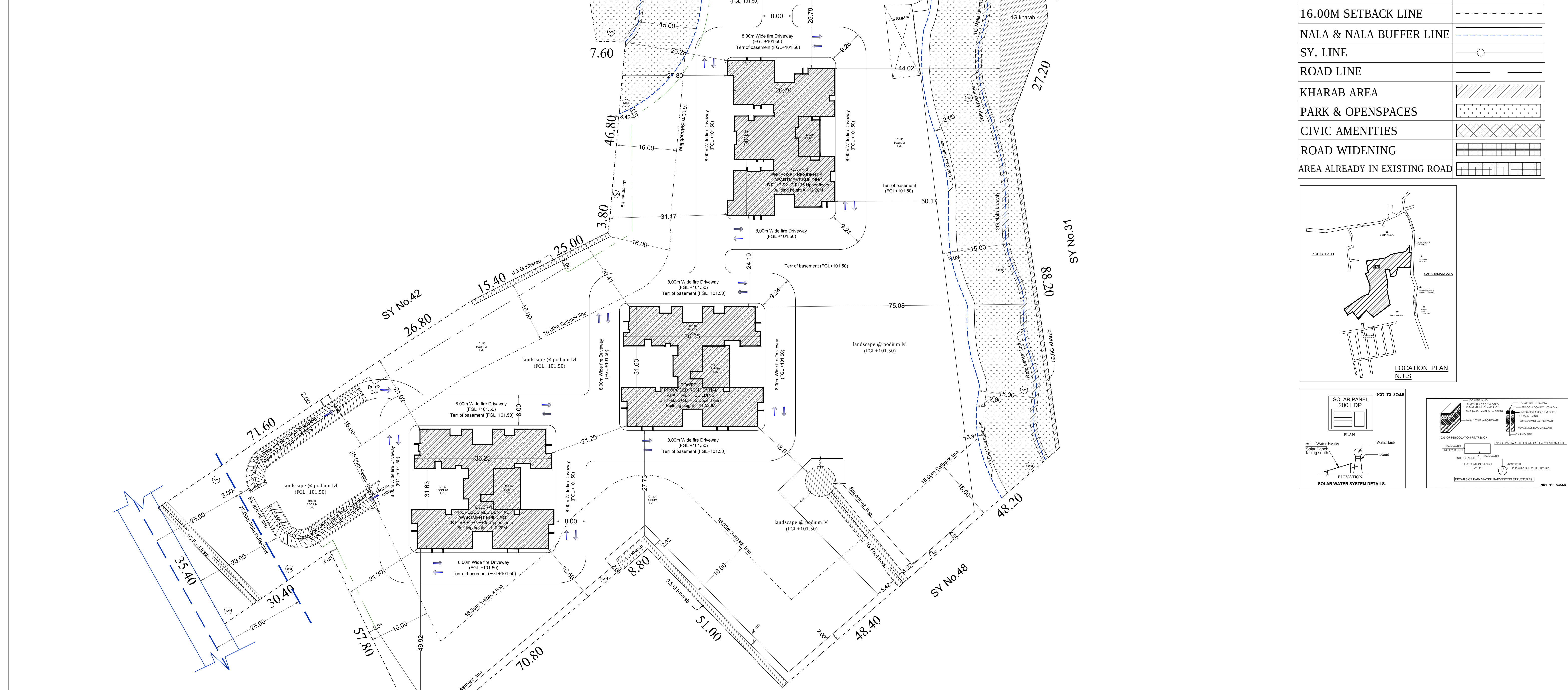


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27. The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure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

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

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

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

31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and substantially deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner's a board the risk involved in construction of the provisions of clause 3.1.5. A building shall be constructed in accordance with the provisions of the provisions of the bye-laws.

years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BSMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.

33. The Applicant should follow the instruction of chairman BWSB specified in the DO letter No. BWSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated waste for all construction activities of 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 the waste management plan No. 2016

35. The Applicant / Owners / Developers shall provide necessary permission to channel electrical

36. The Applicant / Owner / Developer shall plan and provide for one for every 240 sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling / independent development and shall be responsible for the same.

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

38. The Applicant / Owner / Developer shall intimate him on marking date within 30 days from sanctioned plan.

39. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BEBAA Act 2020.

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

41. If the Applicant / Architect should comply with the conditions imposed in the NOCs obtained from the concerned authorities.

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

43. In case of the documents submitted in respect of property in question is found to be false or incorrect, the Applicant / Owner shall automatically and legal action will be initiated.

44. The Applicant / Owner / Architect should register in Real Estate Regulatory Authority (RERA)

45. Owner / Builder / CPA holder / Developer shall take all precautionary measure to ensure the safety of the public and the environment.

46. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BSMMP is not responsible for such loss, Owner / Builder / CPA holder / Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

47. In case any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosangad) Addendum Letter No. LD/95SLT/02/13, dated: 01-04-2013:

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and

and ensure the regulation of establishment and workers working on construction site or work place.

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

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

Note:

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

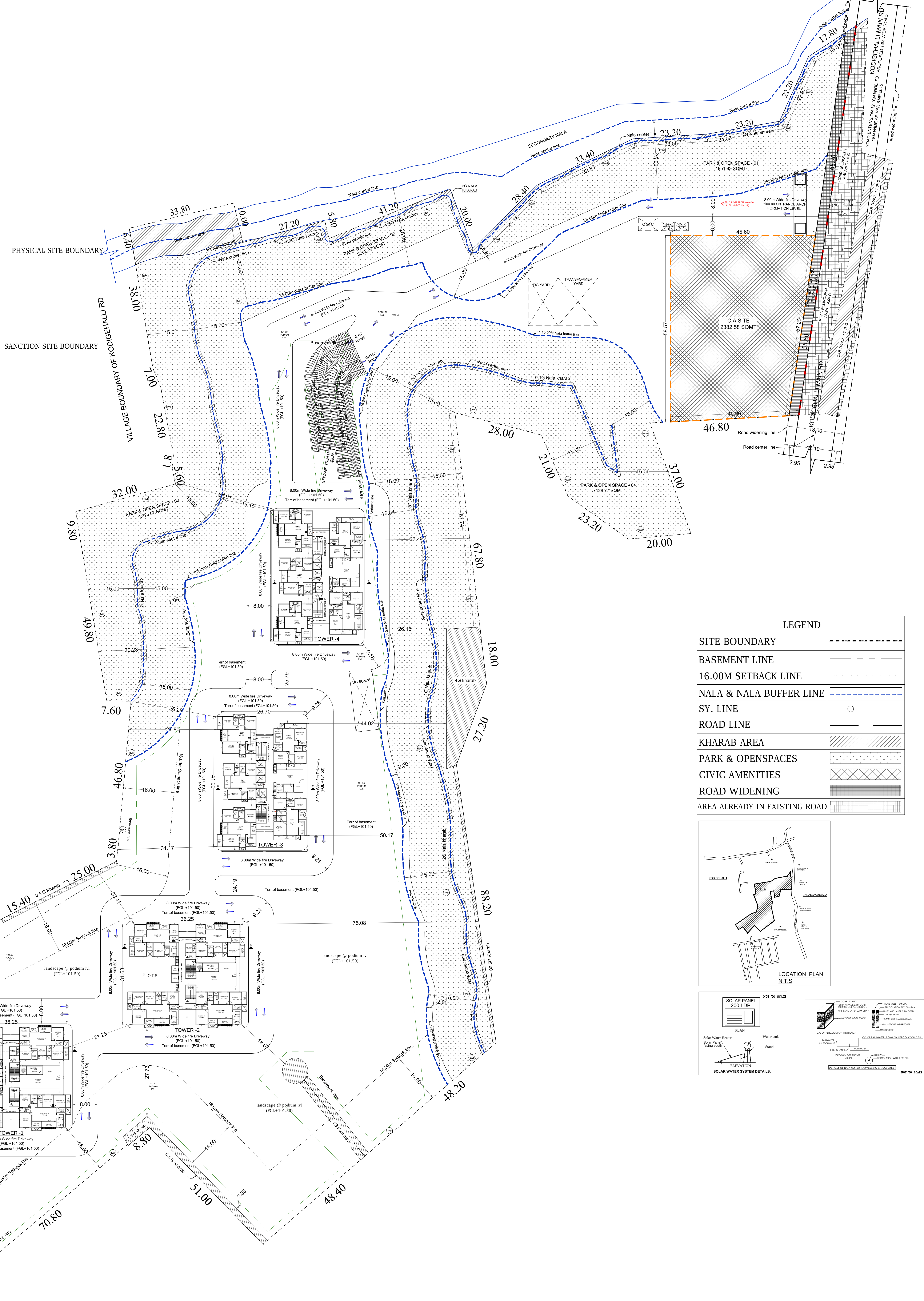
Block APARTMENT (TOWER 1)													
Room	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
Living	88.00	1.00	88.00	1.00	12.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bedroom	12.00	1.00	12.00	1.00	12.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bathroom	4.00	1.00	4.00	1.00	4.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kitchen	10.00	1.00	10.00	1.00	10.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Veranda	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Staircase	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Corridor	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
W.C.	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storage	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basement	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roof	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	128.00	1.00	128.00	1.00	128.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Block APARTMENT (TOWER 2)													
Room	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
Living	88.00	1.00	88.00	1.00	12.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bedroom	12.00	1.00	12.00	1.00	12.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bathroom	4.00	1.00	4.00	1.00	4.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kitchen	10.00	1.00	10.00	1.00	10.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Veranda	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Staircase	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Corridor	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
W.C.	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storage	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basement	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roof	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	128.00	1.00	128.00	1.00	128.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Block APARTMENT (TOWER 3)													
Room	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
Living	88.00	1.00	88.00	1.00	12.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bedroom	12.00	1.00	12.00	1.00	12.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bathroom	4.00	1.00	4.00	1.00	4.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kitchen	10.00	1.00	10.00	1.00	10.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Veranda	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Staircase	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Corridor	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
W.C.	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storage	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basement	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roof	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	128.00	1.00	128.00	1.00	128.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Block APARTMENT (TOWER 4)													
Room	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area	Count	Area
Living	88.00	1.00	88.00	1.00	12.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bedroom	12.00	1.00	12.00	1.00	12.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bathroom	4.00	1.00	4.00	1.00	4.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kitchen	10.00	1.00	10.00	1.00	10.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Veranda	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Staircase	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Corridor	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
W.C.	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Storage	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Basement	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Roof	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	2.00	1.00	2.00	1.00	2.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	128.00	1.00	128.00	1.00	128.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

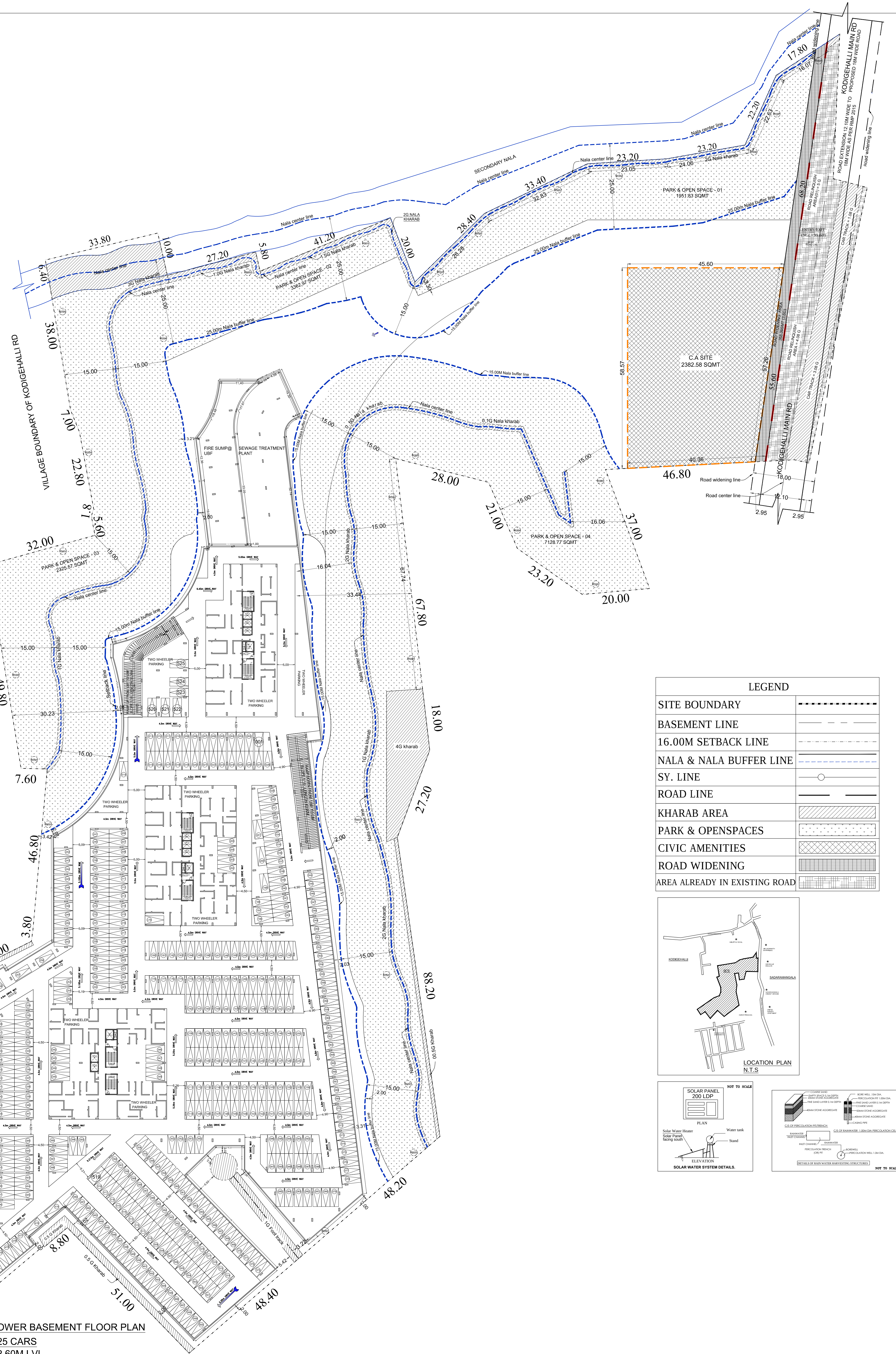
ISO_A0 (841.00 x 1189.00_MM)



