | 1 | - | 1 | 216 | - |
| Total : | - | - | - | - | - | - | 648 | 1200 |

## Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Achieved | |
|---|---|---|---|---|
| | No. | Area (Sq.mt.) | No. | Area (Sq.mt.) |
| Car | 648 | 8910.00 | 1200 | 16500.00 |
| Visitor's Car Parking | 66 | 907.50 | 0 | 0.00 |
| Scooter | 72 | 396.00 | 1000 | 5500.00 |
| Truck/Loader | - | 601.50 | 0 | 0.00 |
| Other Parking | - | - | - | 24888.50 |
| Total : | - | 10715.00 | - | 47388.50 |

## FAR &Tenement Details

| Block | No. of Same Blocks | Gross Buildup Area | Deductions From Gross Buildup Area (Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area after Plot Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Residential Spare | Parking | Res. | | | | |
| A0 (BUILDING 2 C D) | 1 | 40640.42 | 2688.38 | 37951.94 | 1955.35 | 1101.45 | 6.00 | 65.86 | 1266.28 | 330.76 | 71.59 | 40640.18 | 32336.55 | 32336.55 | 216 | 131.20 |
| A0 (BUILDING 1 A B) | 1 | 37178.53 | 2688.38 | 34490.03 | 1821.05 | 879.63 | 6.00 | 65.86 | 3.82 | 0.00 | 71.59 | 0.00 | 32336.55 | 32336.55 | 216 | 131.20 |
| A0 (BUILDING 3 E F) | 1 | 43633.86 | 3940.16 | 39693.70 | 1617.76 | 960.73 | 6.00 | 139.06 | 10.39 | 63.63 | 36766.13 | 36766.13 | 216 | 108.40 |
| Total : | 3 | 162292.21 | 9316.92 | 152945.28 | 5394.11 | 3101.81 | 18.00 | 270.78 | 1312.83 | 330.76 | 2381.81 | 40640.18 | 101459.25 | 101459.25 | 648.00 | 420.80 |

## Color Notes

| COLOR INDEX |
|---|
| PLOT BOUNDARY |
| ABUTTING ROAD |
| PROPOSED WORK (FURNITURE AREA to be marked) |
| EXISTING (To be demolished) |

| AREA STATEMENT (BBMP) | VERSION NO.: 1.0.20 |
|---|---|
| | VERSION DATE: 26/03/2025 |
| PROJECT DETAIL: | |
| Authority: BBMP | Plot Use: Residential |
| Inward No: PRJ/5076/25-26 | Plot SubUse: Apartment |
| Application Type: General | Land Use Zone: Residential (Main) |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 22/2-12/2/2 |
| Nature of Sanction: NEW | City Survey No.: 031, 032,033,034, 043, 043, 0271, 025, 0273, 0274, 0275, 0276, 0277, 0278, 0279, 0280, 0281 |
| Location: RING-III | PID No. (As per Khata Extract): 33-031-0272 |
| Building Line Specified as per Z.R. NA | Locality / Street of the property: Gunjur Village, Varthuru Hobli, Bengaluru |
| Zone: Mahadevapura | |
| Ward: Ward-149 | |
| Planning District: 215-Varthur | |
| AREA DETAILS: | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) 92244.14 |
| Deduction for NetPlot Area | |
| Surrender Free of Cost | 677.91 |
| Total : | 677.91 |
| NET AREA OF PLOT | (A-Deductions) 89566.23 |
| Deduction for BalanceFAR | |
| Road Area surrendered Free of Cost | 677.91 |
| Amenity Area | 4512.25 |
| Total : | 5190.16 |
| BALANCE AREA OF PLOT | 85053.98 |
| COVERAGE DETAILS | |
| Permissible Coverage area (55.00 %) | 46779.69 |
| Proposed Coverage Area (4.93 %) | 4196.58 |
| Achieved Net coverage area ( 4.93 % ) | 4196.58 |
| Balance coverage area left ( 50.07 % ) | 42583.11 |
| FAR CHECK | |
| Permissible F.A.R as per zoning regulation 2015 ( 2.25 ) | 192896.79 |
| TotalBuilt-Up Area | 152945.28 |
| Resident(Not FAR (100.00%) ) | 101459.25 |
| Proposed FAR Area | 101459.25 |
| Achieved Net FAR Area ( 1.18 ) | 101459.25 |
| Balance FAR Area ( 1.07 ) | 91437.52 |
| BUILT-UP AREA CHECK | |
| Proposed BuiltUp Area | 152945.28 |
| SubstructureArea Add-In BUA (Layout Lvl) | 44.17 |
| Achieved BuiltUp Area | 152989.45 |

Approval Date :

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 2382150012
2.Consent of Commissioner for Rs. 0 /- is produced vide Engg/no.
a) Consent of the ()Basement + ()Ground + 20 for ()Ground + 20
b) Consent for Rs. 0.00 /- only.
3.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.Car parking area reserved for car parking shall not be converted for any other purpose.
5.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 inspection.
6.On completion of foundation or footings before erection of walls on the foundation and in the case of R.C.C. frame structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained by the
7.The applicant shall obtain the occupancy certificate before occupying the building.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished before occupancy certificate.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stack construction materials / debris on footpath or on roads or on drains. The debris shall be removed and disposed only in the nearest dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible
to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub.3) code leaving 3.00 mts. from the building within the premises.
13.The applicant shall make provision for common facilities like space for fire fighting, lifts, and installation of telecom equipment and also to make provisions for telecom services as per Govt.rule

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.Sanction plan 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 IM "A" (Bye-law No. 3.8) under sub section 9 of (b) to (k).
18.The building shall not be occupied or allowed to be occupied without obtaining the occupancy certificate.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authorities.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The applicant shall get the Building Constructions Supervised by the persons prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Building have to be designed by experienced structural engineer for the safety of the structure as well as
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 IX Bye-laws 34" 21) 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 Physically Handicapped persons and also ramps with proper railings in appropriate places so that 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 the building/premises during the construction activities and also during the hours of 22.00 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 and the organic waste shall be disposed of by composting processing or vermi composting or wet grinder in-vessel /Approved digestion for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings.
28.The applicant shall ensure that the building shall be designed for structural stability and safety to ensure for such stabilization during the course of excavation for basements with safe design for retaining walls and super structures for the safety of the structure as well as neighbouring property, public roads and building. The applicant shall also ensure that the building is designed for adequate parking for the building and shall provide parking shall be provided as per the building bye laws.
29.The Owner / Association of the high-rise building shall construct two mock â€" trials in the building in the presence of the fire force personnel and shall conduct the mock â€" trials in the building in such a manner and at such time and during the summer and severe complete safety in respect of
fire hazards.
Note:
i.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
ii.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
iii.Employment of child labour in the construction activities strictly prohibited.
iv.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 unilaterally and structurally deviate the construction from the sanctioned plan, without prior approval of the Competent Authority. Construction shall be strictly in accordance with the sanctioned plans and conditions of the NLI 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 Rule 9 (1) (a) of KTCP Rules, 1972 and get the foundation / footings inspected by the Authorities. 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 ZED letter No. BWSSB/ZED/CR-55 /2007-08 Dated: 29.05.2019 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 change electrical
vehicles.

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of Environment Management / green housing / multi dwelling entitlement 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/ Iandale building construction organized shall 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 adhere to 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 is liable to be revoked by the competent authority and action will be taken as per law.
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 as a right for regularization of the site.
46.Owner / Builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.The applicant shall not cause any inconvenience to neighbours on 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 responsible and liable to compensate for the loss caused. (As per Hon'ble Supreme Court Special Condition as per Labour Department of Government of Karnataka vide.KDD/NCW/ (Howdeep) Hoodlist/ Letter No. LD/95/LET(3)/13, dated: 01-04-2013.
48.Applicant / Owner / Builder / Developer shall ensure that all 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.
49.Applicant / Owner / Builder / Developer shall ensure that the Registration of establishment and hall of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Asstt Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

A very 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"

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
I/We hereby declare that I/We have authorised/signed by its authorised signatory Mr. Kiran Venugopal Reddy of F&L 4th floor, VGR ESCORI 17th cross, 7th Sector, HSR Layout, Bengaluru-560102

ARCHITECT./ENGINEER /SUPERVISOR 'S SIGNATURE
Sukruth kategowda ADD SLV splendor apt Hannagara cross konenkunte JP nagar 8th phase BCC/BL-1.5/E-7/19/2019-20

PROJECT TITLE :
Proposed Residential Apartment Building at Khatha No. 2382150012 at Sy.No.22/2-12/2/2, 22/2-12/2/3, 22/2-12/2/4, 22/2-12/2/5, 22/2-12/2/6, 22/2-12/2/7, 22/2-12/2/8, 22/2-12/2/9, 22/2-12/2/10, 22/2-12/2/11, 22/2-12/2/12, 22/2-12/2/13, 22/2-12/2/14, 22/2-12/2/15, 22/2-12/2/16, 22/2-12/2/17, 22/2-12/2/18, 22/2-12/2/19, 22/2-12/2/20, 22/2-12/2/21, 22/2-12/2/22, 22/2-12/2/23, 22/2-12/2/24, 22/2-12/2/25, 22/2-12/2/26, 22/2-12/2/27, 22/2-12/2/28, 22/2-12/2/29, 22/2-12/2/30, 22/2-12/2/31, 22/2-12/2/32, 22/2-12/2/33, 22/2-12/2/34, 22/2-12/2/35, 22/2-12/2/36, 22/2-12/2/37, 22/2-12/2/38, 22/2-12/2/39, 22/2-12/2/40, 22/2-12/2/41, 22/2-12/2/42, 22/2-12/2/43, 22/2-12/2/44, 22/2-12/2/45, 22/2-12/2/46, 22/2-12/2/47, 22/2-12/2/48, 22/2-12/2/49, 22/2-12/2/50, 22/2-12/2/51, 22/2-12/2/52, 22/2-12/2/53, 22/2-12/2/54, 22/2-12/2/55, 22/2-12/2/56, 22/2-12/2/57, 22/2-12/2/58, 22/2-12/2/59, 22/2-12/2/60, 22/2-12/2/61, 22/2-12/2/62, 22/2-12/2/63, 22/2-12/2/64, 22/2-12/2/65, 22/2-12/2/66, 22/2-12/2/67, 22/2-12/2/68, 22/2-12/2/69, 22/2-12/2/70, 22/2-12/2/71, 22/2-12/2/72, 22/2-12/2/73, 22/2-12/2/74, 22/2-12/2/75, 22/2-12/2/76, 22/2-12/2/77, 22/2-12/2/78, 22/2-12/2/79, 22/2-12/2/80, 22/2-12/2/81, 22/2-12/2/82, 22/2-12/2/83, 22/2-12/2/84, 22/2-12/2/85, 22/2-12/2/86, 22/2-12/2/87, 22/2-12/2/88, 22/2-12/2/89, 22/2-12/2/90, 22/2-12/2/91, 22/2-12/2/92, 22/2-12/2/93, 22/2-12/2/94, 22/2-12/2/95, 22/2-12/2/96, 22/2-12/2/97, 22/2-12/2/98, 22/2-12/2/99, 22/2-12/2/100, 22/2-12/2/101, 22/2-12/2/102, 22/2-12/2/103, 22/2-12/2/104, 22/2-12/2/105, 22/2-12/2/106, 22/2-12/2/107, 22/2-12/2/108, 22/2-12/2/109, 22/2-12/2/110, 22/2-12/2/111, 22/2-12/2/112, 22/2-12/2/113, 22/2-12/2/114, 22/2-12/2/115, 22/2-12/2/116, 22/2-12/2/117, 22/2-12/2/118, 22/2-12/2/119, 22/2-12/2/120, 22/2-12/2/121, 22/2-12/2/122, 22/2-12/2/123, 22/2-12/2/124, 22/2-12/2/125, 22/2-12/2/126, 22/2-12/2/127, 22/2-12/2/128, 22/2-12/2/129, 22/2-12/2/130, 22/2-12/2/131, 22/2-12/2/132, 22/2-12/2/133, 22/2-12/2/134, 22/2-12/2/135, 22/2-12/2/136, 22/2-12/2/137, 22/2-12/2/138, 22/2-12/2/139, 22/2-12/2/140, 22/2-12/2/141, 22/2-12/2/142, 22/2-12/2/143, 22/2-12/2/144, 22/2-12/2/145, 22/2-12/2/146, 22/2-12/2/147, 22/2-12/2/148, 22/2-12/2/149, 22/2-12/2/150, 22/2-12/2/151, 22/2-12/2/152, 22/2-12/2/153, 22/2-12/2/154, 22/2-12/2/155, 22/2-12/2/156, 22/2-12/2/157, 22/2-12/2/158, 22/2-12/2/159, 22/2-12/2/160, 22/2

# UPPER BASEMENT PLAN

SCALE 1:250

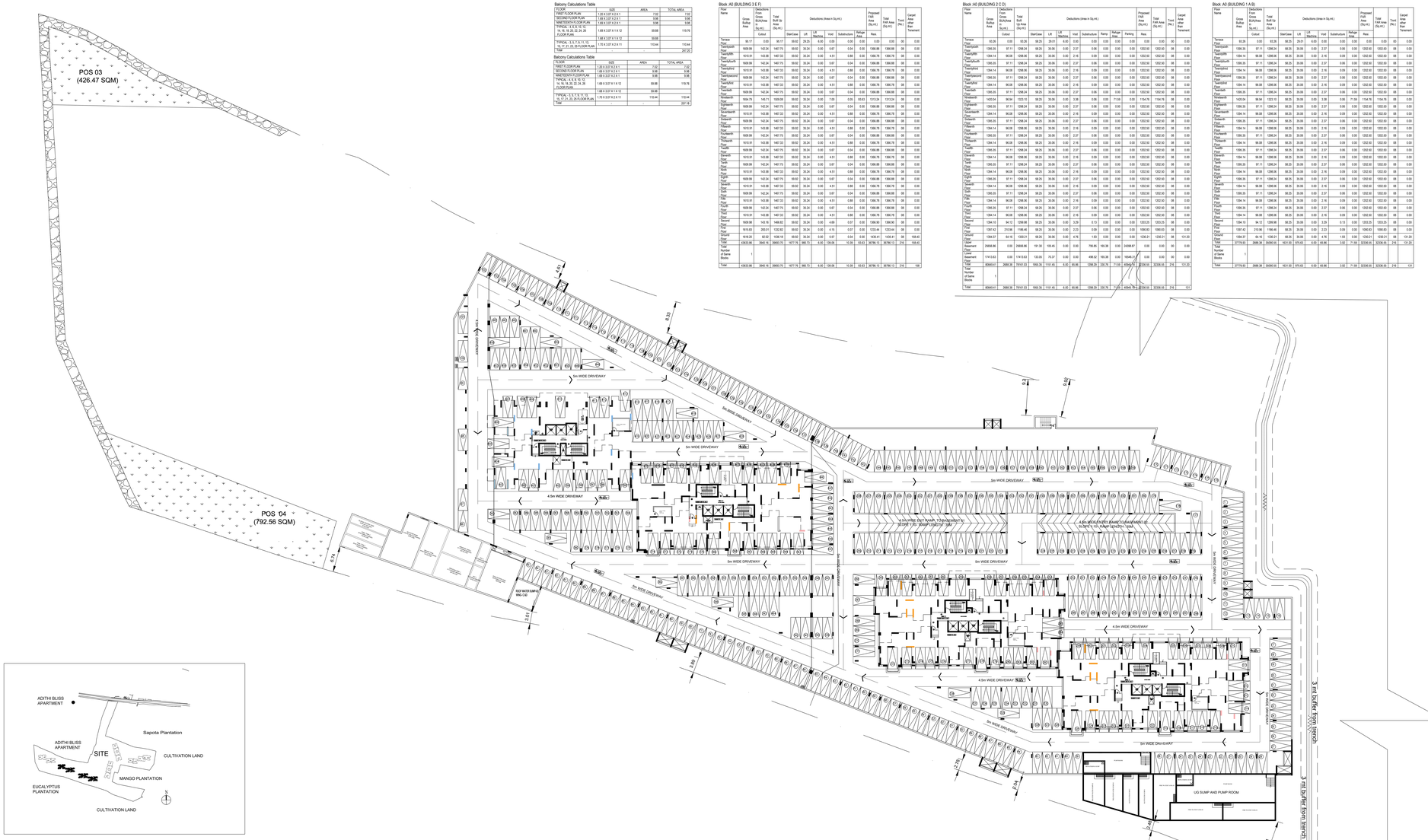
POS 03
(426.47 SQM)