Approval Condition:

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

1) Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT at BMRP Kaha No.401/291A/273/361/332/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1286/1287/1288/1289/1290/1291/1292/1293/1294/1295/1296/1297/1298/1299/1300/1301/1302/1303/1304/1305/1306/1307/1308/1309/1310/1311/1312/1313/1314/1315/131

[illegible][illegible]

Proposed Condition :

This Plan Section is issued subject to the following conditions and condition mentioned in the Schedule :

1. Location :

1.1 BSMIP Bahai lot No.41, 291/1-2/31, 332/3-345, 404, 404-260, 412, 271/1, 344/5, 346/3, 302/3, 31/1, 31/2, 342/2, 319/1, 277/29, 291/3, 332/3-344, 345/3, 348, 31, KURAJ, MOBI, HUYI WARD NO.10, 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100, 10/101, 10/102, 10/103, 10/104, 10/105, 10/106, 10/107, 10/108, 10/109, 10/110, 10/111, 10/112, 10/113, 10/114, 10/115, 10/116, 10/117, 10/118, 10/119, 10/120, 10/121, 10/122, 10/123, 10/124, 10/125, 10/126, 10/127, 10/128, 10/129, 10/130, 10/131, 10/132, 10/133, 10/134, 10/135, 10/136, 10/137, 10/138, 10/139, 10/140, 10/141, 10/142, 10/143, 10/144, 10/145, 10/146, 10/147, 10/148, 10/149, 10/150, 10/151, 10/152, 10/153, 10/154, 10/155, 10/156, 10/157, 10/158, 10/159, 10/160, 10/161, 10/162, 10/163, 10/164, 10/165, 10/166, 10/167, 10/168, 10/169, 10/170, 10/171, 10/172, 10/173, 10/174, 10/175, 10/176, 10/177, 10/178, 10/179, 10/180, 10/181, 10/182, 10/183, 10/184, 10/185, 10/186, 10/187, 10/188, 10/189, 10/190, 10/191, 10/192, 10/193, 10/194, 10/195, 10/196, 10/197, 10/198, 10/199, 10/200, 10/201, 10/202, 10/203, 10/204, 10/205, 10/206, 10/207, 10/208, 10/209, 10/210, 10/211, 10/212, 10/213, 10/214, 10/215, 10/216, 10/217, 10/218, 10/219, 10/220, 10/221, 10/222, 10/223, 10/224, 10/225, 10/226, 10/227, 10/228, 10/229, 10/230, 10/231, 10/232, 10/233, 10/234, 10/235, 10/236, 10/237, 10/238, 10/239, 10/240, 10/241, 10/242, 10/243, 10/244, 10/245, 10/246, 10/247, 10/248, 10/249, 10/250, 10/251, 10/252, 10/253, 10/254, 10/255, 10/256, 10/257, 10/258, 10/259, 10/260, 10/261, 10/262, 10/263, 10/264, 10/265, 10/266, 10/267, 10/268, 10/269, 10/270, 10/271, 10/272, 10/273, 10/274, 10/275, 10/276, 10/277, 10/278, 10/279, 10/280, 10/281, 10/282, 10/283, 10/284, 10/285, 10/286, 10/287, 10/288, 10/289, 10/290, 10/291, 10/292, 10/293, 10/294, 10/295, 10/296, 10/297, 10/298, 10/299, 10/300, 10/301, 10/302, 10/303, 10/304, 10/305, 10/306, 10/307, 10/308, 10/309, 10/310, 10/311, 10/312, 10/313, 10/314, 10/315, 10/316, 10/317, 10/318, 10/319, 10/320, 10/321, 10/322, 10/323, 10/324, 10/325, 10/326, 10/327, 10/328, 10/329, 10/330, 10/331, 10/332, 10/333, 10/334, 10/335, 10/336, 10/337, 10/338, 10/339, 10/340, 10/341, 10/342, 10/343, 10/344, 10/345, 10/346, 10/347, 10/348, 10/349, 10/350, 10/351, 10/352, 10/353, 10/354, 10/355, 10/356, 10/357, 10/358, 10/359, 10/360, 10/361, 10/362, 10/363, 10/364, 10/365, 10/366, 10/367, 10/368, 10/369, 10/370, 10/371, 10/372, 10/373, 10/374, 10/375, 10/376, 10/377, 10/378, 10/379, 10/380, 10/381, 10/382, 10/383, 10/384, 10/385, 10/386, 10/387, 10/388, 10/389, 10/390, 10/391, 10/392, 10/393, 10/394, 10/395, 10/396, 10/397, 10/398, 10/399, 10/400, 10/401, 10/402, 10/403, 10/404, 10/405, 10/406, 10/407, 10/408, 10/409, 10/410, 10/411, 10/412, 10/413, 10/414, 10/415, 10/416, 10/417, 10/418, 10/419, 10/420, 10/421, 10/422, 10/423, 10/424, 10/425, 10/426, 10/427, 10/428, 10/429, 10/430, 10/431, 10/432, 10/433, 10/434, 10/435, 10/436, 10/437, 10/438, 10/439, 10/440, 10/441, 10/442, 10/443, 10/444, 10/445, 10/446, 10/447, 10/448, 10/449, 10/450, 10/451, 10/452, 10/453, 10/454, 10/455, 10/456, 10/457, 10/458, 10/459, 10/460, 10/461, 10/462, 10/463, 10/464, 10/465, 10/466, 10/467, 10/468, 10/469, 10/470, 10/471, 10/472, 10/473, 10/474, 10/475, 10/476, 10/477, 10/478, 10/479, 10/480, 10/481, 10/482, 10/483, 10/484, 10/485, 10/486, 10/487, 10/488, 10/489, 10/490, 10/491, 10/492, 10/493, 10/494, 10/495, 10/496, 10/497, 10/498, 10/4

AREA STATEMENT (BMAP)

VERSION NO: 1.0.20

PROJECT DETAIL

Authority BEMP

Project No: PU/06/025-28

Application Type: General

Proposal Type: Building Permission

Nature of Sanction: NEW

Location: RINGHII

Building Line Specified as per Z.R. NA

Zone: Mahadevapura

Ward: Ward 054

Planning District: 334-Sadara Mangala

AREA DETAILS

Area of Plot (Minimum)

Deduction for Net/Foot Area

Summure Free of Cost

Total

NET AREA OF PLOT

Deduction for Balance Plot Area

R/R Area Summured Free of Cost

Area of Plot (Minimum)

Total

BALANCE AREA OF PLOT

Permissible Coverage area (55.00 %)

Proposed Coverage Area (7.48 %)

Achieved Net coverage ratio (7.48 %)

Balance coverage area left: (47.52 %)

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (2.25)

Total/Perm. FAR area (2.25)

Residential FAR (100.00%)

Proposed FAR Area

Achieved Net FAR Area (2.24)

Balance FAR Area (0.01)

BUILT UP AREA CHECK

Proposed Built-Up Area

Substructure Area Add in Budget (Lift)

Achieved Built-Up Area

VERSION DATE: 26/03/2025

Plot Use: Residential

Plot Sub Use: Apartment

Land Use Zone: Residential (Man)

Plot/Sub Plot No: 401/2814/273/361/332/345/403/404/263/413/271/344/405/346/362/331/331

City Survey No: 263/271P/24/3P/28/1P/301/332/345/346/361/362/401/403/404/405/413

Khatia No: (As per Khatia Extract): 401/2814/273/361/332/345/403/404/263/413/271/344/405/346/362/331/331

Locality : Town of the property : SADARANGANGALA VILLAGE& K R PURAM HOBLI

SG.MT. 4780.03

3681

47282.92

5

2362.50

44000.35

24695.18

3367.38

3367.38

21332.00

101854.00

101854.00

101611.13

101611.13

542.86

156877.76

156877.76

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
APARTMENT (TOWER 2)	Residential	Apartment	Highrise	R
APARTMENT (TOWER 3)	Residential	Apartment	Highrise	R
APARTMENT (TOWER 4)	Residential	Apartment	Highrise	R
APARTMENT (TOWER 1)	Residential	Apartment	Highrise	R

Required Parking Table (7a)

Block Name	Type	Sub Use	Area (Sq.mt)	Units	Reqd.	Prop.	Reqd./Unit	Car	Reqd.	Prop.
APARTMENT (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	144	-	-	-
APARTMENT (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	180	-	-	-
APARTMENT (TOWER 4)	Residential	Apartment	50 - 225	1	-	1	180	-	-	-
APARTMENT (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	144	-	-	-
Total			-	-	-	-	648	1048	-	-

Parking Check Table (7b)

Vehicle Type	Reqd.	Achieved
Car	No. Area (Sq.mt)	No. Area (Sq.mt)
Motor Car	548 8801.00	1048 14423.75
Visitor's Car Parking	66 907.50	0 0.00
Total Car	714 9817.50	1048 14423.75
Two/Three Wheeler	- 907.50	- 0.00
Other Parking	- -	- 29421.61
Total	- 10725.00	- 43845.36

FAR & Easement Details

Block No.	No. of Sale Plot	Gross Area (Sq.mt)	Net Area (Sq.mt)	Total Builtup Area (Sq.mt)	Deductions (Area in Sq.mt)						Proposed Area (Sq.mt)	Total FAR Area (Sq.mt)	Total FAR
					Base/Case	LR	LR	Utility	Prop.	Undeveloped			
APARTMENT (TOWER 1)	1	26363.82	16441.42	13414.46	13414.46	191.28	1326.88	297.38	0.00	24695.18	24695.18	14	
APARTMENT (TOWER 2)	1	26412.02	30017.14	13414.46	13414.46	175.18	28.02	62.78	197.44	0.00	26789.67	26789.67	14
APARTMENT (TOWER 3)	1	26412.02	30017.14	13414.46	13414.46	175.18	28.02	62.78	197.44	0.00	26789.67	26789.67	14
APARTMENT (TOWER 4)	1	2228.16	954.02	2228.16	2228.16	143.13	1326.88	297.38	16441.42	43845.36	24695.18	14	
Total	4	107956.13	91228.58	56574.97	56574.97	2842.79	3793.26	585.55	15647.47	43845.36	101611.13	14	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

M/S.RUP TREND SQUARES PROJECTS PRIVATE LIMITED

Represented by Its Managing Director Mrs.R Lakshmi Prasanna

GPA HOLDER FOR NEELAGANGA S.M And Others No.1072/10th Floor Signature Tower-8,Kottamangala Gate,Virgo Nagar Post.bangalore - 560049

ARCHITECT/ENGINEER /SUPERVISOR 'S' SIGNATURE

R. Vasanth Madhava

BOCIB, 3.6.E-321308-09

No.29, 2nd main road, Tale Sika Farm, Basavanagudi/Bangalore

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT

at/BMAP Khatia No: 401/2814/273/361/332/345/403/404/263/413/271/344/405/346/362/331/331

SG.MT. 4780.03

3681

47282.92

5

2362.50

44000.35

24695.18

3367.38

3367.38

21332.00

101854.00

101854.00

101611.13

101611.13

542.86

156877.76

156877.76

DRAWING TITLE : LOWER BASEMENT FLOOR PLAN

SHEET NO. : 3



Approval Condition:

- This Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :
- 1.Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT at BBMP Katha No.401/291A,27/3,361/332,345,403/404,26/3,413/271,344,405,346,362,331/3, SY NO.26/3,27/1P,27/3P,29/1A,331/332,344P,345,346,361/362, 401/403,404,405/413,SADARAMANGALA VILLAGE,K.R.PURAM HOBLI, HUOI WARD NO.54.
- a) Consent of TOWER 1 = BASEMENT + GF + 30 UP ONLY.
TOWER 2 = BASEMENT + GF + 30 UP ONLY.
TOWER 3 = BASEMENT + GF + 35 UP ONLY.
TOWER 4 = BASEMENT + GF + 35 UP ONLY.
2. Sanction is accorded for RESIDENTIAL use only. The use of the building shall not be deviated to any other use.
- 3.Area reserved for car parking shall not be converted for any other purpose.
- 4.Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- 5.The applicant shall construct temporary bulks for the use of construction workers and it should be demolished after the construction.
- 6.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 7.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
- 8.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.
- 9.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (E&D) Code having 3.00 mts. from the building within the premises.
- 10.The applicant shall provide a separate room preferably 4.5 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.25.
- 11.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.
- 12.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
- 13.Licenses and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
- 14.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.
- 15.Technical personnel, applicant or owner as the case may be shall attend strictly to the duties and responsibilities specified in Schedule III 'N' (Bye-law No. 3) under sub section IV-8 (a) to (k).
- 16.The building shall be constructed under the supervision of a registered structural engineer.
- 17.On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained for the site above 371 Sgm.
- 18.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- 19.The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
- 20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
- 21.The building shall be designed and constructed according to the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. 15 1953/2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
- 22.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- 23.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building bye-laws 2003 shall be ensured.
- 24.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
- 25.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S. No. 23, 24, 25 & 26 are provided in the building.
- 26.The applicant shall ensure that no nuisance shall arise as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safety barricades.
- 28.Sufficient two wheeler parking shall be provided as per requirement.
- 29.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.
- 30.The Owner / Association of the high-rise building shall conduct two mock drills in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
- 31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in construction of the provisions of the A.C. 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 license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
- 33.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSBA/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities if built up area more than 2000 Sq.mtrs.
- 34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing/ multi dwelling unit/development plan and at least Two Trees for single unit.
- 37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
- 38.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan.
- 39.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 2002.
- 40.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
- 41.The applicant / Owner / Architect should abide by the conditions imposed in the NOCs obtained from different departments.
- 42.BBMP will not be responsible for any dispute that may arise in respect of property in question.
- 43.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
- 44.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.
- 45.Owner / builder / GPA holder / Developer shall take all precautionary measure to ensure the safety of personnel involved in the construction activities.
- 46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnel or damage caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
- 47.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosdangy Hookies) Letter No. LD/95/LET/2013, dated: 01-04-2013:
- 1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the 'Karnataka Building and Other Construction workers Welfare Board' should be strictly adhered to.
- 2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- 3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- 4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the 'Karnataka Building and Other Construction workers Welfare Board'.
- 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.

SCALE : 1:500

AREA STATEMENT (BBMP)

VERSION NO : 1.0.20

VERSION DATE : 26/03/2025

PROJECT DETAIL:

Authority: BBMP

Project No: PRJ306025-26

Application Type: General

Proposal Type: Building Permission

Nature of Sanction: NEW

Location: RING-III

Zone: Mahadevapura

Ward: Ward-54

Planning District: 314-Sadara Mangala

AREA DETAILS:

AREA OF PLOT (Minimum)

Deduction for NetPtd Area

NET AREA OF PLOT

Deduction for Balance Ptd Area

RW Area surrendered Free of Cost

BALANCE AREA OF PLOT

COVERAGE CHECK

FAR CHECK

BUILT UP AREA CHECK

Block Name

Block Use

Block SubUse

Block Structure

Block Land Use Category

APARTMENT (TOWER 2)

Residential

Apartment

Highrise

R

APARTMENT (TOWER 3)

Residential

Apartment

Highrise

R

APARTMENT (TOWER 4)

Residential

Apartment

Highrise

R

APARTMENT (TOWER 1)

Residential

Apartment

Highrise

R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Uphr	Car
				Reqd.	Prop.
APARTMENT (TOWER 2)	Residential	Apartment	50 - 225	1	144
APARTMENT (TOWER 3)	Residential	Apartment	50 - 225	1	180
APARTMENT (TOWER 4)	Residential	Apartment	50 - 225	1	180
APARTMENT (TOWER 1)	Residential	Apartment	50 - 225	1	144
Total	-	-	-	-	648

Parking Check (Table 7b)

Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	648	8910.00	1049	14423.75
Visitor's Car Parking	66	907.50	0	0.00
Total Car	714	9817.50	1049	14423.75
TwoWheeler	-	907.50	0	0.00
Other Parking	-	-	-	29421.61
Total	-	10725.00	-	43445.36

FAR Statement Details

Block Name	No. of Bldg. Bays	Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Zone (Rm)
APARTMENT (TOWER 2)	1	26663.60	26663.60	13171.58	13492.02	13492.02	144
APARTMENT (TOWER 3)	1	26663.60	26663.60	13464.76	13198.84	13198.84	155
APARTMENT (TOWER 4)	1	26663.60	26663.60	13464.76	13198.84	13198.84	155
APARTMENT (TOWER 1)	1	26663.60	26663.60	13171.58	13492.02	13492.02	144
Total	4	106650.40	106650.40	53372.68	53372.68	53372.68	

OWNER / CPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s RLP RESOURCES PROJECTS PRIVATE LIMITED.
Represented by Its Managing Director
GPA HOLDER FOR NEELAMMA S.M And Others
No.1012,10th Floor, Signature Tower-8,Kattamudi
Goka Vihara Nagar Post Bangalore - 560009

ARCHITECT/ENGINEER /SUPERVISOR 'S' SIGNATURE
R. Vasanth Mahaveera
BCBCL-3-0-6-21308-09
No.25, 2nd main road, Tata Silk Farm, Basavanagudi Bangalore

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT
(@BBMP Kaha No.4/1/29/1A,27/3,361/332,345,403/404,26/3,413/271,344,405,346,362,331/331,332,344P,345,346,361/362,401/403,404,405,413,SADARAMANGALA VILLAGE,K R PURAM HOBLI, HUDA WARD NO.54

DRAWING TITLE : UPPER BASEMENT FLOOR PLAN

SHEET NO : 4

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

CHIEF ARCHITECT/ENGINEER
Dr. Srinivasan Kumar
Post No.10, P.O.20202-2089
Gandhinagar, Bangalore-560009
Contact No. 9845678901
E-mail: srinivasan.kumar@gmail.com

REVIEWED BY
Srinivasan Kumar

NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s RLP TRENDSQUARES PROJECTS PRIVATE LIMITED

Represented By: Mr. Managing Director

Mrs. R. Lakshmi Prasanna

GPA HOLDER FOR NEEELAMMA S.M And Others

No. 10/2, 10th Floor Signature Tower-8, Kattamangudi, Galle, Virgo Nagar Post, Bangalore - 560049

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

R. Viswanath Madhava

BCOBL 5.85-32/308-09

No. 29, 2nd main road, Tata Silk Firm, Basavanagudi, Bangalore

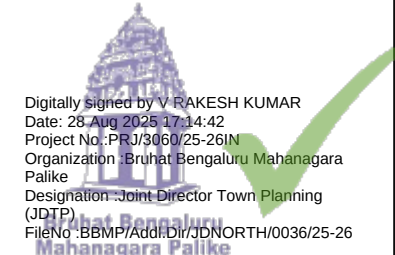
PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT

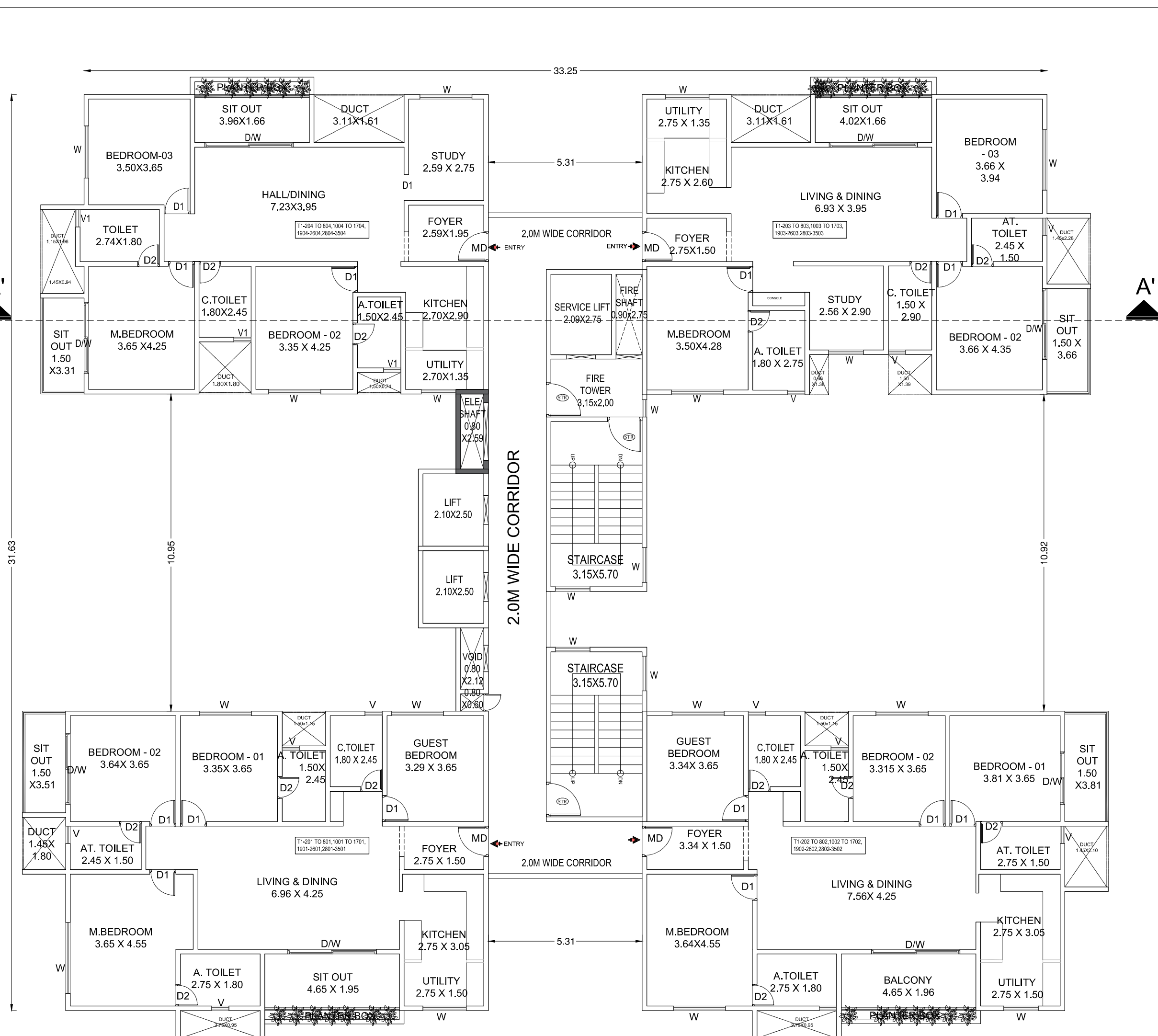
@BBMP Katha No.401/291A,27/3,361/332,345,403/404,26/3,413/271,344,405,346,362,331/331,SY NO.26/3,27/1P,27/3P,29/1A,331/332,344P,345,346,361/362,401/403,404,405/413,SADARAMANGALA VILLAGE,K.R.PURAM HOBLI, HUOI WARD NO.54.

DRAWING TITLE : UPPER BASEMENT FLOOR PLAN

SHEET NO : 4

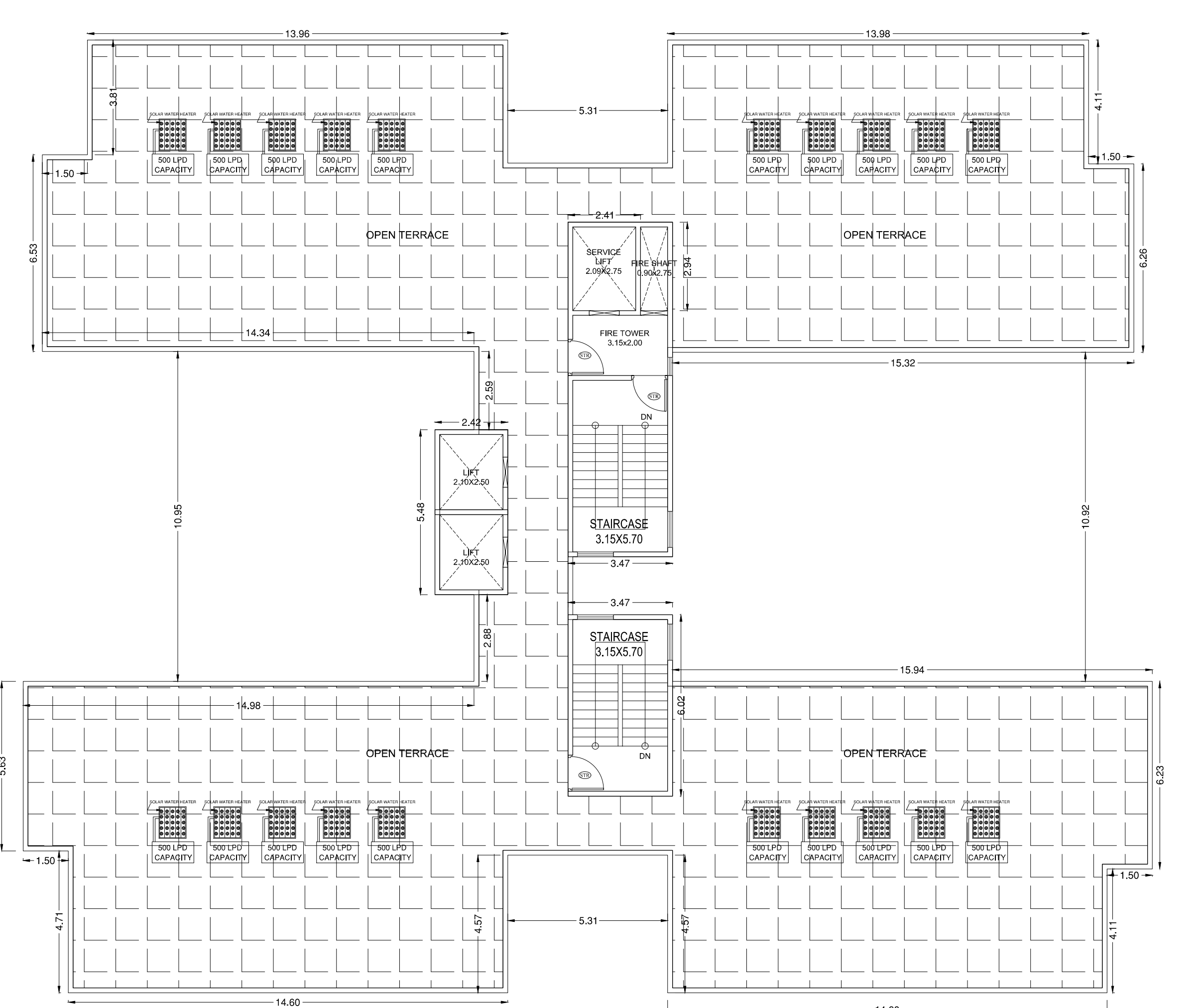
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.