POS 04
(792.56 SQM)

4.5m WIDE DRIVEWAY

5m WIDE DRIVEWAY

# LOWER BASEMENT PLAN




Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| FIRST FLOOR PLAN | 1.83 X 3.37 X 2 X 1 | 7.02 | 7.02 |
| SECOND FLOOR PLAN | 1.83 X 3.37 X 2 X 1 | 7.02 | 7.02 |
| THIRD FLOOR PLAN | 1.83 X 3.37 X 2 X 1 | 6.98 | 6.98 |
| TYPICAL 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 FLOOR PLAN | 1.83 X 3.37 X 1 X 12 | 59.88 | 119.76 |
| TYPICAL 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25 FLOOR PLAN | 1.83 X 3.37 X 1 X 12 | 59.88 | 119.76 |
| Total | | 110.44 | 260.42 |

Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| FIRST FLOOR PLAN | 1.83 X 3.37 X 2 X 1 | 7.02 | 7.02 |
| SECOND FLOOR PLAN | 1.83 X 3.37 X 2 X 1 | 7.02 | 7.02 |
| THIRD FLOOR PLAN | 1.83 X 3.37 X 2 X 1 | 6.98 | 6.98 |
| TYPICAL 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 FLOOR PLAN | 1.83 X 3.37 X 1 X 12 | 59.88 | 119.76 |
| TYPICAL 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25 FLOOR PLAN | 1.83 X 3.37 X 2 X 11 | 110.44 | 110.44 |
| Total | | 110.44 | 257.18 |

Block A0 (BUILDING 3 E F)

| Floor Name | Gross Built-up Area (Sq.mt.) | Deductions (Area in Sq.mt.) Deductions Area (Sq.mt.) Colour | StairCase | Lift | Lift Machine | Void | SubStructure | Refuge Area | Proposed FAR Area (Sq.mt.) Resi. | Total FAR Area (Sq.mt.) | Tent (No.) | Carpet Area after Rain Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Terrace Floor | 95.17 | 0.00 | 95.17 | 59.92 | 29.25 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Ramp/Lobby Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 5.67 | 0.54 | 0.00 | 1366.88 | 1366.88 | 08 |
| Ramp/Lobby Floor | 1610.81 | 143.06 | 1467.75 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 1366.76 | 1366.76 | 08

Block :A0 (BUILDING 2 C D)

| Floor Name | Gross Buildup Area | Deductions From Gross Buildup Area (Sq.mt.) | | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Refuge Area | Parking | Resi. | | | |
| Terrace Floor | 93.26 | 0.00 | 93.26 | 93.26 | 29.01 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Twenty-ninth Floor | 1395.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-fifth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-fifth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-second Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-second Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-first Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-first Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentieth Floor | 1420.04 | 96.94 | 1323.10 | 98.25 | 35.06 | 0.00 | 3.06 | 0.00 | 71.59 | 0.00 | 0.00 | 1164.76 | 1164.76 | 08 | 0.00 |
| Twentieth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Nineteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Nineteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eighteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eighteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Seventeenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Seventeenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Sixteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Sixteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fifteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fifteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fourteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fourteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twelfth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twelfth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eleventh Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eleventh Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Tenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Tenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Ninth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Ninth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eighth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eighth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Seventh Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Seventh Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Sixth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Sixth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fifth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fifth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fourth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fourth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Second Floor | 1394.14 | 1269.98 | 98.25 | 35.06 | 0.00 | 3.29 | 0.15 | 0.00 | 0.00 | 0.00 | 0.00 | 1203.35 | 1203.35 | 08 | 0.00 |
| Second Floor | 1397.42 | 2103.40 | 98.25 | 35.06 | 0.00 | 3.23 | 0.09 | 0.00 | 0.00 | 0.00 | 1068.83 | 1068.83 | 08 | 0.00 |
| First Floor | 1394.27 | 64.16 | 1330.21 | 98.25 | 35.06 | 0.00 | 4.76 | 1.93 | 0.00 | 0.00 | 0.00 | 1290.21 | 1290.21 | 08 | 131.20 |
| First Floor Upper Basement | 26958.86 | 0.00 | 26958.86 | 191.30 | 105.45 | 0.00 | 0.00 | 756.85 | 583.38 | 0.00 | 24358.87 | 0.00 | 0.00 | 00 | 0.00 |
| Ground Floor Lower Basement | 17413.63 | 0.00 | 17413.63 | 133.05 | 70.37 | 0.00 | 0.00 | 498.52 | 583.38 | 0.00 | 16046.31 | 0.00 | 0.00 | 00 | 0.00 |
| Total Number of Same Blocks | 8 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | 83643.41 | 2668.38 | 78161.03 | 1693.35 | 1101.45 | 6.00 | 65.86 | 1298.29 | 230.76 | 71.59 | 40945.18 | 32336.55 | 32336.55 | 216 | 131.20 |

Block :A0 (BUILDING 1 A B)

| Floor Name | Gross Buildup Area | Deductions From Gross Buildup Area (Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Refuge Area | Resi. | | | |
| Terrace Floor | 93.26 | 0.00 | 93.26 | 29.01 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Twenty-ninth Floor | 1395.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-fifth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-fifth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-second Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-second Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-first Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twenty-first Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentieth Floor | 1420.04 | 96.94 | 1323.10 | 98.25 | 35.06 | 0.00 | 3.06 | 0.00 | 71.59 | 1164.76 | 1164.76 | 08 | 0.00 |
| Twentieth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Nineteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Nineteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eighteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eighteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Seventeenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Seventeenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Sixteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Sixteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fifteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fifteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fourteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fourteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirteenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirteenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twelfth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twelfth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eleventh Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eleventh Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Tenth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Tenth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Ninth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Ninth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eighth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Eighth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Seventh Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Seventh Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Sixth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Sixth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fifth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fifth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fourth Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fourth Floor | 1396.39 | 97.11 | 1298.24 | 98.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Second Floor | 1394.14 | 96.08 | 1298.06 | 98.25 | 35.06 | 0.00 | 3.29 | 0.15 | 0.00 | 1203.35 | 1203.35 | 08 | 0.00 |
| Second Floor | 1397.42 | 193.98 | 1203.44 | 98.25 | 35.06 | 0.00 | 3.23 | 0.09 | 0.00 | 968.83 | 968.83 | 08 | 0.00 |
| First Floor | 1394.27 | 64.16 | 1330.21 | 98.25 | 35.06 | 0.00 | 4.76 | 1.93 | 0.00 | 1290.21 | 1290.21 | 08 | 131.20 |
| First Floor Upper Basement | 26958.86 | 0.00 | 26958.86 | 191.30 | 105.45 | 0.00 | 0.00 | 756.85 | 583.38 | 0.00 | 24358.87 | 0.00 | 0.00 |
| Ground Floor Lower Basement | 17413.63 | 0.00 | 17413.63 | 133.05 | 70.37 | 0.00 | 0.00 | 498.52 | 583.38 | 0.00 | 16046.31 | 0.00 | 0.00 |
| Total Number of Same Blocks | 1 | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | 83643.41 | 2668.38 | 78161.03 | 1693.35 | 1101.45 | 6.00 | 65.86 | 1298.29 | 230.76 | 71.59 | 40945.18 | 32336.55 | 32336.55 | 216 | 131.20 |

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 2382/150/12
2.Consent of Fire Force Shall be obtained separately.
a) Consent of the ||Basement + 1Ground + 29 |||
for 1Ground + 29 UF only.
b) Consent of the 2UF only.
3.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.The use of area reserved for car parking shall not be converted for any other purpose.
5.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.
6.On completion of foundation or footings before erection of walls on the foundation and in the case of R.C.C. framed structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from
the after above DY Spm.
7.The construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after the completion shall apply for permission to occupy the building.
8.Permission shall be obtained for erecting telephone stakes, cubicles at ground level for postal services & space for receiving garbage within the premises shall be provided.
9.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion.
10.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
11.The applicant shall not stock building materials / debris on footpath or on roads or on drains.
12.The debris shall be removed and disposed to the nearby dumping yard.
13.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.

14.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub.S) code leaving 3.00 mts. from the building within the premises.
15.The applicant shall make provision for the installation of Lifts for the use of physically challenged & installation of telecom equipment and also to make provisions for telecom services as per Byelaw 32(a).

16.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.
17.Occupancy shall be obtained from forest department / section for cutting trees before the commencement of the work.
18.If any owner / builder contravenes the provisions of Building Byelaws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority to rectify the violations, warned in the second instance and cancel the registration if the same is repeated for the
third time.
19.The applicant shall obtain the necessary permission from the Water Harvesting Structures are provided & maintained 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 Byelaw.
20.The applicant shall make provision for the installation of solar energy systems 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.
21.Building have to be designed by a registered structural
engineer as per the provisions of the
latter 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 belle 17 of Byelaw No. 29 for the
building.
24.Facilities for physically handicapped persons prescribed in schedule VI Bye laws 34" 21 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 physically handicapped persons. Ramps with adequate width shall be provided to approached through a ramp 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 the building by way of noise, dust and debris during 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 and the organic waste shall be processed in the premises by composting/ processing in vermicompost or wet grinder or any other suitable method. Provision shall be made for setting up of STP as per the norms in vogue. (Applicable for Residential units of 50 and above and 2000 Sqm and above built-up area for Commercial buildings).
28.The applicant / developer / builder 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 structures for the safety of the structure as well as neighbouring property, public roads and buildings. Precautions shall be taken to prevent damage to adjacent properties from excavating walls/ barricades.
29.Two wheeler parking shall be provided as per the building bye laws.
30.The Owner / Association of the high-rise building shall construct two mock 'A' trials in the building for the use of fire persons in case of summon and another during the summer and
severe concrete safety in respect of
fire hazards.
Note:
i.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
ii.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
iii.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. If he does so, the construction shall be liable for demolition and he shall be liable for penalties 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 Annexure - XIII of KTCP Act Rules. Otherwise the plan sanction shall be deemed cancelled. Commencement 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 ZID letter No. BWSSB/ACS&D/ZID.SE.Dated. 29.09.2016 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of CSR activity in the project / 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.The Applicant / Owner /Developer shall ensure that the sewage treatment plant of the project is complied with the standards prescribed under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Karnataka State Pollution Control Board (KSPCB) Rules, 1983 and the amendments thereto from time to time.

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

40.The Applicant / Owner / Architect should also adhere to 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 is liable to be cancelled and action will be taken as per the provisions of the KTCP Act.
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 as a document of ownership of the property.
46.Owner / builder/ CPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.The Applicant / Owner / Builder shall not cause any inconvenience 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 / CPA holder / developer shall hold responsible and liable to compensate for the loss caused and shall indemnify BBMP.
Special Condition as per Labour Department of Government of Karnataka vide ADD/KNC/Vol-2/Khadeq/ Hoodlur/ Letter No. LD/ESI/ETC/01/ dated. 01-04-2013 :
Applicant / Owner / Contractor
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" are mandatory to register.
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.

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

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

Balcony Calculations Table

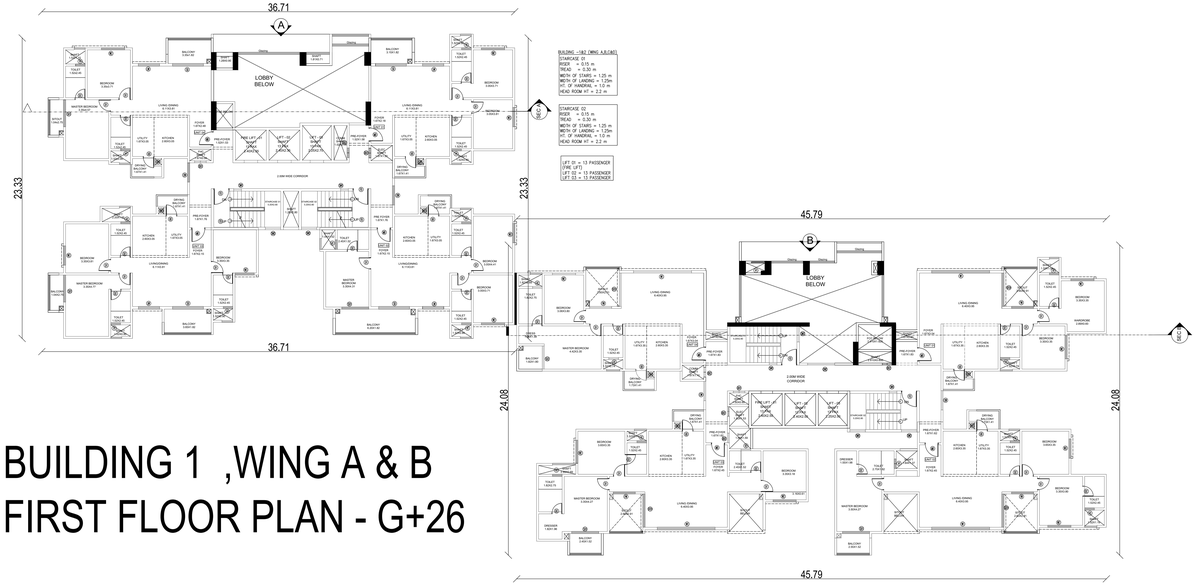
| FLOOR | NO. | AREA | TOTAL AREA |
|---|---|---|---|
| FIRST FLOOR PLAN | 1.20 X 3.07 X 2 X 1 | 7.37 | 7.37 |
| SECOND FLOOR PLAN | 1.80 X 3.07 X 2 X 1 | 9.98 | 9.98 |
| NINETEENTH FLOOR PLAN | 1.80 X 3.07 X 2 X 1 | 9.98 | 9.98 |
| TYPICAL 1, 2, 3, 4, 5, 11, 12, 14, 15, 16, 18, 20, 22, 24, 26 FLOOR PLAN | 1.80 X 3.07 X 1 X 13 | 59.98 | 119.76 |
| | 1.80 X 3.07 X 2 X 13 | 119.76 | |
| TYPICAL 6, 7, 8, 9, 10, 13, 17, 19, 21, 23, 25 FLOOR PLAN | 1.80 X 3.07 X 1 X 13 | 59.98 | 119.76 |
| | 1.70 X 3.07 X 2 X 11 | 110.44 | 110.44 |
| TOTAL | | | 247.20 |

Balcony Calculations Table

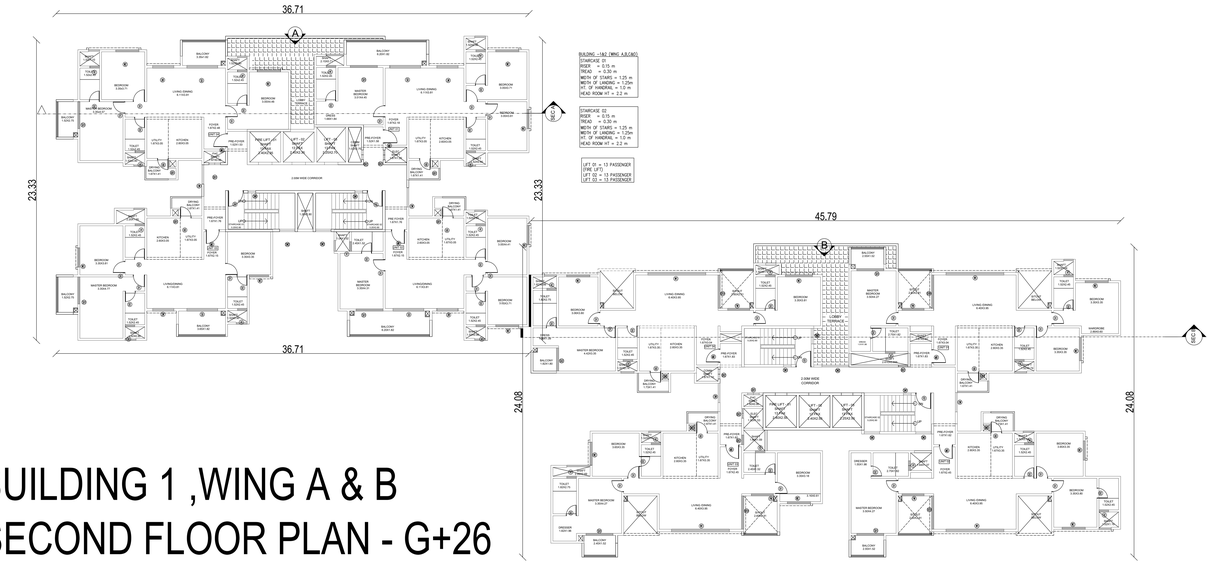
| FLOOR | NO. | AREA | TOTAL AREA |
|---|---|---|---|
| FIRST FLOOR PLAN | 1.20 X 3.07 X 2 X 1 | 7.37 | 7.37 |
| SECOND FLOOR PLAN | 1.80 X 3.07 X 2 X 1 | 9.98 | 9.98 |
| NINETEENTH FLOOR PLAN | 1.80 X 3.07 X 2 X 1 | 9.98 | 9.98 |
| TYPICAL 1, 2, 3, 4, 5, 11, 12, 14, 15, 16, 18, 20, 22, 24, 26 FLOOR PLAN | 1.80 X 3.07 X 1 X 13 | 59.98 | 119.76 |
| | 1.80 X 3.07 X 2 X 13 | 119.76 | |
| TYPICAL 6, 7, 8, 9, 10, 13, 17, 19, 21, 23, 25 FLOOR PLAN | 1.80 X 3.07 X 1 X 13 | 59.98 | 119.76 |
| | 1.70 X 3.07 X 2 X 11 | 110.44 | 110.44 |
| TOTAL | | | 247.20 |

Block :A0 (BUILDING 3 E F)

| Floor Name | Gross Buildup Area | Deductions From Gross Buildup Area (Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tnmt (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Refuge Area | Resi. | | | |
| Terrace Floor | 66.17 | 0.00 | 66.17 | 59.92 | 39.29 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Twenty-fifth Floor | 1609.98 | 142.24 | 1467.74 | 59.92 | 39.24 | 0.00 | 5.87 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twenty-fifth Floor | 1610.01 | 143.58 | 1467.43 | 59.92 | 39.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Twenty-second Floor | 1609.98 | 142.24 | 1467.74 | 59.92 | 39.24 | 0.00 | 5.87 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twenty-second Floor | 1610.01 | 143.58 | 1467.43 | 59.92 | 39.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Twenty-first Floor | 1609.98 | 142.24 | 1467.74 | 59.92 | 39.24 | 0.00 | 5.87 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twenty-first Floor | 1604.78 | 140.71 | 1508.08 | 59.92 | 39.24 | 0.00 | 7.00 | 0.05 | 53.63 | 1313.24 | 1313.24 | 08 | 0.00 |
| Twentieth Floor | 1609.98 | 142.24 | 1467.74 | 59.92 | 39.24 | 0.00 | 5.87 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twentieth Floor | 1610.01 | 143.58 | 1467.43 | 59.92 | 39.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Nineteenth Floor | 1609.98 | 142.24 | 1467.74 | 59.92 | 39.24 | 0.00 | 5.87 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Nineteenth Floor | 1610.01 | 143.58 | 1467.43 | 59.92 | 39.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Eighteenth Floor | 1609.98 | 142.24 | 1467.74 | 59.92 | 39.24 | 0.00 | 5.87 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Eighteenth Floor | 1610.01 | 143.58 | 1467.43 | 59.92 | 39.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Seventeenth Floor | 1609.98 | 142.24 |



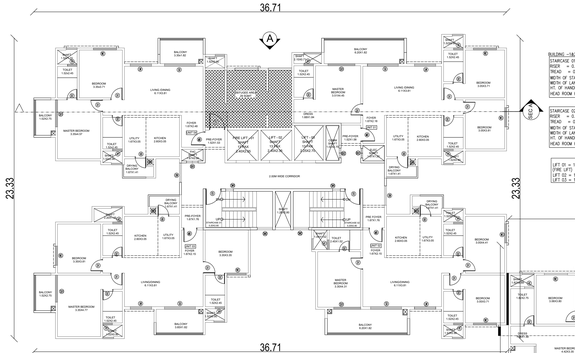

# BUILDING 1 ,WING A & B
# FIRST FLOOR PLAN - G+26

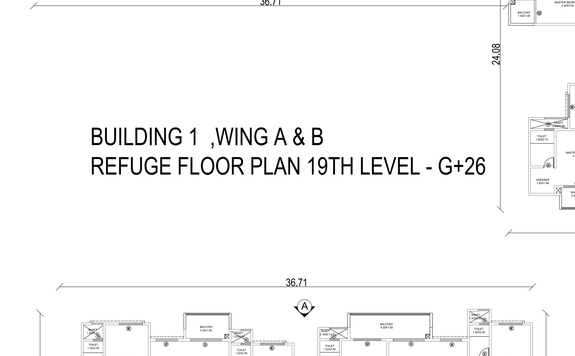



# BUILDING 1 ,WING A & B
# SECOND FLOOR PLAN - G+26

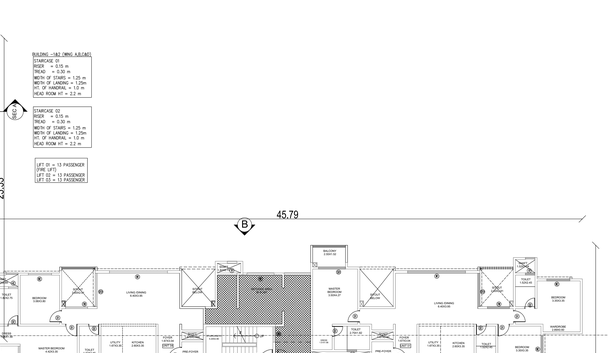
Block A0 (BUILDING 2 C D)

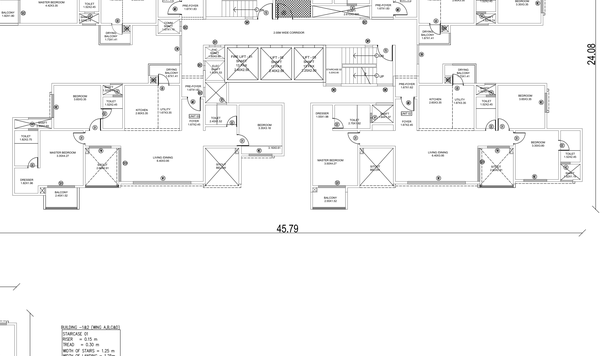
| Floor Name | Gross Buitup Area | Deductions From Gross BUA(Area in Sq.mt.) | | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | Proposed Fall Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tenet (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Refuge Area | Parking | Resi. | | | |
| Terrace Floor | 93.26 | 0.00 | 93.26 | 86.35 | 29.01 | 8.85 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Twelpvarh Floor | 1395.39 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 0.00 | 1202.93 | 1202.93 | 88 |
| Elevation Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 0.00 | 1202.93 | 1202.93 | 88 |
| Twelpvarh




BUILDING 1 ,WING A & B
REFUGE FLOOR PLAN 19TH LEVEL - G+26




BUILDING 1 ,WING A & B
TYPICAL LEVEL 4,6,8,10,12,14,16,18,20,22,24,26 FLOOR PLAN - G+26

01 ELEVATION A
SCALE: 1:100

SCALE: 1:1000

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 23901/00/12
a) Consist of 1Block of (Wing A,B,C&D) 1 Numbers.
a) Consist of the ( Stilt/ basement + 1Ground + 26 No's Floors + 26 No's Terrace Floor.
b) Consist of 1Block of (Wing A,B,C&D) 1 Numbers.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Adequate 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 other structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained in the site above 3rd Spm.
6.The work relating to construction 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.Permission for temporary shopping kiosks/tea stalls, cubicles at ground level for postal services & space for surveying parties 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 completion of work.
9.The applicant shall INSURE all workmen employed involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stack any building materials / debris on footpath or on roads or on drains. The drains shall be cleaned and kept free for orderly dumping point.
11.The applicant / builder is prohibited from raising the sunken area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub.3) code levied by ESCOM, from the building within the premises. The applicant shall enter into an agreement with ESCOM, for the supply of power before the installation of telecom equipment and also to make provisions for telecom services as per Rules.

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 & X (Bye-law No. 3.8) under sub section 9 of (b) to (k).
18.The applicant shall obtain the necessary NOC from the Karnataka Pollution Control Board.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authorities.
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 pit of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed to comply with norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS: 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Building have to be designed by registered structural engineer and shall be got approved by the competent authority
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 IX (Bye-laws 34" 21 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 Physically Handicapped persons. Provision shall be made in the lift to 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 the building/property during the construction activities shall also 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 and the organic waste shall be disposed of by composting processing or converting it into energy in-vessel / Aerated Digestible for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings.
28.The applicant / owner / builder / developer shall be designed for structural stability and safety to ensure for such 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 buildings and shall be responsible for any violation during the construction and for erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-laws.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building in the presence of local fire service within a month during the summer and
ensure complete safety in respect of
fire hazards.
Note:
i.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
ii.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
iii.Employment of child labour in the construction activities strictly prohibited.
iv.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. If they wish to change the same, they shall apply for modification in accordance with 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-VII (Rule 9) and get the commencement certificate after verification 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 ZO letter No: BWSSB/ACM/ZO/15.02. Dated: 29.09.2015 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.mts of FAR areas as part of Environment Management" group housing / multi dwelling units/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 License

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan is liable to be revoked / cancelled and action initiated as per the provisions of the Act.
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. They cannot be responsible for any false information / details.
46.Owner / builder/ GPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
47.The applicant / owner / builder / developer shall ensure that no any other person / Firm of Ms or Injury or to armament 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 the same and shall bear all the cost for damages if any occurred.
48.The applicant shall comply with Government of Karnataka vide ADDENDUM (Housekeep) Hoodlike/ Letter No. LD/95/LET/2013, dated: 01-04-2013.
Applicant / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" before commencing the work.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the 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.any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Approval Date :

Color Notes

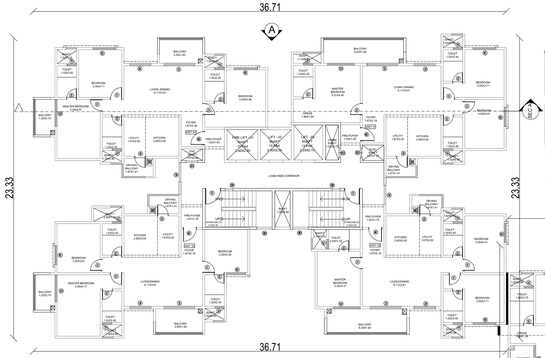
COLOR INDEX

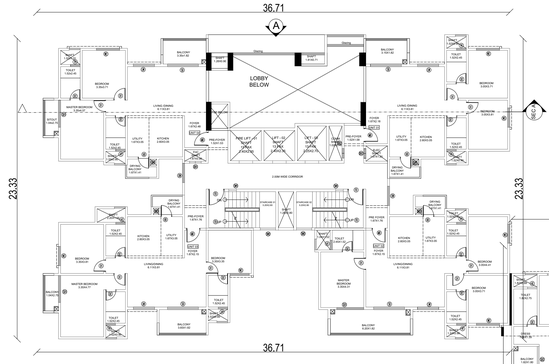
| | |
|---|---|
| PLOT BOUNDARY | |
| ABUTTING ROAD | |
| PROPOSED WORK (EXTERIOR AREA) | |
| EXISTING (To be retained) | |
| EXISTING (To be demolished) | |

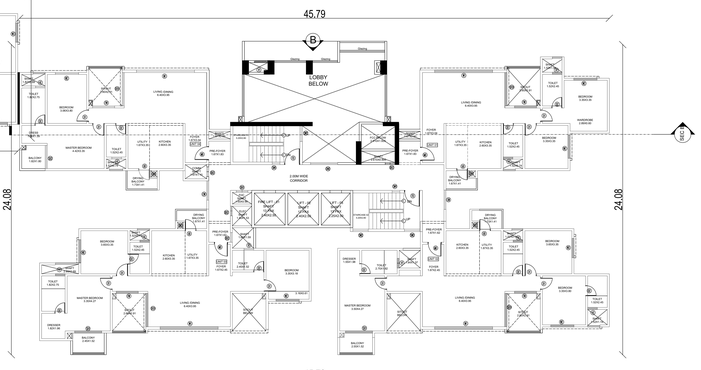
| AREA STATEMENT (BBMP) | VERSION NO.: 1.0.20 |
|---|---|
| | VERSION DATE: 26/03/2020 |
| PROJECT DETAIL: | |
| Authority: BBMP | Plot Use: Residential |
| Inward No: PRJ/2705/19-20 | Plot SubUse: Apartment |
| Application Type: General | Land Use Zone: Residential (Main) |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 23901/00/12 |
| Nature of Sanction: NEW | City Survey No.: 001, 002,003,0,004, 003, 003, 021, 020, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033 |
| Location: RING-III | PID No. (As per Khata Extract): 23901/00/12 |
| Building Line Specified as per Z.R. NA | Locality / Street of the property: Gunjur Village, Varthuru Hobli, Bengaluru |
| Zone: Mahadevapura | |
| Ward: Ward-149 | |
| Planning District: 215-Varthur | |
| AREA DETAILS: | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) 80244.14 |
| Deduction for hard/Non hard | |
| Surrender Free of Cost | 8377.81 |
| Total : | 8377.81 |
| NET AREA OF PLOT | (A-Deductions) 89866.23 |
| Deduction for Basement/ Plot Area | |
| FAR Area surrendered Free of Cost | 8377.81 |
| Amenity Area | 4012.25 |
| Total : | 8389.18 |
| BALANCE AREA OF PLOT | (A-Deductions) 85003.99 |
| COVERAGE DETAILS | |
| Permissible Coverage area (50.00 %) | 42776.57 |
| Proposed Coverage Area (4.65 %) | 4196.58 |
| Achieved Net coverage area (4.65 %) | 4196.58 |
| Balance coverage area left ( 50.07 % ) | 42583.11 |
| FAR CHECK | |
| Permissible F.A.R as per zoning regulation 2015 ( 2.25 ) | 102596.75 |
| Total Built-Up Area | 102596.75 |
| Residential FAR (100.00%) | 101455.25 |
| Proposed FAR Area | 101455.25 |
| Achieved Net FAR Area ( 1.18 ) | 101455.25 |
| Balance FAR Area ( 1.31 ) | 91437.52 |
| BUILT-UP AREA CHECK | |
| Proposed BuiltUp Area | 102596.75 |
| Substructure Area Add in BUA (Layout List) | 44.17 |
| Achieved BuiltUp Area | 102596.46 |

Block :A0 (BUILDING 2 C D)

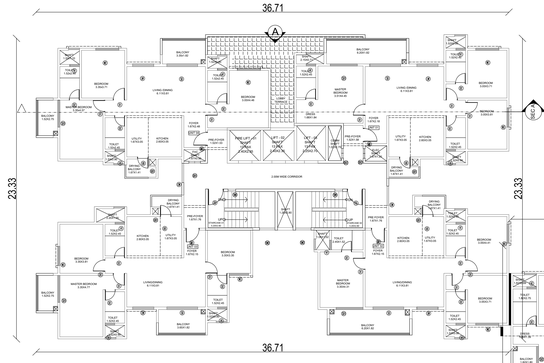
| Floor Name | Gross Built-up Area | Deductions (Area in Sq.mt.) | | | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tenant (No.) | Carpet Area other than Tenament |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | Total Built Up Area (Sq.mt.) | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Parking | Resi. | | | |
| Terrace Floor | 93.25 | 0.00 | 93.25 | 58.25 | 29.01 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Typical Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.96 | 0.00 | 2.37 | 0.96 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Typical(Refu ge) Floor | 1394.14 | 96.09 | 1298.06 | 58.25 | 35.96 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Typical Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.96 | 0.00 | 2.37 | 0.96 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Typical(refuel ge) Floor | 1394.14 | 96.09 | 1298.06 | 58.25 | 35.96 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Typical Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.96 | 0.00 | 2.37 | 0.96 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Refuge/A menity Floor | 1420.04 | 96.94 | 1323.10 | 58.25 | 35.96 | 0.00 | 3.38 | 0.96 | 0.00 | 71.09 | 1104.76 | 1104.76 | 08 | 0.00 |
| Typical Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.96 | 0.00 | 2.37 | 0.96 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Typical Floor | 1394.14 | 96.09 | 1298.06 | 58.25 | 35.96 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50