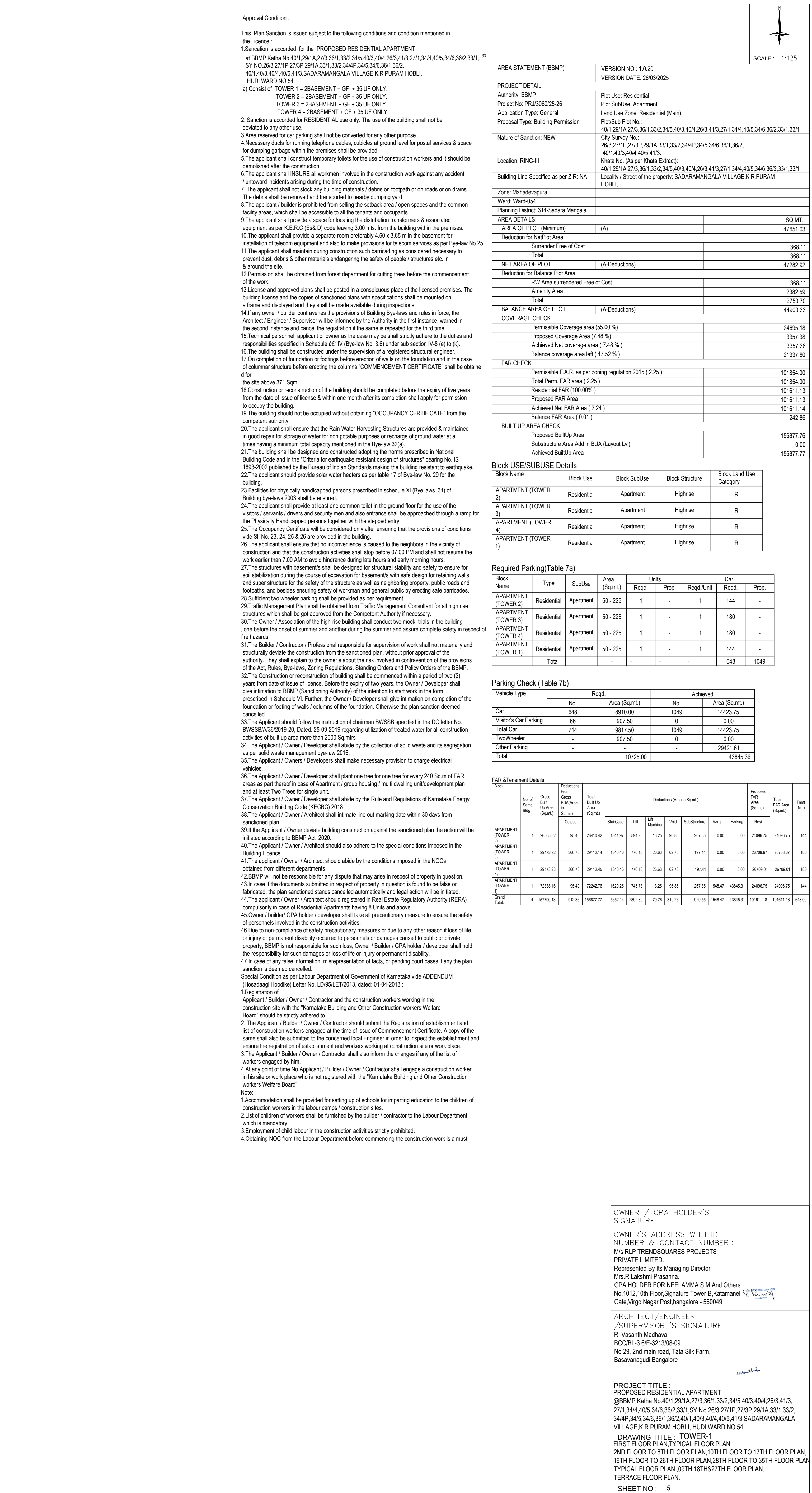


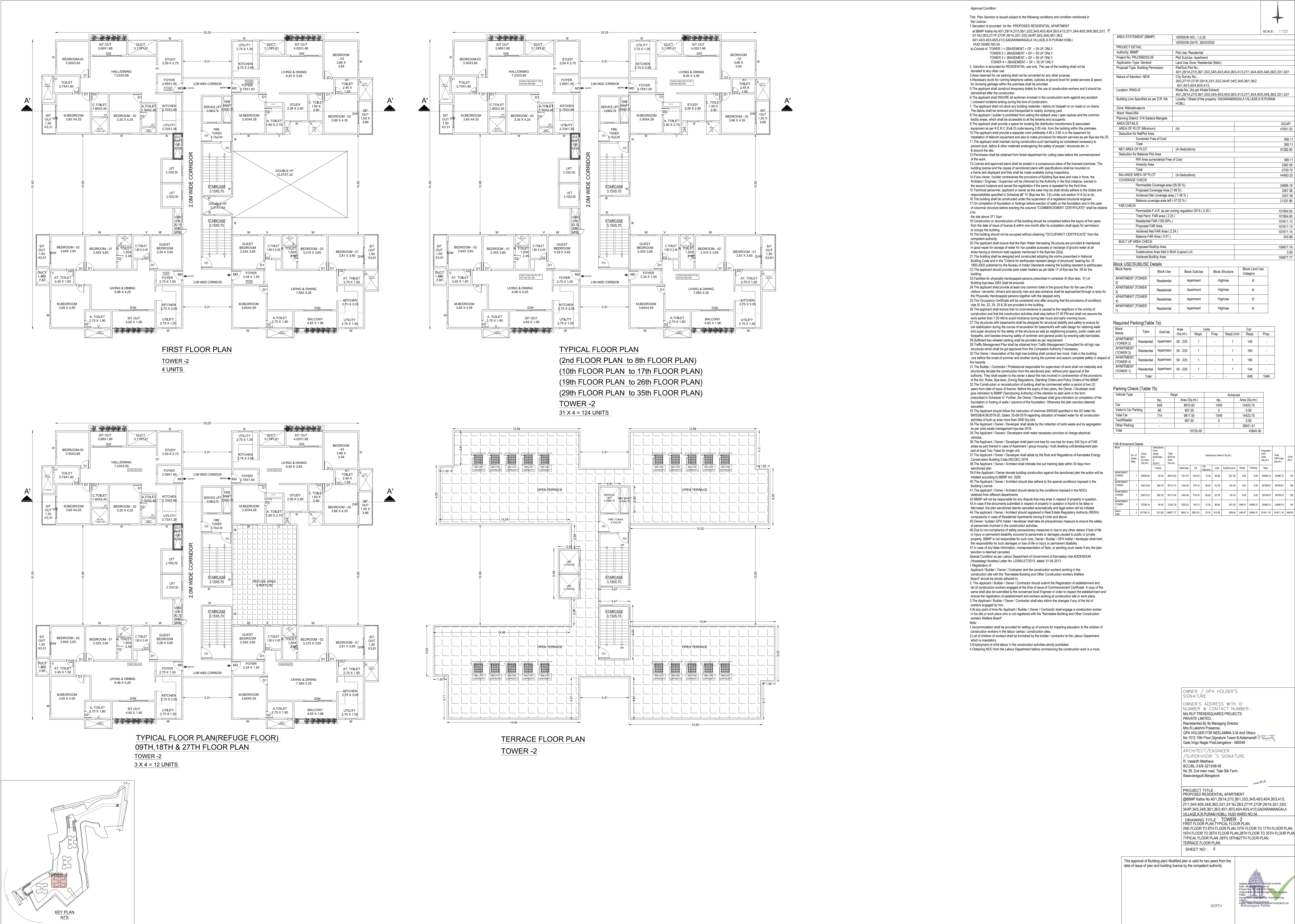
TYPICAL FLOOR PLAN
(2nd FLOOR PLAN to 8th FLOOR PLAN)
(10th FLOOR PLAN to 17th FLOOR PLAN)
(19th FLOOR PLAN to 26th FLOOR PLAN)
(28th FLOOR PLAN to 35th FLOOR PLAN)

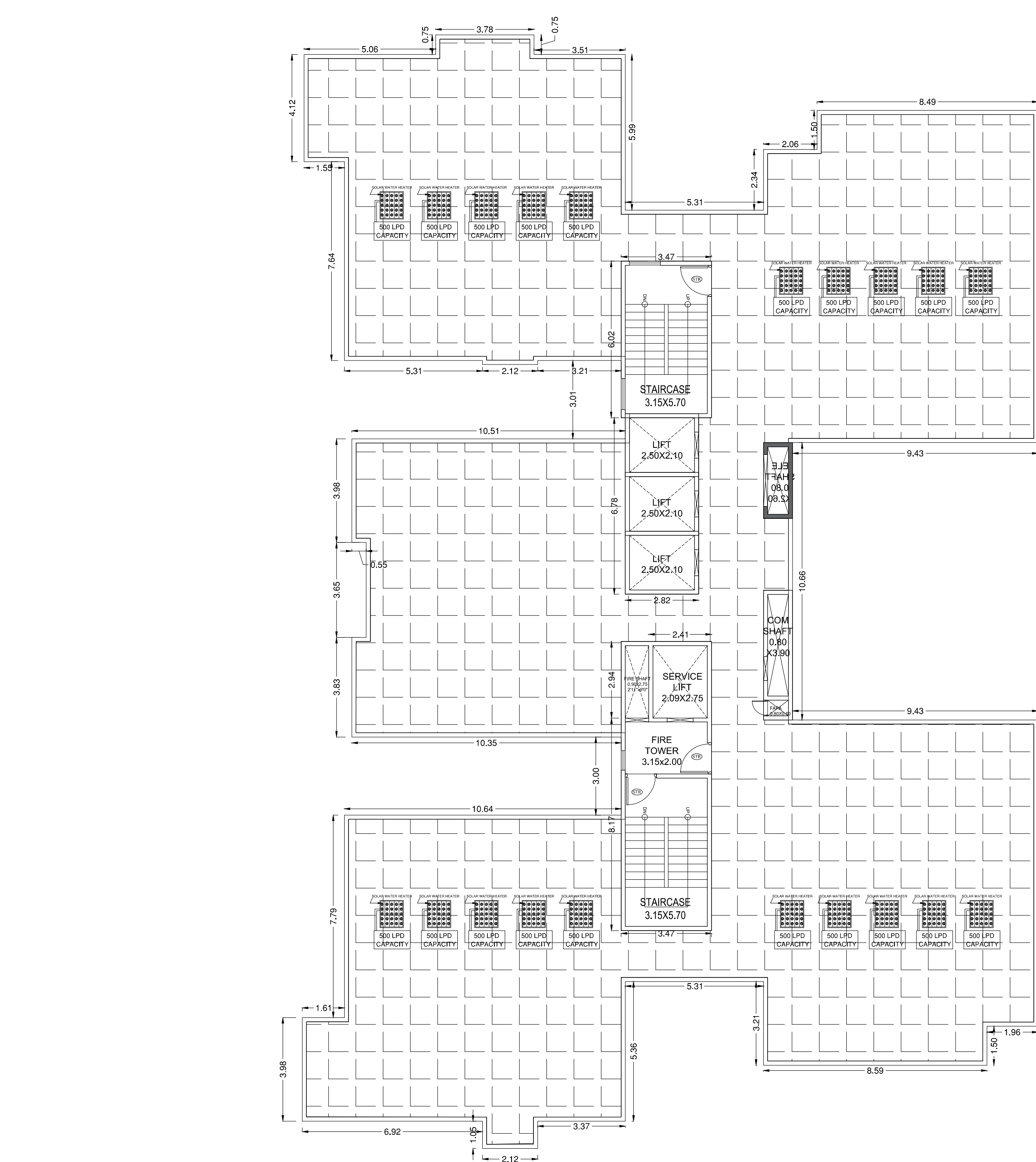
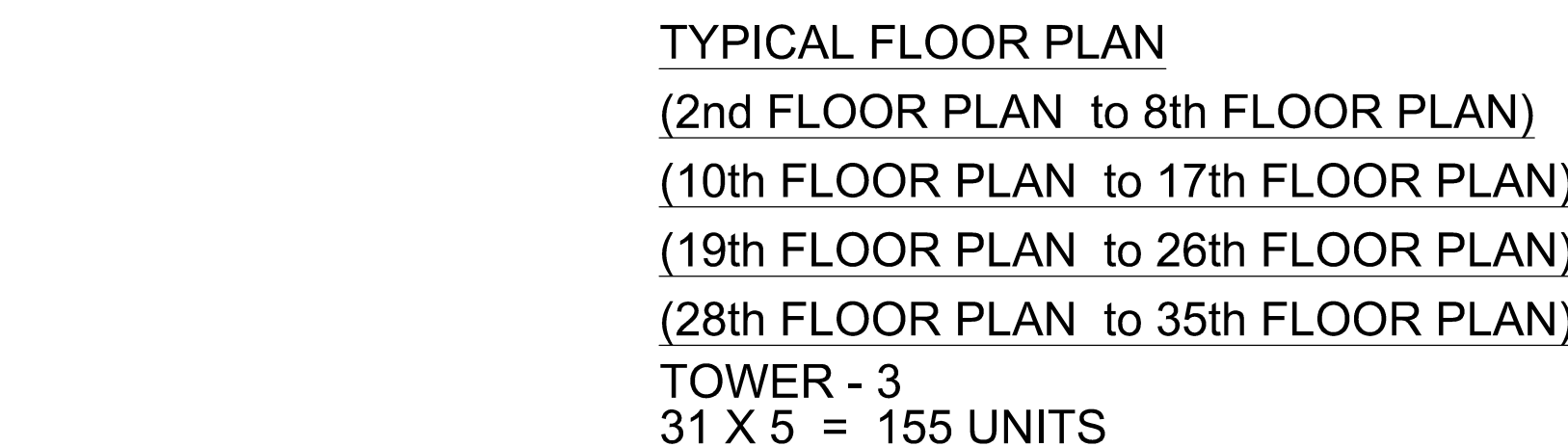
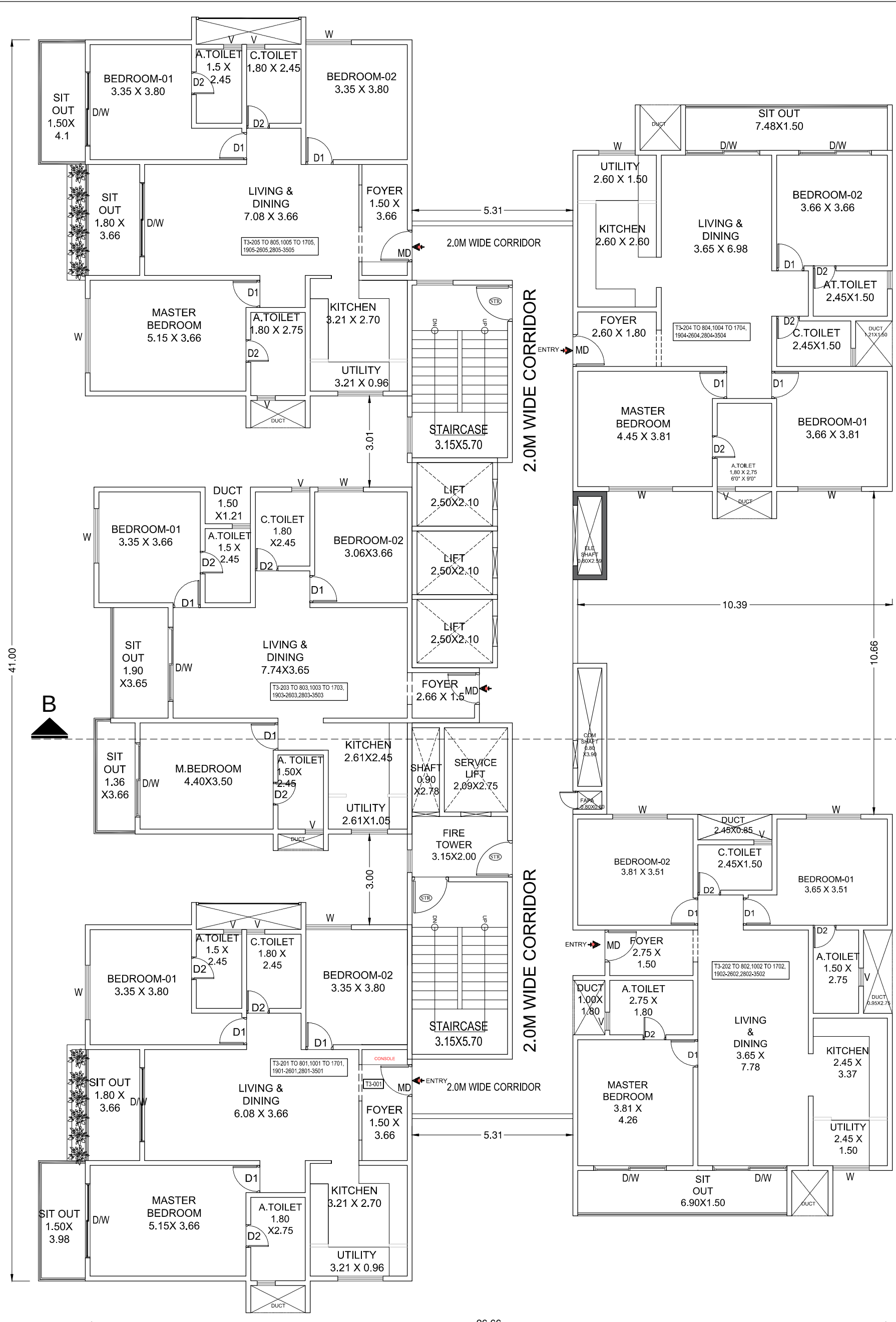
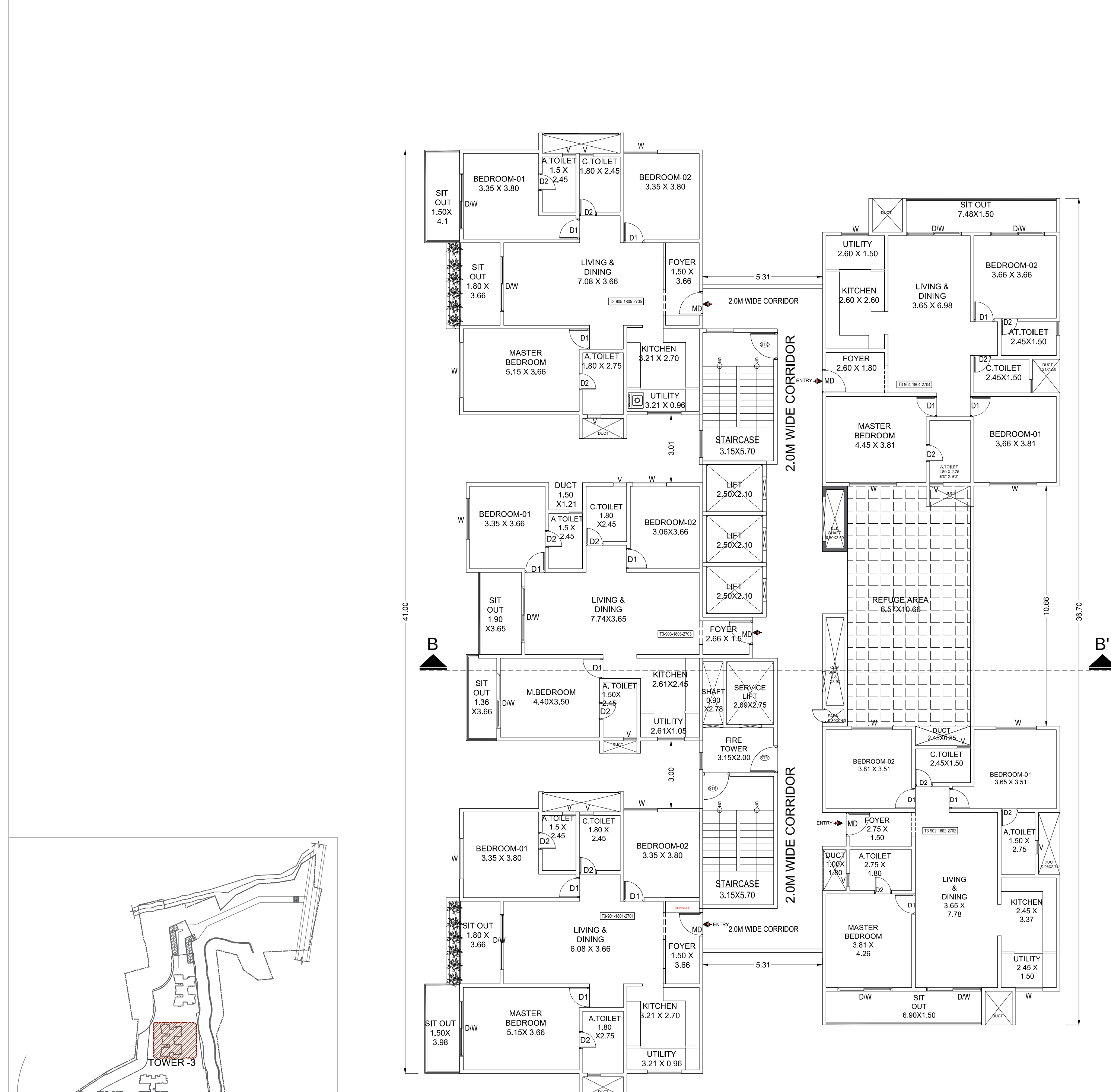
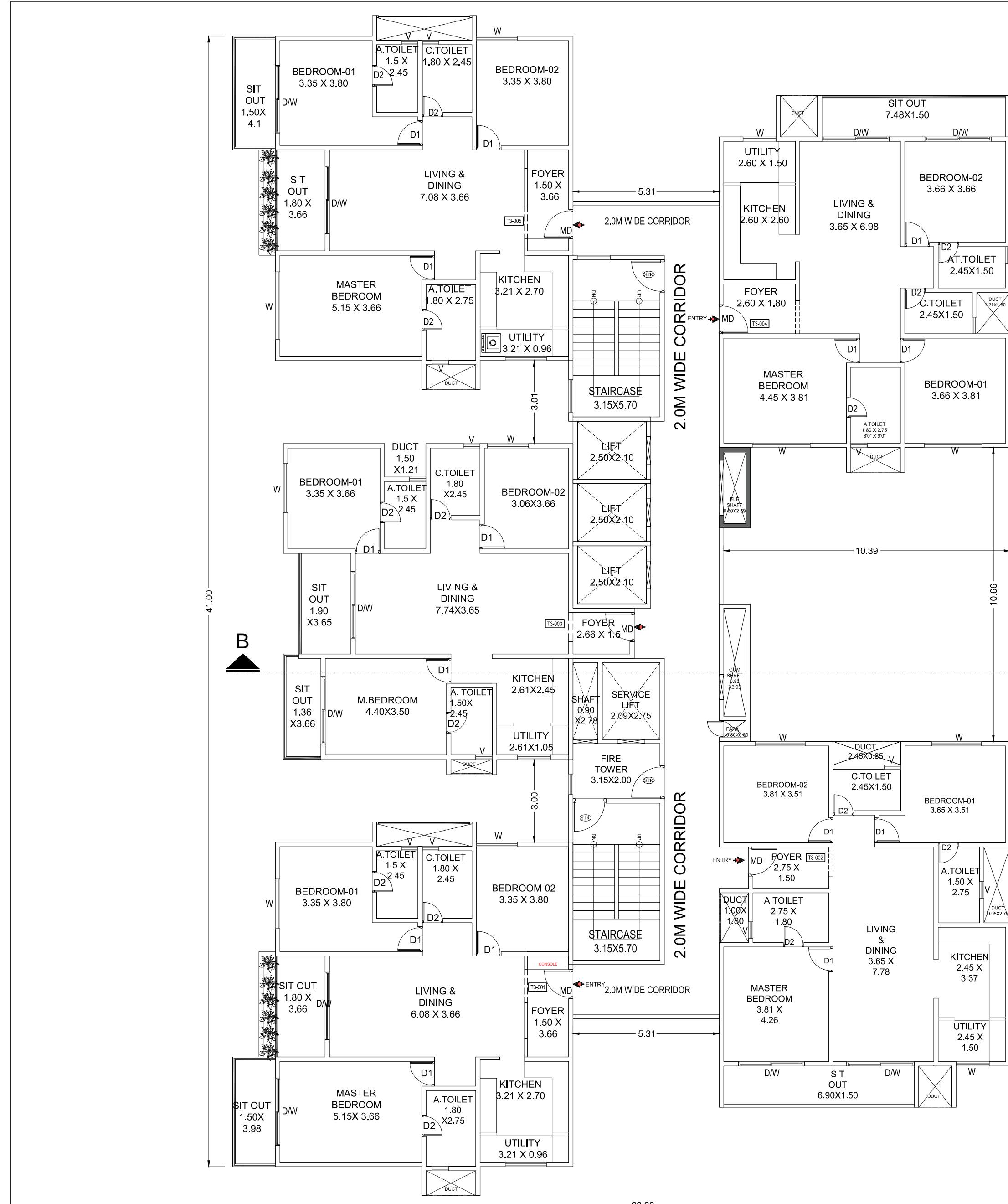
TOWER -1
31 X 4 = 124 UNITS