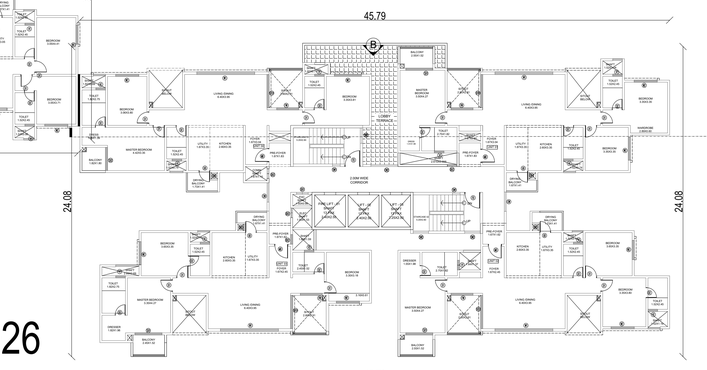

36.71
23.33
BUILDING / WALL (RING ALIGNE)
RISER = 0.15 m
TREAD = 0.30 m
MIN'm OF STAIRS = 1.25 m
MIN'm OF LANDING = 1.25m
NO. OF RISER = 9
NO. OF TREAD = 8
STAIRCASE
RISER = 0.15 m
TREAD = 0.30 m
MIN'm OF STAIRS = 1.25 m
MIN'm OF LANDING = 1.25m
NO. OF HANDRAIL = 1.0 m
NO. OF TREAD = 8
LIFT 20 nr = 13 PASSENGER
(FIRE LIFT)
LIFT 02 nr = 13 PASSENGER
LIFT 03 nr = 13 PASSENGER
2.0M WIDE CORRIDOR
LIFT LOBBY
LIFT LOBBY
LIFT LOBBY




# BUILDING 2 ,WING C & D
# FIRST FLOOR PLAN - G+26




# BUILDING 2 ,WING C & D
# SECOND FLOOR PLAN - G+26

Block A2-(BUILDING 2 C D)

| Floor Name | Gross Built-up Area | Deductions (Non-Comm. Area) (Ref.No.) | Total Built-Up Area | Deductions (Area in Sq.mt.) | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tenant Area | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Colour | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Refuge Area | Parking | Resi. | | | |
| Terrace Floor | 93.26 | 0.00 | 93.26 | 58.25 | 29.01 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Fourteenth Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.00 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Thirteenth Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Twelfth Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Eleventh Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Tenthfloor Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Ninth Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Eighth Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Seventh Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Sixth Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Fifth Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Fourth Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Third Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 | 0.00 |
| Second Floor | 1394.14 | 94.12 | 1299.98 | 58.25 | 35.06 | 0.00 | 3.29 | 0.12 | 0.00 | 0.00 | 0.00 | 1203.25 | 1203.25 | 0.00 | 0.00 |
| First Floor | 1397.42 | 213.56 | 1183.85 | 58.25 | 35.06 | 0.00 | 2.23 | 0.09 | 0.00 | 0.00 | 0.00 | 1090.83 | 1090.83 | 0.00 | 0.00 |
| Ground Floor | 1394.37 | 64.16 | 1330.21 | 58.25 | 35.06 | 0.00 | 4.76 | 1.93 | 0.00 | 0.00 | 0.00 | 1230.21 | 1230.21 | 0.00 | 131.20 |
| Stilt Floor | 2900.86 | 0.00 | 2900.86 | 191.36 | 165.45 | 0.00 | 0.00 | 795.85 | 165.38 | 0.00 | 0.00 | 2436.87 | 0.00 | 0.00 | 0.00 |
| Basement Floor | 1741.03 | 0.00 | 1741.03 | 133.05 | 70.37 | 0.00 | 0.00 | 498.02 | 165.38 | 0.00 | 165445.31 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 85649.41 | 2688.38 | 78161.03 | 1693.35 | 1151.45 | 6.00 | 65.86 | 1296.39 | 330.76 | 71.58 | 165445.18 | 32336.93 | 32336.93 | 216 | 131.20 |
| Total Number of Same Blocks | 1 | | | | | | | | | | | | | | |
| Total | 85649.41 | 2688.38 | 78161.03 | 1693.35 | 1151.45 | 6.00 | 65.86 | 1296.39 | 330.76 | 71.58 | 165445.18 | 32336.93 | 32336.93 | 216 | 131.20 |

Block A2-(BUILDING 1 A B)

| Floor Name | Gross Built-up Area | Deductions (Non-Comm. Area) (Ref.No.) | Total Built-Up Area | Deductions (Area in Sq.mt.) | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tenant Area | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Colour | | StairCase | Lift | Lift Machine | Void | Substructure | Refuge Area | Resi. | | | |
| Terrace Floor | 93.26 | 0.00 | 93.26 | 58.25 | 29.01 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Fourteenth Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Thirteenth Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Twelfth Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Eleventh Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Tenthfloor Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Ninth Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Eighth Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Seventh Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Sixth Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Fifth Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Fourth Floor | 1395.35 | 97.11 | 1298.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Third Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 0.00 |
| Second Floor | 1394.14 | 94.12 | 1299.98 | 58.25 | 35.06 | 0.00 | 3.29 | 0.12 | 0.00 | 0.00 | 1203.25 | 1203.25 | 0.00 |
| First Floor | 1397.42 | 213.56 | 1183.85 | 58.25 | 35.06 | 0.00 | 2.23 | 0.09 | 0.00 | 0.00 | 1090.83 | 1090.83 | 0.00 |
| Ground Floor | 1394.37 | 64.16 | 1330.21 | 58.25 | 35.06 | 0.00 | 4.76 | 1.93 | 0.00 | 0.00 | 1230.21 | 1230.21 | 0.00 |
| Stilt Floor | 2900.86 | 0.00 | 2900.86 | 191.36 | 165.45 | 0.00 | 0.00 | 795.85 | 165.38 | 0.00 | 2436.87 | 0.00 | 0.00 |
| Total | 21719.50 | 2688.38 | 39090.65 | 1631.30 | 975.63 | 6.00 | 65.86 | 1302.16 | 71.58 | 32336.93 | 32336.93 | 216 | 131.20 |
| Total Number of Same Blocks | 1 | | | | | | | | | | | | |
| Total | 21719.50 | 2688.38 | 39090.65 | 1631.30 | 975.63 | 6.00 | 65.86 | 1302.16 | 71.58 | 32336.93 | 32336.93 | 216 | 131 |

Block A2-(BUILDING 3 E F)

| Floor Name | Gross Built-up Area | Deductions (Non-Comm. Area) (Ref.No.) | Total Built-Up Area | Deductions (Area in Sq.mt.) | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tenant Area | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Colour | | StairCase | Lift | Lift Machine | Void | Substructure | Refuge Area | Resi. | | | |
| Terrace Floor | 66.11 | | 66.11 | 59.92 | 29.25 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Fourteenth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 5.67 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Thirteenth Floor | 1610.01 | 143.58 | 1467.32 | 59.92 | 35.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Twelfth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 5.67 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Eleventh Floor | 1610.01 | 143.58 | 1467.32 | 59.92 | 35.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Tenthfloor Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 5.67 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Ninth Floor | 1610.01 | 143.58 | 1467.32 | 59.92 | 35.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Eighth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 5.67 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Seventh Floor | 1610.01 | 143.58 | 1467.32 | 59.92 | 35.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Sixth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 5.67 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Fifth Floor | 1610.01 | 143.58 | 1467.32 | 59.92 | 35.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Fourth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 5.67 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Third Floor | 1610.01 | 143.58 | 1467.32 | 59.92 | 35.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Second Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 5.67 | 0.04 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| First Floor | 1610.01 | 143.58 | 1467.32 | 59.92 | 35.24 | 0.00 | 4.01 | 0.88 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Ground Floor | 1618.20 | 82.02 | 1536.18 | 59.92 | 35.24 | 0.00 | 5.97 | 0.04 | 0.00 | 1435.41 | 1435.41 | 08 | 158.40 |
| Total | 43533.86 | 3940.16 | 39593.70 | 1617.76 | 950.73 | 6.00 | 139.06 | 12.39 | 83.62 | 36786.13 | 36786.13 | 216 | 158.40 |
| Total Number of Same Blocks | 1 | | | | | | | | | | | | |
| Total | 43533.86 | 3940.16 | 39593.70 | 1617.76 | 950.73 | 6.00 | 139.06 | 12.39 | 83.62 | 36786.13 | 36786.13 | 216 | 158 |

Balcony Calculations Table

| FLOOR | SIDE | AREA | TOTAL AREA |
|---|---|---|---|
| FOURTEENTH FLOOR PLAN | 1.20 X 5.87 X 2 X 1 | 7.05 | 7.05 |
| THIRTEENTH FLOOR PLAN | 1.20 X 5.87 X 2 X 1 | 7.05 | 7.05 |
| NINETEENTH FLOOR PLAN | 1.20 X 5.87 X 2 X 1 | 8.98 | 8.98 |
| TYPICAL 1, 4, 5, 8, 12, 13, 14, 16, 18, 20, 22, 24, 26 FLOOR PLAN | 1.00 X 3.07 X 1 X 12 | 33.80 | 118.76 |
| | 1.00 X 3.37 X 1 X 12 | 40.56 | |
| TYPICAL 2, 3, 6, 7, 9, 10, 11, 15, 17, 19, 21, 23, 25 FLOOR PLAN | 1.70 X 3.07 X 2 X 11 | 115.44 | 115.44 |
| Total | - | - | 257.28 |

Balcony Calculations Table

| FLOOR | SIDE | AREA | TOTAL AREA |
|---|---|---|---|
| FOURTEENTH FLOOR PLAN | 1.20 X 5.87 X 2 X 1 | 7.05 | 7.05 |
| THIRTEENTH FLOOR PLAN | 1.20 X 5.87 X 2 X 1 | 8.98 | 8.98 |
| NINETEENTH FLOOR PLAN | 1.20 X 5.87 X 2 X 1 | 8.98 | 8.98 |
| TYPICAL 1, 4, 5, 8, 12, 13, 14, 16, 18, 20, 22, 24, 26 FLOOR PLAN | 1.00 X 3.07 X 1 X 12 | 33.80 | 118.76 |
| | 1.00 X 3.37 X 1 X 12 | 40.56 | |
| TYPICAL 2, 3, 6, 7, 9, 10, 11, 15, 17, 19, 21, 23, 25 FLOOR PLAN | 1.70 X 3.07 X 2 X 11 | 115.44 | 115.44 |
| Total | - | - | 257.28 |

Block USE/SUBUSE Details

| Block Name | Block Use | Block Subuse | Block Structure | Block Land Use Category |
|---|---|---|---|---|
| A2 (BUILDING C D) | Residential | Apartment | Highrise | R |
| A2 (BUILDING A B) | Residential | Apartment | Highrise | R |
| A2 (BUILDING E F) | Residential | Apartment | Highrise | R |

Required Parking(Table 7a)

| Block Name | Type | Subtype | Area (Sq.mt.) | Units | | Car | |
|---|---|---|---|---|---|---|---|
| | | | | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. |
| A2 (BUILDING C D) | Residential | Apartment | 50 - 225 | 1 | - | 1 | 216 | - |
| A2 (BUILDING A B) | Residential | Apartment | 50 - 225 | 1 | - | 1 | 216 | - |
| A2 (BUILDING E F) | Residential | Apartment | 50 - 225 | 1 | - | 1 | 216 | - |
| | Total : | - | - | - | - | 648 | 1350 | |

Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Achieved | |
|---|---|---|---|---|
| | No. | Area (Sq.mt.) | No. | Area (Sq.mt.) |
| Car | 648 | 89100 | 1350 | 16000.00 |
| Visitor's Car Parking | 38 | 507.50 | 0 | 0.00 |
| Total Car | 714 | 9817.50 | 1350 | 16000.00 |
| TwoWheeler | 1619 | 607.50 | 0 | 0.00 |
| Total Parking | - | - | - | 24889.50 |
| Total | - | 107025.00 | - | 41397.50 |

FAR &Tenement Details

| Block | No. of Same Bldg | Gross Built Up Area (Sq.mt.) | Deductions (Non-Comm. Area) (Ref.No.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tenant (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Colour | | StairCase | Lift | Lift Machine | Void | SubStructure | Ramp | Recreational Space | Parking | Resi. | | | | |
| A2 (BUILDING C D) | 1 | 85649.42 | 2688.38 | 78161.04 | 1693.35 | 1151.45 | 6.00 | 65.86 | 1296.29 | 330.76 | 71.59 | 40945.18 | 32336.93 | 32336.93 | 216 | 131.20 |
| A2 (BUILDING A B) | 1 | 37719.50 | 2688.38 | 35090.59 | 1631.30 | 975.63 | 6.00 | 65.86 | 3.92 | 0.00 | 71.59 | 0.00 | 1202.50 | 32336.93 | 32336.93 | 216 | 131.20 |
| A2 (BUILDING E F) | 1 | 43633.86 | 3940.16 | 39693.70 | 1617.76 | 950.73 | 6.00 | 139.06 | 12.39 | 83.62 | 36786.13 | 36786.13 | 216 | 158.40 | | | |
| Grand Total : | 3 | 162202.21 | 9316.92 | 152945.29 | 5294.11 | 3167.81 | 18.00 | 270.78 | 1312.60 | 330.76 | 236.81 | 40945.18 | 101449.23 | 101449.23 | 648.00 | 420.80 | |

Color Notes

COLOR INDEX

| | |
|---|---|
| PLOT BOUNDARY | |
| ABUTTING ROAD | |
| PROPOSED WORK (EXISTING AREA 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 |
| Inward No: PRJ/2976/25-26 | Plot SubUse: Apartment |
| Application Type: General | Land Use Zone: Residential (Main) |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 1&2/1/1/2/2/2 |
| Nature of Sanction: NEW | City Survey No.: 33/1, 33/2,33/3,33/4, 34/3, 34/5, 42/1, 42/3, 42/4, 42/5, 42/6, 42/7, 42/8, 42/9, 42/10, 42/11, 42/12 |
| Location: RING-III | PID No. (As per Khata Extract): 33613-0-0-1 |
| Building Line Specified as per Z.R. No. | Locality / Street of the property: Gunjur Village, Varthuru Hobli, Bengaluru |
| Zone: Mahadevapura | |
| Ward: Ward-149 | |
| Planning District: 215-Varthur | |
| AREA DETAILS: | |
| AREA OF PLOT (Minimum) | (A) 32,347. |
| Deduction for Nett/Pet Area | 80244.14 |
| Surrender Free of Cost | 4317.81 |
| Total | 8317.81 |
| NET AREA OF PLOT | (A-Deductions) 89566.33 |
| Deduction for Amenity/Pet Area: | |
| Pet Area surrendered Free of Cost | 8317.81 |
| Amenity Area | 4012.25 |
| Total | 8330.06 |
| BALANCE AREA OF PLOT | (A-Deductions) 85003.88 |
| COVERAGE DETAILS: | |
| Permissible Coverage area (50.00 %) | 42501.94 |
| Proposed Coverage Area (0.00 %) | 4196.58 |
| Achieved Net coverage area (14.85 %) | 4196.58 |
| Balance coverage area left ( 50.07 % ) | 42501.11 |
| FAR CHECK: | |
| Permissible F.A.R. as per zoning regulation 2015 ( 2.25 ) | 152956.75 |
| Total Built-Up Area | 152945.29 |
| Residential FAR (100.00%) | 101449.23 |
| Proposed FAR Area | 101449.23 |
| Achieved Net FAR Area ( 1.19 ) | 101449.23 |
| Balance FAR Area ( 1.31 ) | 51507.52 |
| BUILT-UP AREA CHECK: | |
| Proposed BUILT-Up Area | 152945.29 |
| Substructure Area Add Ib Block (Layout) Lvl. | 44.17 |
| Achieved Built-Up Area | 152989.46 |

Approval Date :

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 2382/100/2
2.Sanction is accorded for the Ground + Stilt + 26 Floors.
a) Consist of 1No.(Basement + Ground + Stilt + 1st +2nd + 3rd to 14th Floor) in Block A1
b) Consist of 1No.(Basement + Ground + Stilt + 1st +2nd + 3rd to 26th Floor) in Block A2
3.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.The Car park area reserved for car parking shall not be converted for any other purpose.
5.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 inspection.
6.On completion of foundation or footings before erection of walls on the foundation and in the case of other structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained in the
7.The building shall be constructed under the supervision of a Registered Structural Engineer.
8.The Owner / Developer shall inform the Authority in the first instance, when it is proposed to cover any of the stages of construction mentioned in the condition with against any accident or unforseen incidents arising during the time of construction.
9.The debris shall be removed and disposed to the approved place within the limits of Municipal Corporation.
10.The applicant shall INSURE all workmen employed in the construction work against any accident 11.The applicant / builder is prohibited from raising the setback open spaces and the common facility areas, which shall be accessible.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub.S) code leaving 3.00 mts. from the building within the premises.
13.The applicant shall make provision for firefighting services in the building as per the norms and installation of telecom equipment and also to provide entrance for telecom services as per Govt.norms.
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.Sanction should 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 are the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-IM "A" (Bye-law No. 3.8) under sub section 9.6 (a) to (k).
18.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authorities.
19.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.
20.The applicant shall make provision for persons with disabilities & barrier free access 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.
21.Building liners are required to be provided in structural design.
22.The minimum thickness of R.C.C. walls in basements, external walls, shear walls, lift walls and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability rests on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per bylaw 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule IX (Bye-laws 34(1 )") 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 physically handicapped persons. Further, at least one toilet for the use of the persons with disability in 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 the building/site during the construction and the construction activities shall not be carried out between the hours of 10 PM and 6 AM. If it is necessary to carry out the construction activities during the said hours, the applicant shall obtain the written permission from the Jurisdictional Assistant Executive Engineer and ensure that the construction activities are carried out only in the presence of the competent authorities. The applicant shall not undertake any activity which may cause nuisance to the neighbours in the form of obstruction to their free movement in the road or access to their premises, undue noise, dust, vibration or pollution of any kind whatsoever. The applicant shall ensure that the building materials are not stored in the road abutting to the premises and the vehicles delivering the materials to the premises shall not park on the road abutting to the premises.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and the organic waste shall be treated in the waste processing unit provided at site or as per the rules / Approval (Applicable for Residential cum other than Residential buildings with built up area of 2000 Sqm and above and Commercial buildings).
28.The Owner / Association of the high-rise building shall construct two mock â€" trials in the building in the presence of the Fire Force Department in the month of summer and another during the summer and ensure complete safety in respect of the following:
i) Fire
ii) Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
29.Provisions of Karnataka Building and Other Construction workers Welfare Board (Regulation of employment and conditions of service) Rules, 2006 shall be complied with by the applicant / owner / builder / developer before commencing the construction work and after the completion of the construction.
30.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. If he does so, the construction shall be liable for demolition and action against the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
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. If he does so, the construction shall be liable for demolition and action against 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 Annexure-XI of KTCP Act, 1961 and get the foundation / footings inspected after 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 ZLD letter No. BWSSB/ADE/ZLD/BCC/Dated: 29.09.2018 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to change electrical vehicles.
Total : 8317.81
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of Environment Management Plan / green housing / multi dwelling unit/development plan and shall not fell 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/ Developer/ Builder/ Contractor commits breach of any of the terms and conditions of the permit, the Authority shall be at liberty to withdraw the sanctioned plan after due notice to the Applicant / Owner / Developer / Builder / Contractor.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
40.The Applicant / Owner / Architect should also adhere to 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 is liable to be cancelled and action initiated against the owner/builder as per the rules.
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. They cannot be responsible for the Structural Stability of the building.
46.Owner / Builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.The Owner / Builder/ GPA holder / developer shall take adequate insurance or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold BBMP indemnified in case of any such loss caused to life and property of any person.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Knowledge) Headless Letter No. LD/ESL/ET/2012, dated: 01.04.2013 :
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" before commencing the work.
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.In any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

Note: Any Corrections / Modifications to be countersigned by its authorised signatory Mr. Kiran Venugopal Reddy of F-62, 4th floor, VGR ESCORI 17th cross, 7th Sector, HSR Layout, Bengaluru-560102.

ARCHITECT./ENGINEER /SUPERVISOR 'S SIGNATURE

Suhruth Nallagonda A220 SLV sylandar apt Hanagara cross konankunte 2F nagar bhi phase BCOLBL-***-P**824-25

PROJECT TITLE :

Proposed Residential Apartment Building at Khatha No. 2382/100/2 at Sy.No. 33/1, 33/2,33/3,33/4, 34/3, 34/5, 42/1, 42/3, 42/4, 42/5, 42/6, 42/7, 42/8, 42/9, 42/10, 42/11, 42/12 Gunjur Village, Varthur Hobli, Bengaluru East Taluk, ward no. 149 Varthur, Gunjurpalya Bengaluru.

DRAWING TITLE : BUILDING 2 ,WING C & D
FIRST & SECOND FLOOR PLAN

SHEET NO : 8

SANCTIONING AUTHORITY :

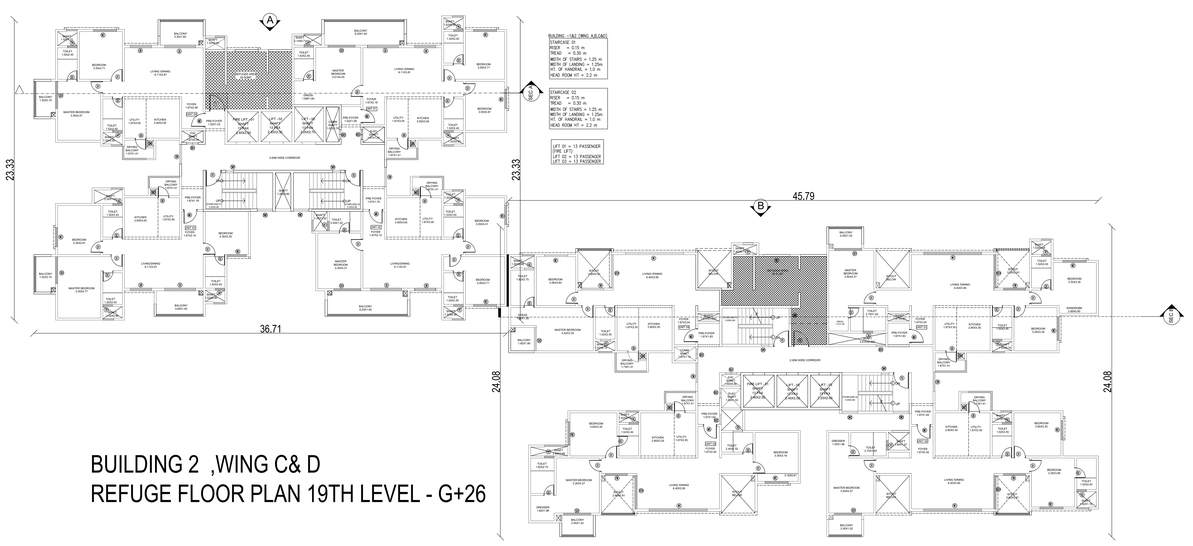
| ASSISTANT DIRECTOR OF TOWN PLANNING | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR |
|---|---|---|---|
| | | | |

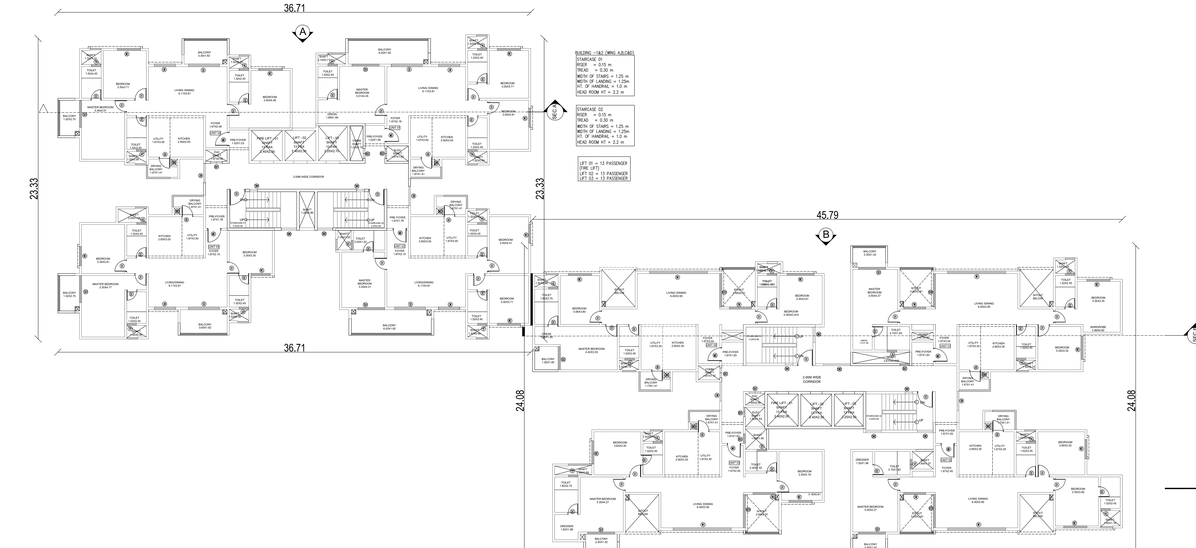
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

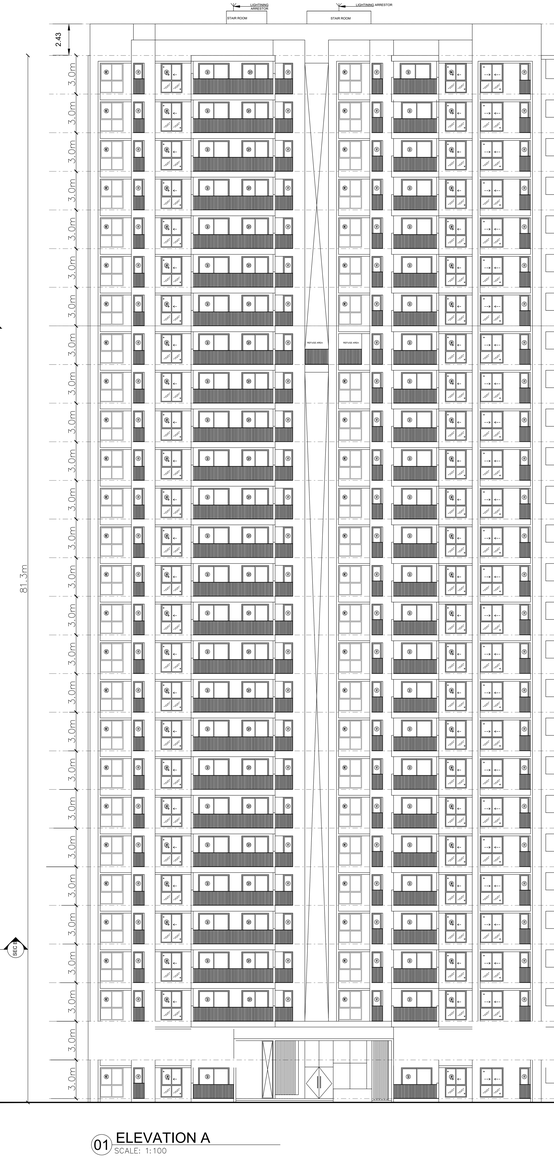
VO - NORTH

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 (2000.00 x 1050.00MM)







Color Notes

COLOR INDEX

PLOT BOUNDARY
ABUTTING PLOT
PROPOSED WORK (STILTAND/ AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP)

| | VERSION NO.: 1.0.20 |
|---|---|
| | VERSION DATE: 26/03/2020 |
| PROJECT DETAIL | |
| Authority: BBMP | Plot Use: Residential |
| Purpose No.: RELEVITAL/N | Plot Sub-Use: Apartment |
| Application Type: General | Land Use Zone: Residential (Main) |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 2/3/1/2/2/2 |
| Nature of Sanction: NEW | City Survey No.: 531, 532,533,534, 563, 563,1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331 |
| Location: RING-III | PID No. (As per Khata Extract): 53-2-531 |
| Building Line Specified as per Z.R. No.: | Locality / Street of the property: Gunjur Village, Varthuru Hobli, Bengaluru |
| Zone: Mahadevapura | |
| Ward: Ward-149 | |
| Planning District: 215-Varthur | |
| AREA DETAILS: | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) 36264.16 |
| Deduction for NetPlot Area | |
| Surrender Free of Cost | 4317.91 |
| Total | 4317.91 |
| NET AREA OF PLOT | (A-Deductions) 31946.25 |
| Deduction for Basement Plot Area | |
| FAR Area Achieved Free of Cost | 6171.65 |
| Amenity Area | 4012.25 |
| Total | 10183.90 |
| BALANCE AREA OF PLOT | (A-Deductions) 45920.98 |
| COVERAGE DETAIL | |
| Permissible Coverage area (50.00 %) | 22770.07 |
| Proposed Coverage Area (18.50 %) | 4196.58 |
| Achieved Net coverage area (18.50 %) | 4196.58 |
| Balance coverage area left ( 50.07 % ) | 45920.11 |
| FAR CHECK | |
| Permissible F.A.R as per zoning regulation 2015 ( 2.25 ) | 102596.75 |
| Total Plot FAR Area | 102596.75 |
| Residential FAR (100.00%) | 101406.25 |
| Proposed FAR Area | 101406.25 |
| Achieved Net FAR Area ( 1.18 ) | 101406.25 |
| Balance FAR Area ( 1.31 ) | 97437.53 |
| BUILT UP AREA CHECK | |
| Proposed BuiltUp Area | 152404.29 |
| Substructure Area Add At Block (Layout) Lvl. | 44.17 |
| Achieved BuiltUp Area | 152360.46 |

Approval Date :

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building (Apt.2/3BHK)@ 2 Cellar + Ground + 26 Upper floors + Terrace Only.
a) Consist of 1No.(Basement + Ground + 26 No. Of Floors)
b) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
c) 2 Cellar area reserved for car parking shall not be converted for any other purpose.
2.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.
3.On completion of foundation or footings before erection of walls on the foundation and in the case of R.C.C. framed structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained in the
4.Work shall be completed within a period of three years from the date of issue of licence & within one month after its completion shall apply for occupancy certificate.
5.The applicant shall obtain the necessary permission from the Engineer-in-charge for the supply of water from the Cauvery Water Supply Scheme before the commencement of the work.
6.The applicant shall make his own arrangements for the disposal of sewage and sullage water. Necessary permission from the Engineer-in-charge shall be obtained before the commencement of the work.
7.The applicant shall provide adequate facilities like latrines, urinals & other conveniences for the construction workers during the period of construction and maintain them in a hygienic condition at all times.
8.The applicant shall not store any building materials or debris on the road or pavement or open space adjacent to the premises during the course of the work or thereafter.
9.The applicant shall plant at least three trees in the premises and shall maintain them in good condition.
10.The applicant shall not encroach on the road or any municipal land in the course of the work.
11.The building shall not be occupied without obtaining the "OCCUPANCY CERTIFICATE" from the competent authority.
12.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
13.The applicant shall make provision for collection & disposal of solid waste as per 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.
14.Building have to be designed by a registered structural engineer.
15.The building shall be designed for wind load as per IS: 875 (Part-III) 1987.
16.For 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.
17.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
18.Facilities for physically handicapped persons prescribed in schedule IX Bye-laws 4K 21 of Building bye-laws 2003 and Government orders time to time shall be ensured.
19.The applicant shall provide at least one common toilet in the ground floor for the use of the Physically Handicapped persons together with the stipulated width.
20.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of the building during the construction and in no circumstances activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid.
21.The Owner / Association of the high-rise building shall construct two mock 4F trials in the building premises for the use and training of women and children during the summer and ensure complete safety in respect of the 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.
22.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 and shall not contravene any of the provisions of the Karnataka Municipal Corporations or the Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
23.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 Rule 9(1) of the KTCP (Amendment) Rules 2014 and shall get the commencement of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
24.The Applicant should follow the instruction of BWSSB specified in the ZLD letter No. BWSSB/ACE/ZLD/219, Dated: 29.09.2018 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
25.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
26.The Applicant / Owners / Developers shall make necessary provision to change electrical vehicles.
27.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.mts of FAR areas as part of Applicant / Developer / group housing / multi dwelling unit/development plan and at least two trees for single unit.
28.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
29.If the Applicant / Owner/ deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 4C 2020.
30.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan is liable to be revoked by the competent authority and action taken as per KMC Act.
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. They cannot be responsible for any false information submitted by them.
46.Owner / builder/ GPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
47.The owner / builder/ GPA holder / developer shall indemnify the authority from and against any claims or injury or loss or amounts or disability incurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold BBMP harmless in respect of any claims that may be made in this regard at any point of time.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Knowledge) Hon'ble Letter No. LD/455/LET/2013, dated: 01-04-2013 :
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should register with the board.
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.any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
Sri. Ajay Kumar Singh, Power of Attorney holder represented by its authorized signatory Mr. Kiran Venugopal Reddy, H.No. 146, 4th floor, VSR ESCORI 17th cross, 7th Sector, HSR Layout, Bengaluru-560102.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Sukruth Nalagonda A/20 SLV salarpuria sattva apt Hannagara cross konanakunte JP nagar 8th phase BCC/BL-4-PRO/24-25