TERRACE FLOOR PLAN
TOWER -1







Approval Condition

[illegible]

SCALE = 1 : 125

AREA STATEMENT (BBAP)	VERSION NO.: 1.0.0 VERSION DATE: 26/03/2025	
PROJECT DETAIL:	PLOT USE - Residential	
Authority BBMP	Plot Subdivision Agreement	
Project No: PLS/2005-26	Land Use Zone - Residential (Main)	
Application Type - General	PUGSAB Plot No: 401.21A+D(2)(3),361.332,345-403,404.26(3)+412(2)1,344.405,348,362.391,331	
Proposal Type Building Permission	PUGSAB Plot No: 20.21P(1)-27(5F),26N(1),331.332,344,345,346,361.362,	
Nature of Sanction: NEW	401.403,404,405,415	
	City Survey No.	
	Kha No. / As per Khaata Extract	
Location: RINGHAI	Khatia / Street of the property	SADARAMANGALA VILLAGE,K.R PURAM HOBELI
Building Line Specified as per Z.R. N/A		
Zone: Mahadevapura		
Ward: Ward-05A		
Planning District: Sida-Sandra Mangala		
AREA DETAILS:		50 MT
AREAF OF PLOT (Minimum)	(A)	47663.03
Deduction for NetPlat Area		
Summed Free of Cost		368.11
Total		368.11
NET AREA OF PLOT (A-Deductions)		47822.92
Deduction for Balance Plat Area		
R/R Area surrendered Free of Cost		368.11
Amenity Areas		2882.59
Total		2769.70
BALANCE AREA OF PLOT (A-Deductions)		44953.33
COVERAGE CHECK		
Permissible Coverage area (55.0%)		24695.18
Proposed Coverage Area (Z.48%)		33577.38
Achieved Net coverage area (1.48 %)		33577.38
Balance coverage area left (47.52 %)		21337.80
FAR CHECK		
Permissible F.A.R as per zoning regulation 2015 (2.25)		101845.00
Total Perm. FAR area (2.25)		101845.00
Residential FAR (100.01%)		110611.13
Proposed FAR Area		110611.13
Achieved net FAR Area (2.24)		110611.14
Balance FAR Area (0.01)		242.86
BUILT UP AREA CHECK		
Proposed BuiltUp Area		158877.76
Substructure Area Addn In BUAY (Layout Lvl)		0.00
Achieved BuiltUp Area		158877.76

BLOCK USE/STRUCTURE DETAILS							
Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category			
APARTMENT (TOWER 2)	Residential	Apartment	Highrise	R			
APARTMENT (TOWER 3)	Residential	Apartment	Highrise	R			
APARTMENT (TOWER 4)	Residential	Apartment	Highrise	R			
APARTMENT (TOWER 1)	Residential	Apartment	Highrise	R			

Vehicle Type	Rec'd.		Achieved	
	No.	Area (Sq.ft.)	No.	Area (Sq.ft.)
Car	648	8910.00	1049	14423.75
Visitor's Car Parking	66	907.50	0	0.00
Total Car	714	9817.50	1049	14423.75
TwoWheeler	-	907.50	0	0.00
Other Parking	-	-	-	29421.61
Total		10725.00		43845.36

FAR Erement Details															
No.	Name	No. of Sigs	Gross Built-Up Area (Sq.ft)	Decisions From (B/L/A/E) Area (Sq.ft)	Decisions From (B/L/A/E) Area (Sq.ft)	Deductions (Area in Sq.ft)							Pegged FAR Area (Sq.ft)	Total FAR Area (Sq.ft)	Total (Sq.ft)
						Use/Code	LR	Use/Code	Substitution	Hard	Penalty	Area			
EXPERIMENTAL	1	26503.82	34.16	24110.42	1313.37	594.23	13.25	95.65	22.35	0.00	0.00	24395.75	24395.75	144	
EXPERIMENTAL	2	29472.92	30.78	27112.34	1340.46	776.16	62.73	62.73	17.44	0.00	0.00	27265.67	27265.67	150	
EXPERIMENTAL	3	29472.29	30.78	27112.45	1340.46	776.16	62.73	62.73	17.41	0.00	0.00	27265.61	27265.61	150	
EXPERIMENTAL	4	72126.18	56.46	72242.76	1625.35	1473.17	112.55	88.28	164.47	0.00	0.00	24085.76	24085.76	144	
Grand Total	4	107316.13	92.38	96622.56	5632.73	2632.79	219.25	129.15	105.15	0.00	0.00	110111.18	110111.18	546.00	

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :
M/s RLP TRENDSQUARES PROJECTS
PRIVATE LIMITED.
Represented By Its Managing Director
Mrs.R.Lakshmi Prasanna,
GPA HOLDER FOR NEELAMMA,S.M And Other
No.1012,10th Floor,Signature Tower-B,Kataman
Gate,Virgo Nagar Post,bangalore - 560049

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava
BCC/BL-3.6/E-3213/08-09
No 29, 2nd main road, Tata Silk Farm,
Basirvanagudi, Bangalore

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT
@BBMP Katha No.40/1,29/1A,27/3,36/1,33/2,34/
27/1,34/4,40/5,34/6,36/2,33/1,SY No.26/3,27/1P/
34/4P,34/5,34/6,36/1,36/2,40/1,40/3,40/4,40/5,4/
VILLAGE K R PURAM HOBLI HUDI WARD NO.