PROJECT TITLE :
Proposed Residential Apartment Building at Khatha No. 2/3/1/2/2/2 at Sy.No.531, 532,533,534,563,563,1321,1322,1323,1324,1325,1326,1327,1328,1329,1330,1331, Gunjur Village, Varthur Hobli, Bengaluru East Taluk, ward no. 149 Varthur, Gunjurpalya Bengaluru

DRAWING TITLE :
BUILDING 2 ,WING C & D
REFUGE FLOOR PLAN 19TH LEVEL
TYPICAL LEVEL 4,6,8,10,12,14,16,18,20,22,24,26 FLOOR PLAN
ELEVATION

SHEET NO : 9

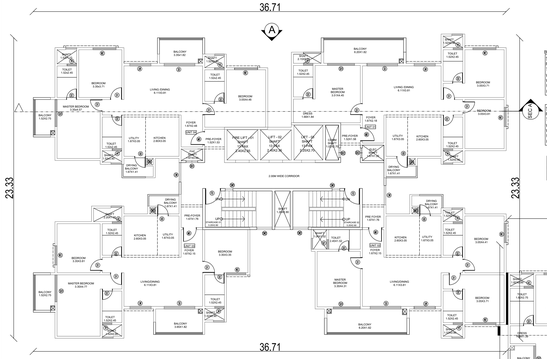
SANCTIONING AUTHORITY :

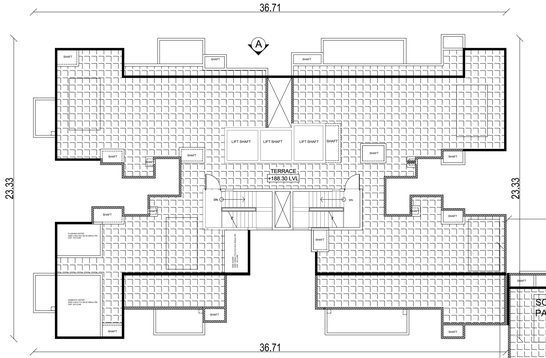
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

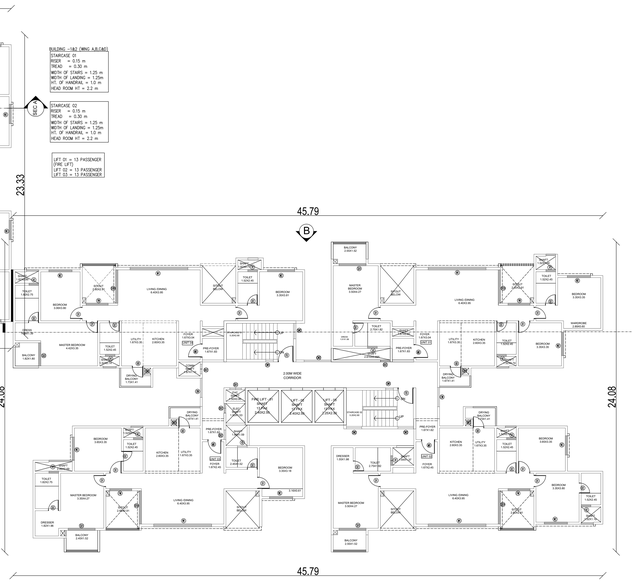
VO - NORTH

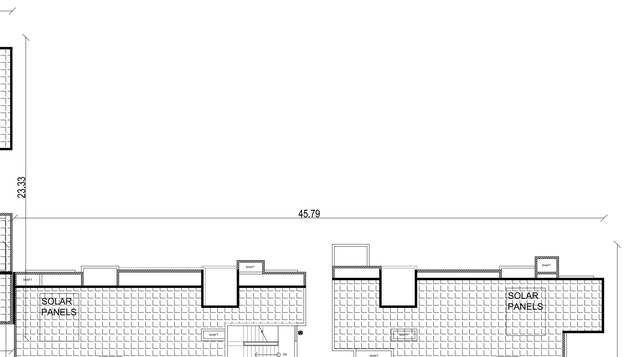
Block A0 (BUILDING 2 C D)

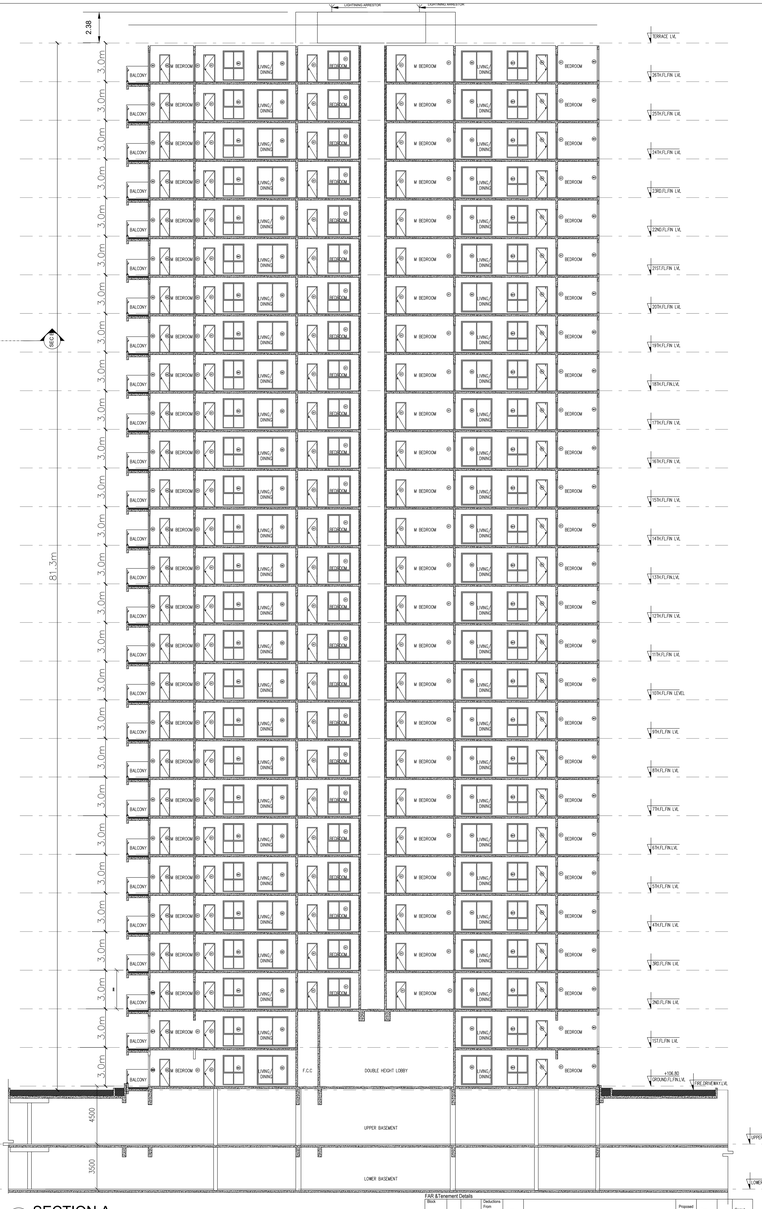
| Floor Name | Gross Built Up Area | Deductions (Area in Sq.mt.) Void/ Area | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tenant (No.) | Carpet Area after Rain Tenament |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Parking | Resi. | | | |
| Terrace Floor | 93.26 | 0.00 | 93.26 | 58.25 | 29.01 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Typical Floor | 1395.55 | 97.11 | 1298.34 | 58.25 | 35.06 | 6.00 | 2.37 | 0.00 | 0.00 | 0.00 | 1202.60 | 1202.60 | 08 | 0.00 |
| Typical Floor | 1394.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 6.00 | 2.16 | 0.00 | 0.00 | 0.00 | 1202.60 | 1202.60 | 08



## 03 SECTION A

SCALE: 1:100

Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| FIRST FLOOR PLAN | 1.20 X 3.97 X 2 N 1 | 7.92 | 7.92 |
| SECOND FLOOR PLAN | 1.80 X 3.37 X 2 N 1 | 9.98 | 9.98 |
| THIRTEENTH FLOOR PLAN | 1.80 X 3.37 X 2 N 1 | 9.98 | 9.98 |
| TYPICAL 3, 5, 7, 9, 11, 13, 15, 17, 21, 23, 25 FLOOR PLAN | 1.80 X 3.37 X 11 N 12 | 59.66 | 119.76 |
| FLOOR PLAN | 1.80 X 3.37 X 1 N 12 | 59.66 | |
| TYPICAL 3, 5, 7, 9, 11, 13, 15, 17, 21, 23, 25 FLOOR PLAN | 1.70 X 3.20 X 2 N 1 | 10.64 | 10.64 |
| Total | | 247.20 | 257.18 |

Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| FIRST FLOOR PLAN | 1.20 X 3.97 X 2 N 1 | 7.92 | 7.92 |
| SECOND FLOOR PLAN | 1.80 X 3.37 X 2 N 1 | 9.98 | 9.98 |
| THIRTEENTH FLOOR PLAN | 1.80 X 3.37 X 2 N 1 | 9.98 | 9.98 |
| TYPICAL 3, 5, 7, 9, 11, 13, 15, 17, 21, 23, 25 FLOOR PLAN | 1.80 X 3.37 X 11 N 12 | 59.66 | 119.76 |
| FLOOR PLAN | 1.80 X 3.37 X 1 N 12 | 59.66 | |
| TYPICAL 3, 5, 7, 9, 11, 13, 15, 17, 21, 23, 25 FLOOR PLAN | 1.70 X 3.20 X 2 N 1 | 10.64 | 10.64 |
| Total | | 247.20 | 257.18 |

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 23921/00/12
a) Consist of 1Block of Basement + Ground + 26 upper floors.
b) Consist of 2Nos of Lift only.
c) Consist of 1Nos of Lift only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Adequate 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 R.C.C. framed structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
6.
7.
8.The work of development of the building should be completed before the expiry of five years from the date of issue of this permit and license & within one month after its completion shall apply for permission to occupy the building.
9.Permission shall not be given to temporary sheds, toilets, cubicles at ground level for postal services & space for receiving package within the premises shall be provided.
10.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion.
11.The applicant shall INSURE all workmen involved in the construction work against any accident / unforseen incidents arising during the time of construction.
12.The applicant shall not stack any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
13.The applicant / builder is prohibited from raising the setback open spaces and the common facility areas, which shall be extended.
14.
15.
16.
17.The applicant shall provide space for locating the distribution transformers & associated equipment as per K.E.R.C (Dist.D) code levied by ESCOM, from the building within the premises.
18.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.
19.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
20.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.
21.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX & X (Bye-law No. 3.8) under sub section 9 (i) (ii) & (iii) of section 321 of the Karnataka Municipal Corporations Act 1976 (Karnataka Act 14 of 1977).
22.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authorities.
23.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.
24.The building shall be designed for structural safety as per 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.
25.Building have to be designed by a registered structural
engineer and shall get the same certified by him.
rafter 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.
26.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
27.Facilities for physically handicapped persons prescribed in schedule IX (Bye laws 3A" 21) of Building bye-laws 2003 and Government orders time & time shall be ensured.
28.
29.The applicant shall provide at least one common toilet in the ground floor for the use of the physically handicapped persons. Ramps shall be provided at the entrance to facilitate movement through a ramp for the Physically Handicapped persons together with the stepped entry.
30.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of building by way of obstruction of light and air and shall not encroach upon the premises of others. He shall not work earlier than 7.00 AM & to avoid
hindrance during late hours and early morning hours.
31.
32.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic garbage and shall be disposed of scientifically by composting processing and utilization of land fill in-vessel. Disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above, built-up area for Commercial buildings).
33.The applicant / owner / builder / developer 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 building. Necessary permission from the competent authority shall be obtained for erecting safe barricades.
34.Two wheeler parking shall be provided as per the building bye-laws.
35.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building in the presence of local authorities and fire force within six months of the
commencement of the work and thereafter at regular intervals as may be necessary.
36.
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39.Accomodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
40.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
41.Display of approved plan
42.Obtaining NOC from the Fire & Emergency Department before commencing the construction work is a must.
43.The Builder / Contractor / Professional responsible for supervision of work shall not unilaterally and structurally deviate the construction from the sanctioned plan, without prior approval of the Competent Authority. Construction shall be strictly in accordance with the sanctioned plans and conditions of the NOC therein. Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
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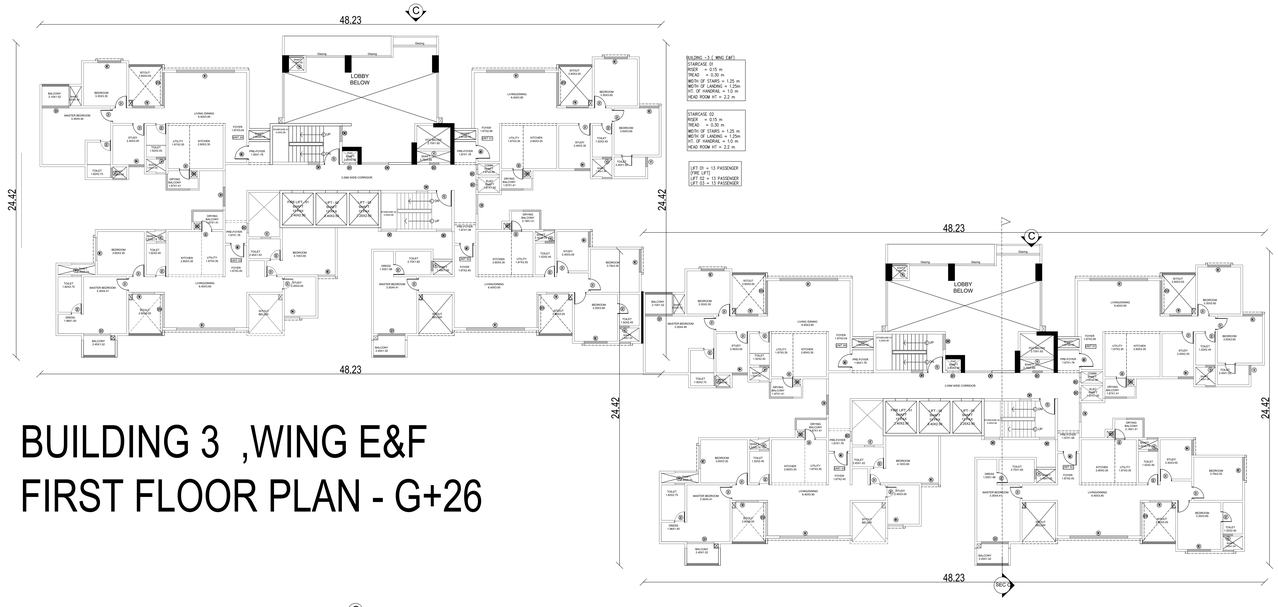
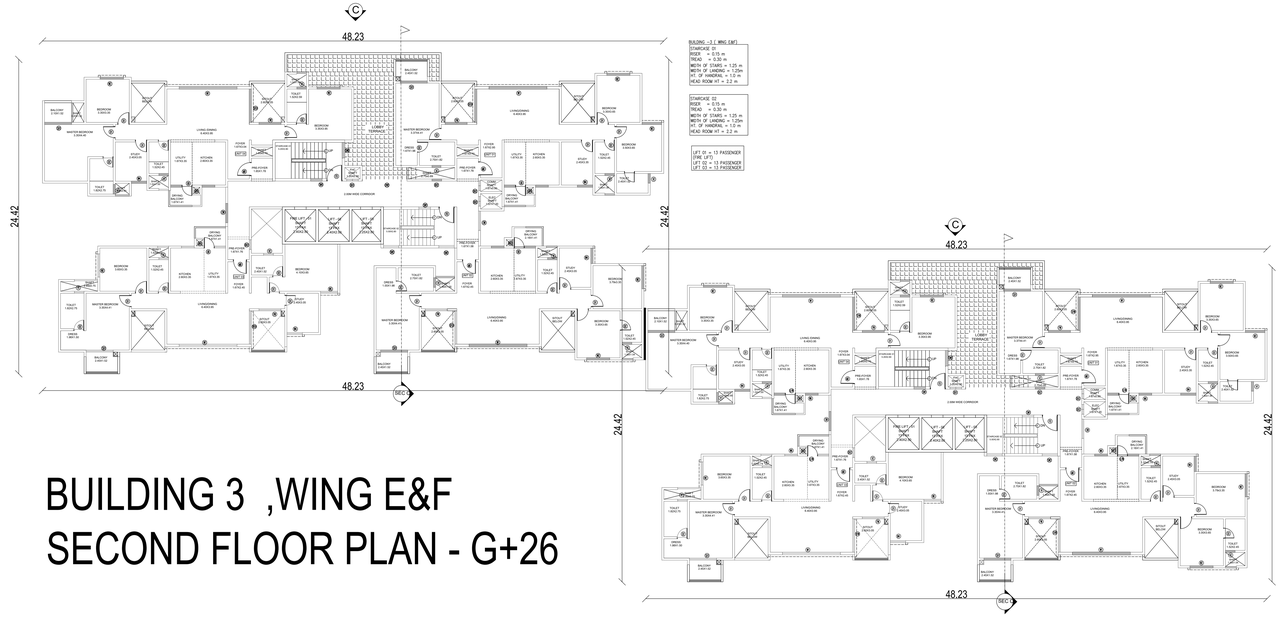