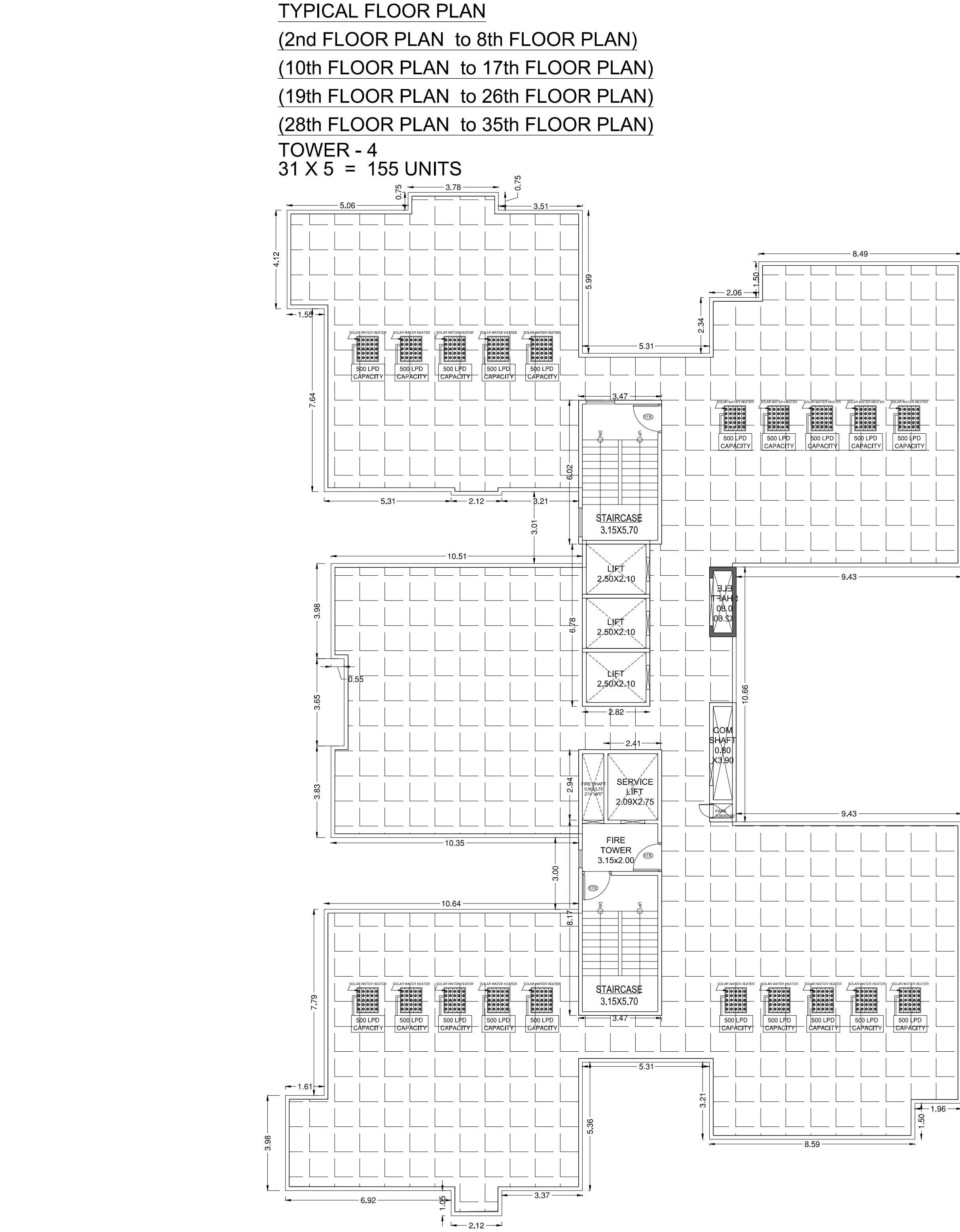
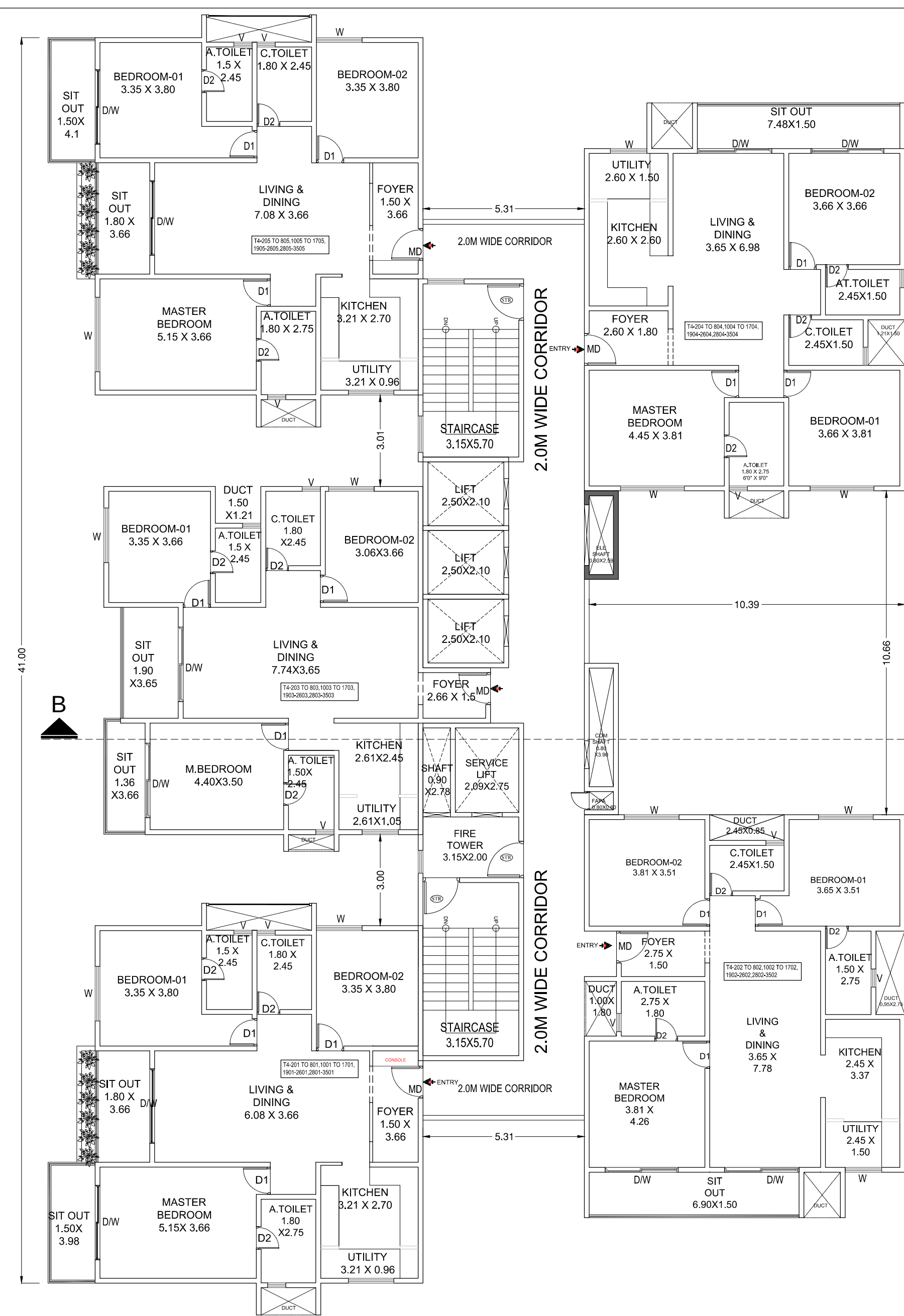
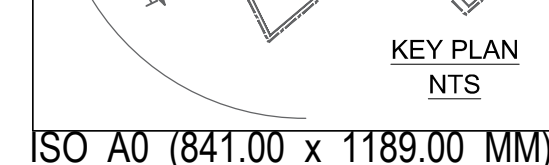
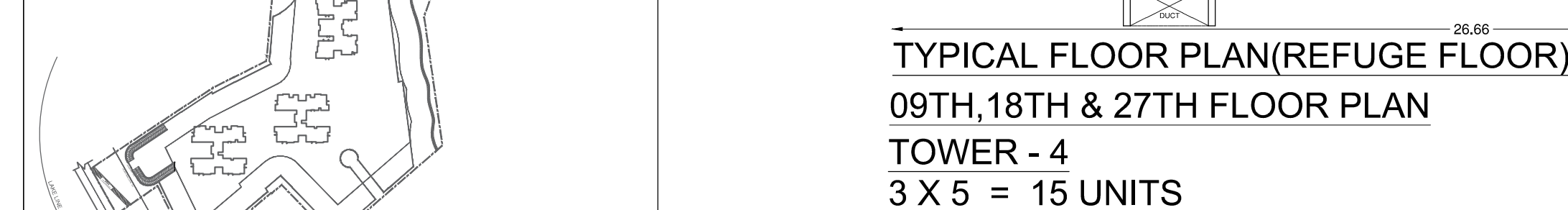
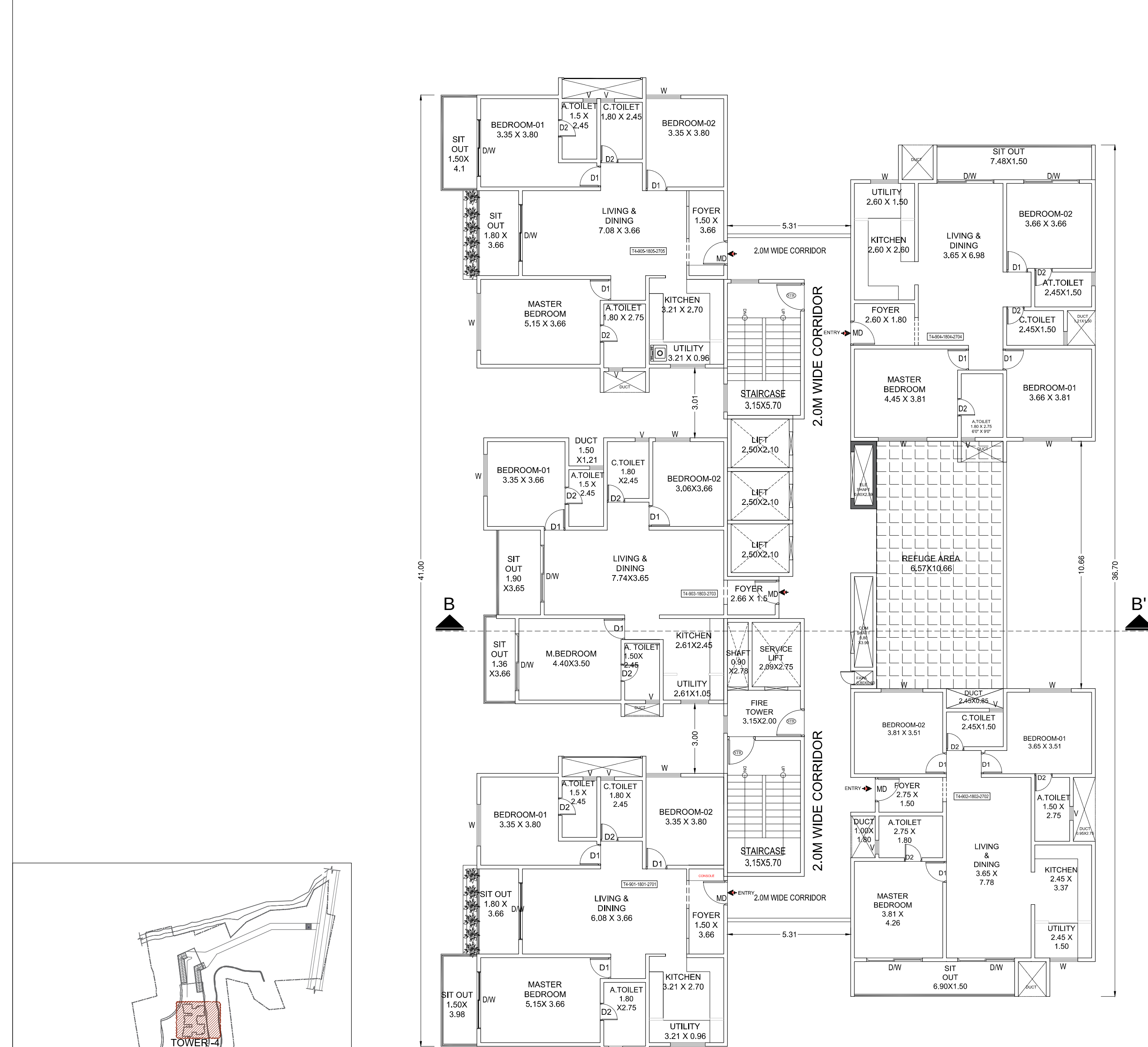
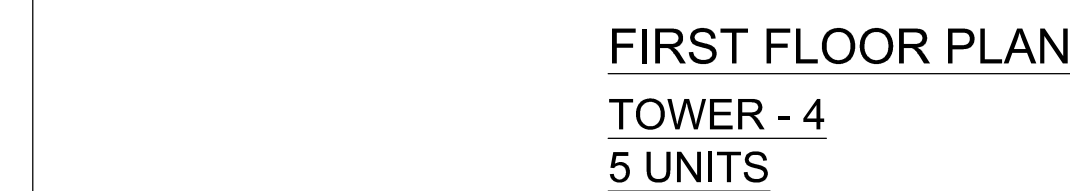
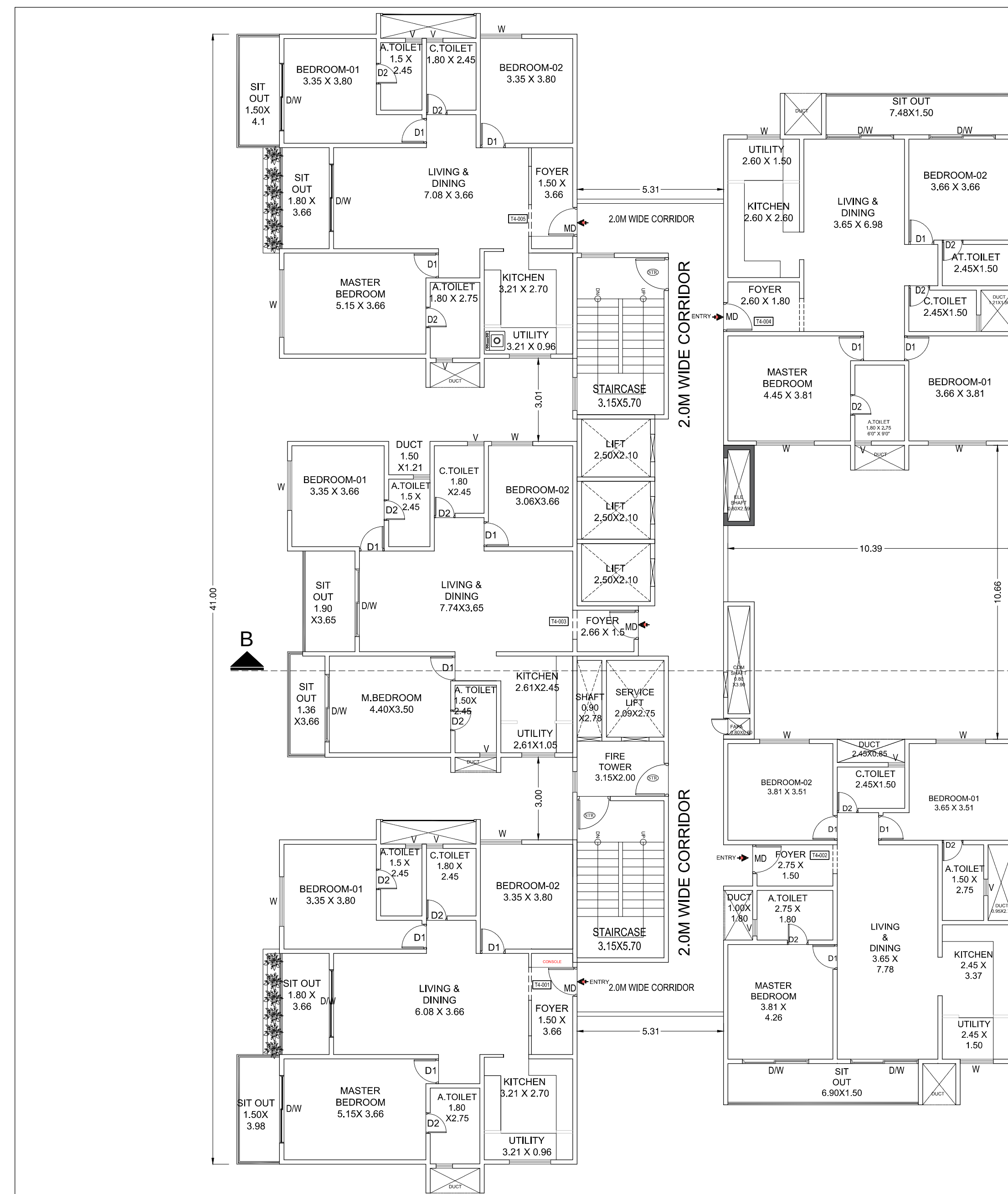
DRAWING TITLE : TOWER - 3
FIRST FLOOR PLAN, TYPICAL FLOOR PLAN,
2ND FLOOR TO 8TH FLOOR PLAN, 10TH FLOOR
19TH FLOOR TO 26TH FLOOR PLAN, 28TH FLOOR
TYPICAL FLOOR PLAN, 09TH, 18TH & 27TH FLOOR
TERRACE FLOOR PLAN.

SHEET NO : 7

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

Digitally signed by V. RAJESH KUMAR
 Date: 2018.08.25 12:34:42
 Project No: PR/2018/025-26M
 Organization: Shri Sri Bengaluru Mahanagara
 Palike
 Designation: Joint Director Town Planning
 (JDTF)
 Phone: 9886140012, 9820814003/25-26



Approval Condition

This Plan Section is issued subject to the following conditions and conditions mentioned in the Plan Section.