# BUILDING 3 ,WING E&F
# FIRST FLOOR PLAN - G+26




# BUILDING 3 ,WING E&F
# SECOND FLOOR PLAN - G+26

Block A0 (BUILDING 2 C,D)

| Floor Name | Gross Built-up Area | Deductions From Gross Built-up Area (Sq.mt.) | Total Built-up Area (Sq.Mtrs) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tent (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Refuge Area | Parking | Resi. | | | |
| Terrace Floor | 93.26 | 0.00 | 93.26 | 58.25 | 29.01 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Fifteenth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyfifth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentysixth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyfirst Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentysecond Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentythird Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyfourth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyfifth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentysixth Floor | 1423.04 | 96.94 | 1322.10 | 58.25 | 35.06 | 0.00 | 3.58 | 0.06 | 0.00 | 71.59 | 0.00 | 1164.76 | 1164.76 | 08 | 0.00 |
| Twentyseventh Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyeighth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyninth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtieth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyfirst Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtysecond Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtythird Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyfourth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyfifth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtysixth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyseventh Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyeighth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyninth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortieth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyfirst Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortysecond Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortythird Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyfourth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyfifth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortysixth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyseventh Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyeighth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyninth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fiftieth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fiftyfirst Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fiftysecond Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fiftythird Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fiftyfourth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fiftyfifth Floor | 1294.14 | 94.12 | 1299.98 | 58.25 | 35.06 | 0.00 | 3.29 | 0.13 | 0.00 | 0.00 | 0.00 | 1203.25 | 1203.25 | 08 | 0.00 |
| Fiftysixth Floor | 1307.42 | 210.96 | 1186.46 | 58.25 | 35.06 | 0.00 | 2.23 | 0.09 | 0.00 | 0.00 | 0.00 | 1068.83 | 1068.83 | 08 | 0.00 |
| Ground Floor | 1264.37 | 64.16 | 1200.21 | 58.25 | 35.06 | 0.00 | 4.76 | 1.93 | 0.00 | 0.00 | 0.00 | 1200.21 | 1200.21 | 08 | 121.20 |
| Basement Floor | 25858.98 | 0.00 | 25858.98 | 191.30 | 105.45 | 0.00 | 0.00 | 795.85 | 160.38 | 0.00 | 24358.67 | 0.00 | 0.00 | 00 | 0.00 |
| Basement Floor | 17413.63 | 0.00 | 17413.63 | 122.05 | 70.37 | 0.00 | 0.00 | 498.52 | 160.38 | 0.00 | 16560.31 | 0.00 | 0.00 | 00 | 0.00 |
| Total Number of Blocks | 1 | | | | | | | | | | | | | | |
| Total | 80840.41 | 2686.28 | 78161.03 | 1805.39 | 1101.45 | 6.00 | 69.86 | 1298.29 | 320.76 | 71.59 | 40965.18 | 32336.55 | 2156.00 | 121.20 | |

Block A0 (BUILDING 1 A B)

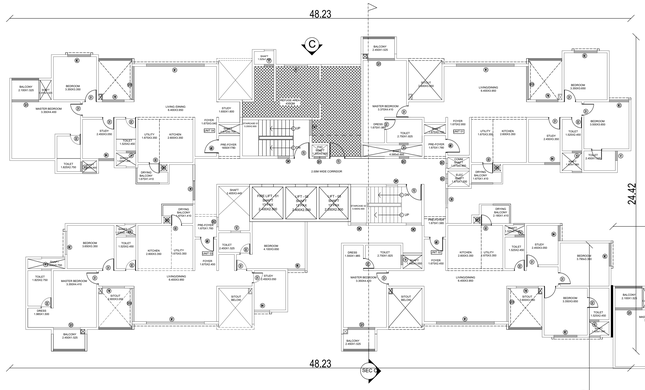
| Floor Name | Gross Built-up Area | Deductions From Gross Built-up Area (Sq.mt.) | Total Built-up Area (Sq.Mtrs) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tent (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Refuge Area | Resi. | | | |
| Terrace Floor | 93.26 | 0.00 | 93.26 | 58.25 | 29.01 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Fifteenth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyfifth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentysixth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyfirst Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentysecond Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentythird Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyfourth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyfifth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentysixth Floor | 1423.04 | 96.94 | 1322.10 | 58.25 | 35.06 | 0.00 | 3.58 | 0.06 | 0.00 | 71.59 | 0.00 | 1164.76 | 1164.76 | 08 | 0.00 |
| Twentyseventh Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyeighth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Twentyninth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtieth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyfirst Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtysecond Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtythird Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyfourth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyfifth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtysixth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyseventh Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyeighth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Thirtyninth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortieth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyfirst Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortysecond Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortythird Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyfourth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyfifth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortysixth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyseventh Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyeighth Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fortyninth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fiftieth Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fiftyfirst Floor | 1306.39 | 97.11 | 1294.24 | 58.25 | 35.06 | 0.00 | 2.37 | 0.06 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fiftysecond Floor | 1294.14 | 96.08 | 1298.06 | 58.25 | 35.06 | 0.00 | 2.16 | 0.09 | 0.00 | 0.00 | 1202.50 | 1202.50 | 08 | 0.00 |
| Fiftythird Floor | 1294.14 | 94.12 | 1299.98 | 58.25 | 35.06 | 0.00 | 3.29 | 0.13 | 0.00 | 0.00 | 1203.25 | 1203.25 | 08 | 0.00 |
| Fiftysixth Floor | 1307.42 | 210.96 | 1186.46 | 58.25 | 35.06 | 0.00 | 2.23 | 0.09 | 0.00 | 0.00 | 1068.83 | 1068.83 | 08 | 0.00 |
| Ground Floor | 1264.37 | 64.16 | 1200.21 | 58.25 | 35.06 | 0.00 | 4.76 | 1.93 | 0.00 | 0.00 | 1200.21 | 1200.21 | 08 | 121.20 |
| Total | 37178.93 | 2688.39 | 36490.55 | 1631.30 | 974.53 | 6.00 | 83.86 | 3.92 | 71.59 | 0.00 | 33194.55 | 33336.55 | 216 | 121.20 |
| Total Number of Blocks | 1 | | | | | | | | | | | | | |
| Total | 37178.93 | 2688.39 | 36490.55 | 1631.30 | 974.53 | 6.00 | 83.86 | 3.92 | 71.59 | 33194.55 | 33336.55 | 216 | 121.20 | |

Approval Condition :

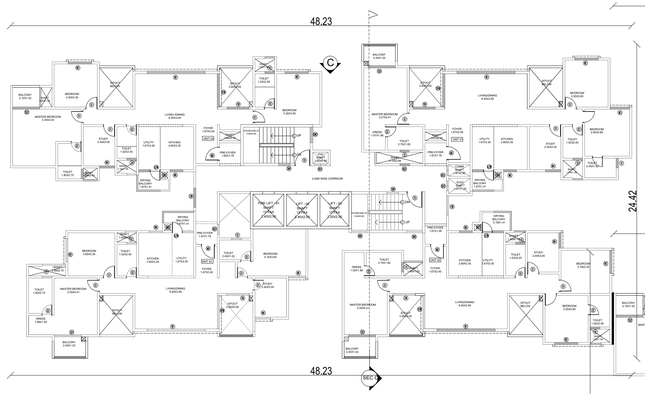
This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 2382150012
2.Details of Car parking shall be furnished as per Agreement.
a) Consist of Nr. (Basement + Ground + 26 Nr. +Ground + 26
Nr. =Ground + 26 Nr.
b) Area 1 Nr. = 25.00 sq.mt.
3.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.The BWSSB area reserved for car parking shall not be converted for any other purpose.
5.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 inspection.
6.On completion of foundation or footings before erection of walls on the foundation and in the case of other structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained first.
7.In the above 20 Sqm.
8.The internal and external construction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after the completion shall apply for permission to occupy the building.
9.Permission for temporary sheds for housing labourers, cubicles at ground level for postal services & space for manning garbage within the premises shall be provided.
10.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the completion of work.
11.The applicant shall RECIPE all workmen involved in the construction work against any accident / unforseen incidents arising during the time of construction.
12.The applicant shall not stock construction materials / debris on any land not belonging to him. The debris shall be removed and transported to nearly dumping yard.
13.The applicant / builder is prohibited from selling the leftover sites / open spaces and the common facility areas, which shall be accessible.
14.
15.
16.
17.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Dist.)'s code leaving 3.00 mts. from the building within the premises.
18.The applicant shall provide adequate drinking water facilities for the use of the construction workers & number of labourers employed and also to make provisions for labours' services as per Govt. rules.
19.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.
20.Occupancy shall not be obtained from forest department / section for cutting trees before the commencement of the work.
21.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Corporation / Bangalore Supreme 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.
22.The technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-IV to Bye-law No. 3.(9) under sub section 9 of Bye-law 3.(1).
23.The applicant shall not encroach on the road or storm water drain, nalla, tank or water body.
24.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authorities.
25.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
26.The applicant shall abide by all the conditions mentioned in the Bye-laws 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.
27.Building bye-laws to be designed by a registered structural
engineer and shall be strictly adhered to.
28.The applicant shall provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
29.Facilities for physically handicapped persons prescribed in schedule IX (Bye laws 34" 21 of Building bye-laws 2003 and Government orders time to time shall be ensured.
30.
31.The applicant shall provide at least one common toilet in the ground floor for the use of the physically handicapped persons. Ramps with proper railing shall be provided for approached through a ramp for the Physically Handicapped persons together with the stepped entry.
32.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of the building/premises during the construction activities shall stop before 07.00 PM and resume the work earlier than 7.00 AM to avoid
hindrance during late hours and early morning hours.
33.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic and the organic waste shall be processed in the Solid Waste Processing unit provided at site or by the owner / Assistant /Applicable for Residential units of 20 and above and 2000 Sqm and above built up area for Commercial buildings.
28.The applicant / owner / developer shall be designed for structural stability and safety to ensure for wind 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 buildings. The safety aspects shall be certified by a practicing structural engineer / any existing safe barricades.
29.Two wheeler parking shall be provided as per the building bye-laws.
30.The Owner / Association of the high-rise building shall construct two mock 'A' trials in the building site in such a manner and manner and shall be evacuated by all the occupants within a minute in case of any fire hazards.
31.No
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.
34.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. If he fails to comply with this condition, action will be taken against him under the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
35.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 the Rule 9 (1) (a) of KTCP Rules, 1972 and get the foundation inspected after completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
36.
37.The applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/ADE/BD/35.DD, Dated: 29.09.2016 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
38.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-laws 2016.
39.The Applicant / Owners / Developers shall make necessary provision to change electrical vehicles.
40.
41.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of Applicant / Owner / Developer" group housing / multi dwelling units/development plan and shall have 2 trees for single unit.
42.
43.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
44.The Applicant / Owner / Developer shall obtain the sanctioned plan the action will be initiated according to BBMP Act 4C 2020.
45.
46.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the building License.
47.
48.The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
49.
50.BBMP will not be responsible for any dispute that may arise in respect of property in question.
51.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 is liable to be cancelled and action will be initiated against the owner / builder.
52.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.
53.
54.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.
55.The permission is issued based on information submitted by the applicant. This cannot be considered as a right for regularization of the area.
56.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
57.The applicant shall not cause any inconvenience to the neighbours 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 responsible and liable to compensate for the loss caused and shall indemnify BBMP.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Knowledge) Handline/ Letter No. LD/WELF/37/2013, dated: 01-04-2013.
Applicant / Owner / Contractor
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should register with the Board.
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.
4.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
5.
a) any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block A0 (BUILDING 3 E F)

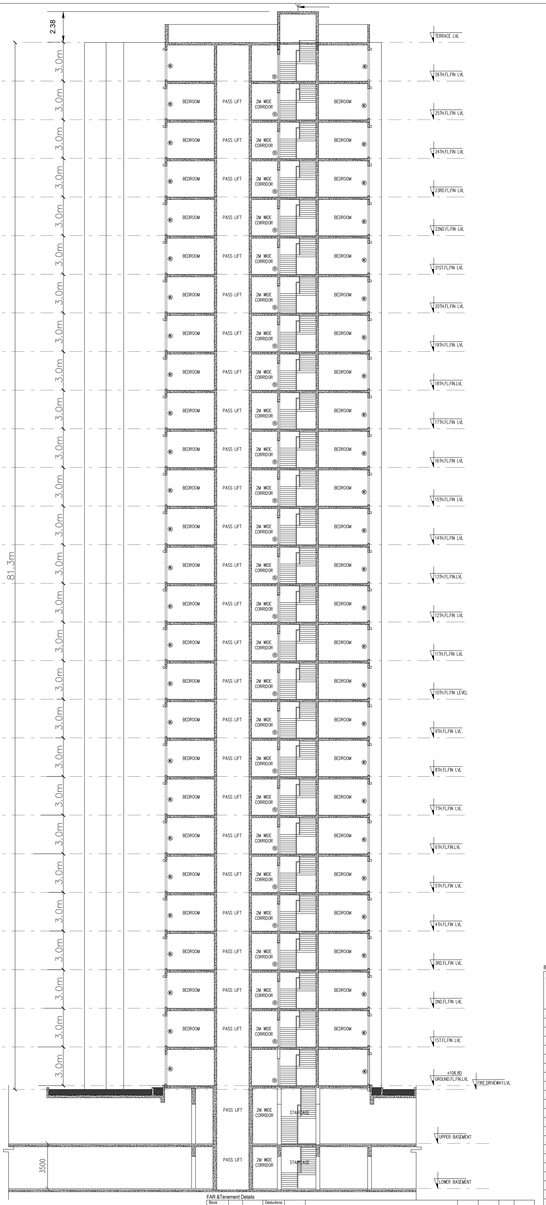
| Floor Name | Gross Built-up Area | Deductions From Gross Built-up Area (Sq.mt.) | Total Built-up Area (Sq.Mtrs) | Deductions (Area in Sq.mt.) | | | | | | | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Tent (No.) | Carpet Area other than Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Cutout | | StairCase | Lift | Lift Machine | Void | Substructure | Ramp | Refuge Area | Resi. | | | |
| Terrace Floor | 99.17 | 0.00 | 99.17 | 59.92 | 29.25 | 6.99 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | 0.00 |
| Fifteenth Floor | 1609.09 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 3.67 | 0.04 | 0.00 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twentyfifth Floor | 1610.01 | 143.08 | 1467.33 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Twentysixth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 3.67 | 0.04 | 0.00 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twentyfirst Floor | 1610.01 | 143.08 | 1467.33 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Twentysecond Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 3.67 | 0.04 | 0.00 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twentythird Floor | 1604.79 | 140.71 | 1464.08 | 59.92 | 35.24 | 0.00 | 7.30 | 0.05 | 83.63 | 0.00 | 1312.24 | 1312.24 | 08 | 0.00 |
| Twentyfourth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 3.67 | 0.04 | 0.00 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twentyfifth Floor | 1610.01 | 143.08 | 1467.33 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Twentysixth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 3.67 | 0.04 | 0.00 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twentyseventh Floor | 1610.01 | 143.08 | 1467.33 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Twentyeighth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 3.67 | 0.04 | 0.00 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Twentyninth Floor | 1610.01 | 143.08 | 1467.33 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Thirtieth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 3.67 | 0.04 | 0.00 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Thirtyfirst Floor | 1610.01 | 143.08 | 1467.33 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Thirtysecond Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 3.67 | 0.04 | 0.00 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Thirtythird Floor | 1610.01 | 143.08 | 1467.33 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Thirtyfourth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 3.67 | 0.04 | 0.00 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Thirtyfifth Floor | 1610.01 | 143.08 | 1467.33 | 59.92 | 35.24 | 0.00 | 4.51 | 0.88 | 0.00 | 0.00 | 1366.78 | 1366.78 | 08 | 0.00 |
| Thirtysixth Floor | 1609.99 | 142.24 | 1467.75 | 59.92 | 35.24 | 0.00 | 3.67 | 0.04 | 0.00 | 0.00 | 1366.88 | 1366.88 | 08 | 0.00 |
| Thirtyseventh Floor | 1610.01 | 143.08 | 1467.33 | 59.92 | 




# BUILDING 3 ,WING E&F
# REFUGEE FLOOR PLAN 19TH LEVEL - G+26




# BUILDING 3 ,WING E&F
# TYPICAL LEVEL 4,6,8,10,12,14,16,18,20,22,24,26 FLOOR PLAN - G+26




## 03 SECTION C
SCALE: 1:100

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Residential Building plan at 2382150012
a) Consist of 1Block of Wing E&F (Consisting of Ground + 26 Upper floors)
b) Consist of 1Block of Wing E&F (Consisting of Upper Basement + Lower Basement + Ground + 26 Upper floors)
c) Consist of 1Block of Wing E&F (Consisting of Ground + 26 Upper floors)
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.The space 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 other structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from
the site above 37+ floor.
6.The internal and external plumbing of the building should be completed before the expiry of five years from the date of issue of license & within one month after the completion shall apply for permission to occupy the building.
7.Permission shall be obtained for erecting telephone cabins, cubicles at ground level for postal services & space for licensing 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 completion.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stack 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 raising 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 (Edit.3) code leaving 3.00 mts. from the building within the premises. The applicant shall also provide adequate space for locating the HT & LT cables, meters & other equipment for installation of telecom equipment and also to make provisions for telecom services as per Govt rules.

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 are the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IM "A" (Bye-law No. 3.8) under sub section 9 (4) (a) to (h) of Karnataka Town and Country Planning Act 1961 and responsible for the same.
18.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authorities.
19.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of rain water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
20.The building shall be designed for earthquake resistance taking into the norms prescribed in National Building Code and or 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.
21.Building have to be designed by a registered structural
engineer and shall get the same
ather 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 VI (Bye laws 34" 21) 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 physically handicapped persons. Ramps with proper railing shall be provided to 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 the building/premises during the construction or other activities shall also stop before 07.00 PM and shall not resume the work earlier than 7.00 AM It is noised.
hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic and the organic waste shall be processed and disposed using composting or vermin method or any other suitable method.
28.Provision shall be made for letter boxes for the use of the occupants of the building.
29.The applicant shall provide adequate drainage arrangements to avoid entry of storm water into buildings 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 drains. The applicant shall also provide proper shoring and bracing wherever necessary for erecting safe barricades.
30.Two wheeler parking shall be provided as per the building bye-laws.
31.The Owner / Association of the high-rise building shall construct two mock 'A' trials in the building for the practice and rescue of persons and shall further during the summer and
assure complete safety in respect of
fire hazards.
Note:
i.Accommodation shall be provided for waiting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
ii.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
iii.Display of approved plan shall be
e in the construction activities strictly prohibited.
iv.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 unilaterally and structurally deviate the construction from the sanctioned plan, without prior approval of the Authority. They shall be liable for demolition of the portion of the construction which is in contravensions 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 VII (Bye law No. 9.1) and shall submit the plan for the work of foundation of the foundation or footing of walks / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the ZO letter No. BWSSB/ADE/SW/ZO/SE Dated: 29.09.2016 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of Environment Management" 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 (ECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 4C 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan is liable to be revoked by the competent authority and action will be taken as per the rules.
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 if any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered as a right for regularization of the work.
46.Owner / builder / DPA holder / developer shall take all precautionary measures to ensure the safety of personnels involved in the construction activities.
47.The applicant shall not be responsible for any accidents/mishaps on due to any other reason if loss of life or injury or amusement disability occurred to pursuants or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / DPA holder / developer shall hold responsible for the same and action will be taken as per the relevant provisions of law.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Amended) Hon'ble Lr. LD/ELE/7(7)/12, dated: 01-04-2013 :
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" are mandatory to register.
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.

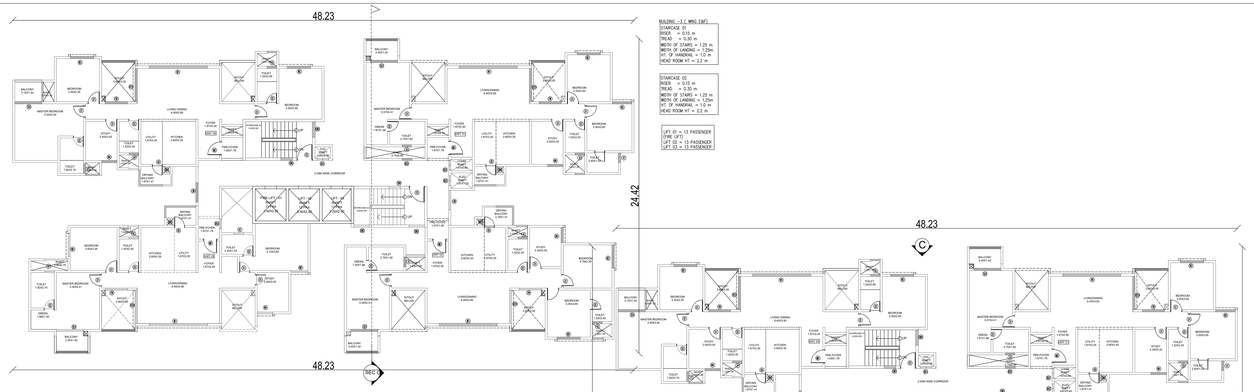
4.any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Color Notes

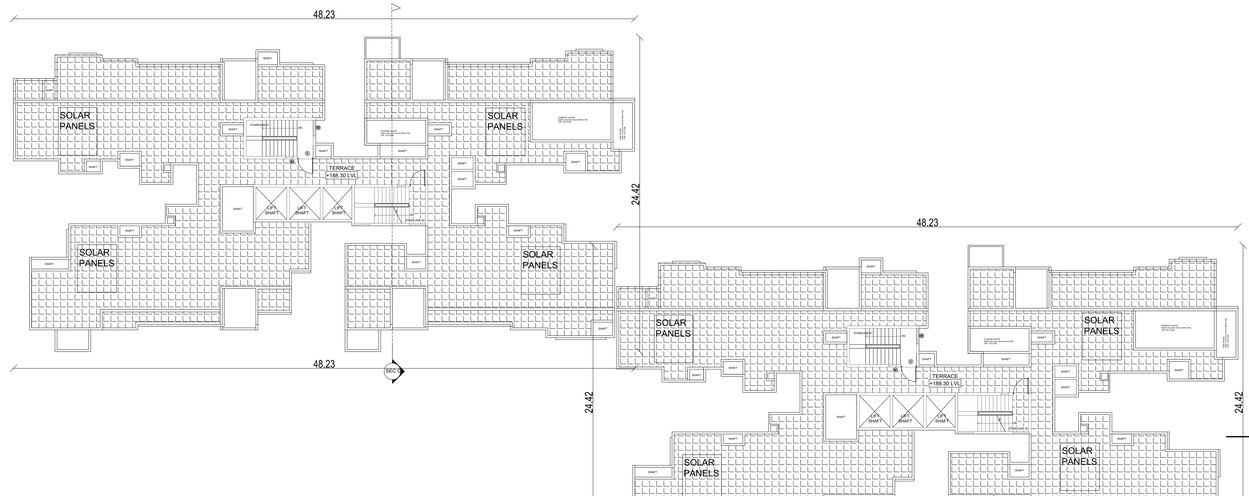
COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (STAIRCASE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

AREA STATEMENT (BBMP) — VERSION NO.: 1.2.32 / VERSION DATE: 26/03/2020

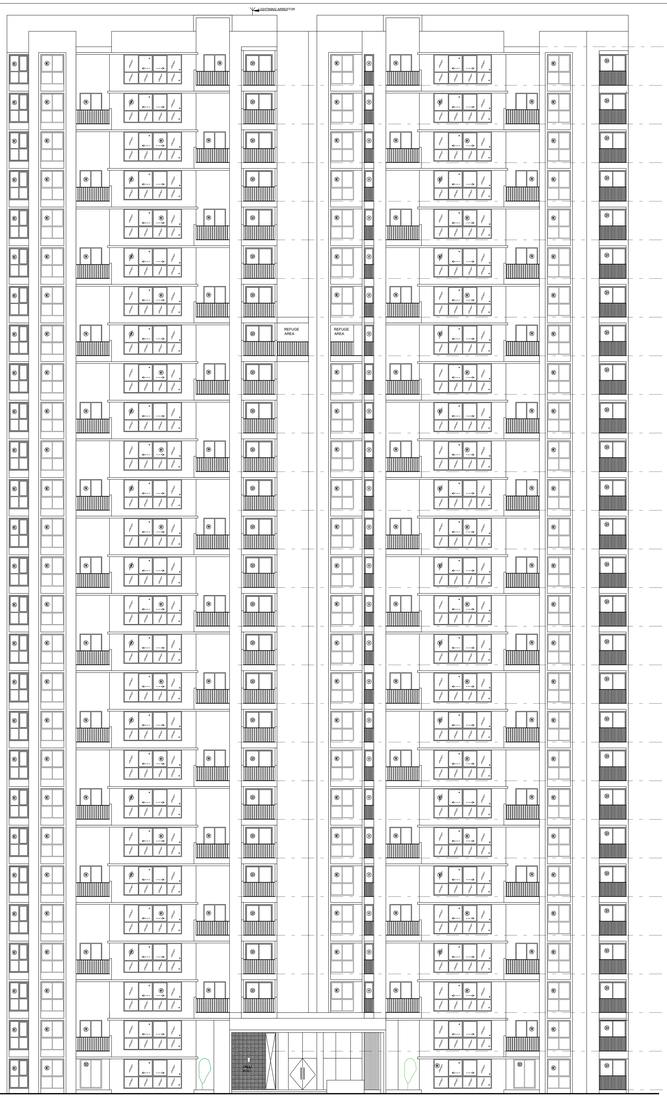
| | |
|---|---|
| PROJECT DETAIL: | |
| Authority: BBMP | Plot Use: Residential |
| Inward No: PRJ/2705/19-20 | Plot SubUse: Apartment |
| Application Type: General | Land Use Zone: Residential (Main) |
| Proposal Type: Building Permission | Plot/Sub Plot No.: 2382150012 |
| Nature of Sanction: NEW | City Survey No.: 031, 032,033,034, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082,




# BUILDING 3 ,WING E&F
# TYPICAL LEVEL 3,5,7,9,11,13,15,17,21,23,25,27 FLOOR PLAN - G+26




# BUILDING 3 ,WING E&F TERRACE FLOOR PLAN - G + 26




01 ELEVATION C
SCALE: 1: 100

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Govt. Order.
1) Sanction is accorded for the Residential Building only.
2) Rain Water Harvesting Structures should be provided as per the Revised Building Byelaws.
a) Consti-Fer. (Basement) + 12nos.
b) 12nos. + 20 nos.
c) 21nos. + 30 nos.
d) 31nos. + 40 nos.
3) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other purpose.
4) OWC (Only wet waste) for car parking shall not be converted for any other purpose.
5) Adequate drinking water facilities shall be provided for the construction workers and those engaged in the building license and the copies of sanctioned plans with specifications shall be mounted on a board at the entrance of the site and shall be shown to the inspecting officers.
6) On completion of foundation or footings before erection of walls on the foundation and in the case of a basement or ground floor, on the completion of floor, framework of structural members upto the floor level, the owner shall give intimation to the Authority regarding completion of such work and shall not proceed further with the erection of walls or completion of floors or roofs, unless the said intimation is given by the Authority or the officer authorised in that behalf.
7) The applicant shall obtain the commencement certificate before the commencement of the work.
8) The applicant shall inform the Authority or the officer authorised in that behalf regarding the commencement of excavation work and foundation work.
9) The applicant shall not store any building materials or debris on the road or pavement or open space around the building during the construction work in such a manner as may cause danger or inconvenience to the public and shall not obstruct or cause inconvenience to the pedestrian or traffic in the adjoining areas.
10) The applicant shall maintain the existing trees in the premises and shall plant trees in the ratio prescribed in the Bye-laws.
11) The applicant shall make provision for collection and disposal of garbage generated in the premises.
12) The applicant shall not encroach upon the road or storm water drain in any manner during the construction period.
13) The applicant shall not take up any additional construction without getting the previous plans duly modified as per the approval and without getting the completion certificate in respect of the work already executed.
14) The applicant shall not change the line and grade of the existing storm water drain system in the premises.
15) The applicant shall not stack any building materials in the set back area.
16) The applicant shall not violate any of the conditions mentioned in the Agreement executed by him in this regard.
17) The applicant shall not violate the provisions of the Bye-laws and Rules in force.
18) The applicant shall not commence the construction activity unless the sanctioned plans are displayed at the site.
19) The Builder / Contractor / Professional responsible for supervision of work shall not unnecessarily and reputedly 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 bye-laws and the risk he will be liable for demolition and prosecution in the event of violation of the bye-laws.
20) The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall intimate in writing to the Authority regarding the commencement of work. In default of such intimation as 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 lapsed.
21) The Applicant should follow the instructions of BWSSB specified in the Circular No. BWSSB/ENGG/SE (S) Dated. 29.05.2019 regarding utilization of treated water for all construction activities and attached with the Sanction Letter.
22) The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-laws 2016.
23) The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
24) The Applicant / Owner / Developer shall plant one tree for every 300 Sq.m of Hall areas as per Howrah's case of Apartment / group housing / multi dwelling units/development plans and shall maintain them. Trees for single unit.
25) The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code Act,2018.
26) The Applicant / Owner / Builder shall obtain occupation against the sanctioned plan the action will be initiated according to BBMP Act of 2020.
27) The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
28) The applicant / Owner / Architect should abide by the conditions imposed by the planning authority in the Zone Regulations along with the sanctioned plans and Schedule.
29) BBMP will not be responsible for any dispute that may arise in respect of property in question. In case if the documents submitted in respect of property in question is found to be false or misleading at any stage, the sanction accorded is liable to be cancelled and action will be taken as per the relevant plan clauses assumption as per the legal provisions and available legal action will be initiated.
30) The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as per section 3 of the Real Estate (Regulation and Development) certificate is also of Residential Apartments having 8 Units and more.
31) The permission is issued based on information submitted by the applicant. The authority is not responsible for any discrepancies in the information submitted by the applicant.
32) The permission is issued based on information submitted by the applicant. The sanction is considered for claiming the ownership of the property.
33) The Applicant / Owner / Builder shall adopt all safety precautionary measure to ensure the safety of personnel involved in the construction activities.
34) Due to non compliance of safety precautionary measures to be taken by any other reason if loss of life or property occurs during construction, the Owner / Builder / Architect shall be responsible for the same.
35) The applicant / Owner / Builder / Contractor shall obtain NOC from Labour Department before commencement of work and shall submit the same to the Assistant Director of Town Planning (East).
Special Condition as per Labour Department of Government of Karnataka vide KDDR/NOC/Misc/1/2019-20 Bengaluru dated the 12/06/2019(To be printed on the Plan)
(Applicable to)
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site/establishment shall strictly adhere to the conditions stipulated in the NOC issued by the Assistant Director of Town Planning (East).
36) The Applicant / Owner / Builder / Contractor should submit the Registration of establishment and cess of construction workers engaged at the time of issue of Commencement Certificate. In case of the non-submission of the same, the Commencement Certificate issued is liable to be withdrawn and shall not entitle to ensure the registration of establishment and workers working at construction site or work places.
37) The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workmen engaged by him.
38) In any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the building / construction work who is not registered with the Karnataka Building and Other Construction workers Welfare Board.

Block All (BUILDING D TO E)

| Floor Name | Total Built Up Area (Sq.Mt.) | Deductions (Area in Sq.Mt.) | | | | | | | | | | Proposed Total Floor Area (Sq.Mt.) | Total Void Area (Sq.Mt.) | Total Area (Sq.Mt.) | Total Area (Sq.Ft.) | Carpet Area after Net Tenement |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | StairCase | Lift | Lift Machine | Void | SubStructure | Ramp | Recreational Space | Parking | Resi. | Commercial | | | | | |
| Terrace Floor | 80.31 | 0.00 | 0.00 | 00.00 | 00.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 00.00 | 0.00 |
| Typical Floor | 1009.99 | 142.24 | 1467.75 | 00.00 | 00.24 | 0.00 | 0.27 | 0.04 | 0.00 | 1395.89 | 1395.89 | 00.00 | 00.00 | 1395.89 | 15026.79 | 00