1. The Plan is accorded for the PROPOSED RESIDENTIAL APARTMENT

2. ATBMP KMC No.401/25A/127A/31/32/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044



SCALE = 1:125

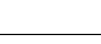
AREA STATEMENT (B&M)		VERSION NO. 1.0.20		
		VERSION DATE: 26/03/2025		
PROJECT DETAIL:				
Authority: BMK	Plot Use: Residential			
Project No: PKJ300/25-28	Plot SubUse: Apartment			
Application Type: General	Lant Use Zone: Residential (Main)			
Proposed Type: Building Permisson	Plot/Sub-Plot No: 401/29A12/13/361/332/345/403/404/263/413/271/344/405/348/362/331/331			
Location of Section: NEW	C/O: Sumitomo 263/27/19P/29A1/331/332/345/403/404/263/413/271/344/405/348/362/331/331			
Location: RINGH	KUALA: No. (44) per Floor (Korpet) 401/29A12/13/361/332/345/403/404/263/413/271/344/405/348/362/331/331			
Building Line Specified as per Z.R. NA: Location / Street of the property: SADAHARAPALIA VILLAGE K R PURAM HOSBL				
Zone: Mahendrapura				
Ward: West-VSSA				
Planning District: S14-Sadara Mangla				
AREA DETAILS:				
AREA OF PLOT (Minimum)	(A)		SQ.MT	
Deduction for: NA/Plot Area			47681.03	
Summner Free of Cost			388.11	
Total			388.11	
NET AREA OF PLOT	(A-Deductions)		47292.92	
Deduction for Balance Plot Area				
R/W Area surrendered Free of Cost			388.11	
Amenity Area			2982.99	
Total			27570.77	
BALANCE AREA OF PLOT	(A-Deductions)		44900.33	
COVERAGE CHECK				
Permissible Coverage Area (55.00 %)			24665.18	
Proposed Coverage Area (7.48 %)			10184.00	
Achieved Net coverage area (7.48 %)			10161.13	
Balance coverage area left (47.52 %)			23337.80	
FAR CHECK				
Permissible F.A.R. as per zoning regulation 2015 (2.25)			10184.00	
Total Perm. FAR area (2.25)			10184.00	
Residential FAR (100.00%)			10161.13	
Proposed FAR Area			10161.13	
Achieved Net FAR Area (2.24)			10161.13	
Balance FAR Area (0.01)			242.86	
BUILT-UP AREA CHECK				
Proposed Built-Up Area			156877.76	
Substructure Area Add in BUAY (Laya Lr)				
Achieved Built-Up Area			156877.77	
Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENT (TOWER 2)	Residential	Apartment	Highrise	R
APARTMENT (TOWER 3)	Residential	Apartment	Highrise	R
APARTMENT (TOWER 4)	Residential	Apartment	Highrise	R
APARTMENT (TOWER 1)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)								
Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqt.	Prop.	Reqt./Unit	Reqt.	Prop.
APARTMENT (TOWER 2)	Residential	Apartment	90 - 225	1	-	1	144	-
APARTMENT (TOWER 3)	Residential	Apartment	90 - 225	1	-	1	180	-
APARTMENT (TOWER 4)	Residential	Apartment	90 - 225	1	-	1	180	-
APARTMENT (TOWER 1)	Residential	Apartment	90 - 225	1	-	1	144	-
Total:				-	-	-	648	1449

Parking Check (Table 7b)				
Vehicel Type	No.	Area (Sq.mt.)	Achieved	
			No.	Area (Sq.mt.)
Car	648	8910.00	1049	14423.75
Visitor's Car/Parking	68	907.50	0	0.00
Total Car	716	9817.50	1049	14423.75
TwoWheeler	-	997.50	0	0.00
Other Parking	-	-	-	2542.61
Total			10720.00	4384.36

OWNER / CPA HOLDER'S
SIGNATURE _____

OWNER'S ADDRESS WITH CITY AND
NUMBER CONTACT NUMBER _____

M/S. PRINDEKAR'S PROJECTS
PRIVATE LIMITED
Represented by its Managing Director
Mrs. R. Lakshmi Prasanna
GATE WARDER FOR NEELAMMA S & M Oshers
No 101/2, 10th Floor, Sagarapada, 8th Kattumalai Road, 
GATE WARDER Nagar Post, Bangalore - 560049

ARCHITECT/ENGINEER
/SUPERVISOR'S SIGNATURE _____

R. Viswanath
BOCOR-3/0E-321308-09
No 29, 2nd main road, Tata Silk Farm,
Basavanagudi, Bangalore _____



PROJECT TITLE: _____

PROPOSED RESIDENTIAL APARTMENT
@BMPF Nagar No.01/1,29th A,273B,381,332,345,403,404,263,413,
314,344,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,
344,345,346,381,392,401,404,405,413,414,415,416,417,418,419,
VILLAGE K R P, RAGANATHI, JUDU ROAD NO.04, SADARANAGAR,
BANGALORE - 560004

DRAWING NO. _____

FIRST FLOOR PLAN, TYPICAL FLOOR PLAN,
2ND FLOOR PLAN, 3RD FLOOR PLAN, 10TH FLOOR PLAN TO 17TH FLOOR PLAN,
18TH FLOOR TO 26TH FLOOR PLAN, 28TH FLOOR TO 35TH FLOOR PLAN
TYPICAL FLOOR PLAN, 37TH, 40TH, 42TH, 44TH FLOOR PLAN,
TERMINAL FLOOR PLAN

SHEET NO. _____

8

Approval Condition :

This Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :
1.Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT at BBMP Kaha No.401/291A/273/361/332/345/403/404/263/413/271/344/405/346/362/331/ 271/344/405/346/362/331/SY NO.263/271P/273P/291A/331/332/344P/345/346/361/362/ 401/403/404/405/413/SADARAMANGALA VILLAGE,K.R.PURAM HOBLI, HUDA WARD NO.54.
a)Consent of TOWER 1 + 2BASEMENT + GF + 35 UF ONLY.
TOWER 3 + 2BASEMENT + GF + 35 UF ONLY.
TOWER 4 + 2BASEMENT + GF + 35 UF ONLY.

2. Sanction is accorded for RESIDENTIAL use only. The use of the building shall not be deviated to any other use.
3.Area reserved for car parking shall not be converted for any other purpose.
4.Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
5.The applicant shall construct temporary bulks for the use of construction workers and it should be demolished after the construction.
6.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
7. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
8.The applicant / builder is prohibited from selling the subsoil area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
9.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (E&D Code) having 3.00 mts. from the building within the premises.
10.The applicant shall provide a separate room preferably 4.5 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.25.
11.The applicant shall maintain during construction such handover as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
12.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
13.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 name and displayed and they shall be made available during inspections.
14.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.
15.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 4E 'N' (Bye-law No. 3.6) under sub section IV-8 (a) to (k).
16.The building shall be constructed under the supervision of a registered structural engineer.
17.On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained for the site above 371 Sgm.
18.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
19.The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
21.The building shall be designed and constructed according to the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. 15 1953/2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
23.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building bye-laws 2003 shall be ensured.
24.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
25.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S.No. 23, 24, 25 & 26 are provided in the building.
26.The applicant shall ensure that no rooming-in is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid nuisance during late hours and early morning hours.
27.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safety barricades.
28.Sufficient two wheeler parking shall be provided as per requirement.
29.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.
30.The Owner / Association of the high rise building shall conduct two risk trials in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the A.C. 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 license. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
33.The Applicant should follow the instruction of chairman BWSSB specified in the DO water No. BWSSB/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities if built up area more than 2000 Sq.mtrs.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan.
39.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 2002.
40.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
41.The applicant / Owner / Architect should abide by the conditions imposed in the NOCs obtained from different departments.
42.BBMP will not be responsible for any dispute that may arise in respect of property in question.
43.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
44.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.
45.Owner / builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnel involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnel or damage caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosdangy Hoodke) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the 'Karnataka Building and Other Construction workers Welfare Board' should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the 'Karnataka Building and Other Construction workers Welfare Board'.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labor 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.

VERSION NO : 1.0.20

VERSION DATE : 26/03/2025

PROJECT DETAIL:

Authority: BBMP

Project No: PRJ/3000/25-26

Application Type: General

Proposal Type: Building Permission

Nature of Sanction: NEW

Location: RING-III

Building Line Specified as per Z.R. NA

Zone: Mahadevpet

Ward: Ward-54

Planning District: 314-Sadara Mangala

AREA DETAILS:

AREA OF PLOT (Minimum)

Deduction for Net/FAR Area

Summation Free of Cost

NET AREA OF PLOT

Deduction for Balance Plot Area

RW Area summation Free of Cost

Amount Area

Total

BALANCE AREA OF PLOT

PERMISSIBLE COVERAGE AREA (55.00 %)

Proposed Coverage Area (7.48 %)

Achieved Net coverage area (7.48 %)

Balance coverage area left (47.52 %)

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (2.25)

Total Perm. FAR area (2.25)

Residential FAR (100.00%)

Proposed FAR Area

Achieved Net FAR Area (2.24)

Balance FAR Area (0.01)

BUILT UP AREA CHECK

Proposed BuiltUp Area

Subsoil/curtain Area Add in BUA (Layout Level)

Achieved BuiltUp Area

Block USE/SUBUSE Details

Block Name

Block Use

Block SubUse

Block Structure

Block Land Use Category

APARTMENT (TOWER 2)

Residential

Apartment

Highrise

R

APARTMENT (TOWER 3)

Residential

Apartment

Highrise

R

APARTMENT (TOWER 4)

Residential

Apartment

Highrise

R

APARTMENT (TOWER 1)

Residential

Apartment

Highrise

R

Total:

-

-

-

-

648

1049

Required Parking (Table 7a)

Block Name

Type

SubUse

Area (Sq.mt.)

Regd.

Units

Prop.

Regd. Unit

Car

Regd.

Prop.

APARTMENT (TOWER 2)

Residential

Apartment

50 - 225

1

-

1

144

-

APARTMENT (TOWER 3)

Residential

Apartment

50 - 225

1

-

1

180

-

APARTMENT (TOWER 4)

Residential

Apartment

50 - 225

1

-

1

144

-

Total:

-

-

-

648

1049

Required Parking (Table 7b)

Vehicle Type

No.

Area (Sq.mt.)

No.

Area (Sq.mt.)

Car

648

8910.00

1049

14423.75

Visitor's Car Parking

65

907.50

0

0.00

Total Car

714

9817.50

1049

14423.75

Two Wheeler

-

907.50

0

0.00

Other Parking

-

-

29421.61

Total

10725.00

43845.36

FAR Statement Details

Block

No. of Bldg

No. of Bldg

Gross Bldg Area (Sq.mt.)

From Bldg Area (Sq.mt.)

Total Bldg Area (Sq.mt.)

SubArea

LR

Val

SubStructure

Rept

Parking

Rept.

Proposed FAR Area (Sq.mt.)

Total FAR Area (Sq.mt.)

Test Area

Test Area

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Approval Condition:

This Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :
1.Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT at BBMP Kaha No.401/291A/273/361/332/345/403/404/263/413/271/344/405/346/362/331/ 271/344/405/346/362/331/SY NO.263/271P/273P/291A/331/332/344P/345/346/361/362/ 401/403/404/405/413/SADARAMANGALA VILLAGE,K.R.PURAM HOBLI, HUOI WARD NO.54.
a) Consent of TOWER 1 + BASEMENT + GF + 35 UF ONLY.
TOWER 2 + BASEMENT + GF + 35 UF ONLY.
TOWER 3 + BASEMENT + GF + 35 UF ONLY.
TOWER 4 + BASEMENT + GF + 35 UF ONLY.
2. Sanction is accorded for RESIDENTIAL use only. The use of the building shall not be deviated to any other use.
3.Area reserved for car parking shall not be converted for any other purpose.
4.Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
5.The applicant shall construct temporary bulks for the use of construction workers and it should be demolished after the construction.
6.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
7.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
8.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.
9.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (E&D) Code having 3.0 mtrs. from the building within the premises.
10.The applicant shall provide a separate room preferably 4.5 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No.25.
11.The applicant shall maintain during construction such handover as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
12.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
13.Licenses and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a name and displayed and they shall be made available during inspections.
14.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 cancelled the registration in the third instance.
15.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule VI of Bye-law No. 3(6) under sub section IV (a) to (i).
16.The building shall be constructed under the supervision of a registered structural engineer.
17.On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 37m.
18.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 22(a).
21.The building shall be designed and constructed adhering the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. 15 1953/2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
23.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 31) of Building bye-laws 2013 shall be ensured.
24.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
25.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide S.No. 23, 24, 25 & 26 are provided in the building.
26.The applicant shall ensure that no nuisance or disturbance is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid nuisance during late hours and early morning hours.
27.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the building as well as neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
28.Sufficient two wheeler parking shall be provided as per requirement.
29.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.
30.The Owner / Association of the high rise building shall conduct two rock falls in the building one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the A.C. Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Codes 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 license for the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
33.The Applicant should follow the instruction of chairman BWSSB specified in the DO water No. BWSSB/A/26/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mtrs.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for one for every 240 Sq.m of FAR areas as per Forest in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan.
39.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 2002.
40.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
41.The applicant / Owner / Architect should abide by the conditions imposed in the NOCs obtained from different departments.
42.BBMP will not be responsible for any dispute that may arise in respect of property in question.
43.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.
44.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.
45.Owner / builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnel involved in the construction activities.
46.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnel or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosahady Hookie) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".
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.In case 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.



SCALE : 1:175

AREA STATEMENT (BBMP)		VERSION NO : 1.0.20
PROJECT DETAIL:		VERSION DATE: 26/03/2025
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/3000/25-26	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Mn)	
Proposal Type: Building Permission	Plot/Sub Plot No:	
Nature of Sanction: NEW	401/291A/273/361/332/345/403/404/263/413/271/344/405/346/362/331/331	
City Survey No:	263/271P/273P/291A/331/332/344P/345/346/361/362/ 401/403/404/405/413	
Location: RING-III	Khata No. (As per Khata Extract):	
Building Line Specified as per Z.R. NA	401/291A/273/361/332/345/403/404/263/413/271/344/405/346/362/331/331	
Ward: Ward-54	Locality / Street of the property: SADARAMANGALA VILLAGE,K.R.PURAM HOBLI,	
Zone: Mahadevapura		
Planning District: 314-Sadara Mangala		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	47651.03
Deduction for NetPoi Area		368.11
Summender Free of Cost		388.11
NET AREA OF PLOT	(A-Deductions)	47262.92
Deduction for Balance Plot Area		
RW Area Summender Free of Cost		368.11
Amenity Area		2582.59
Total		47503.70
BALANCE AREA OF PLOT	(A-Deductions)	44600.33
COVERAGE CHECK		
Permissible Coverage Area (55.00 %)		24966.18
Proposed Coverage Area (7.48 %)		3357.36
Achieved Net coverage area (7.48 %)		3357.38
Balance coverage area left (47.52 %)		21337.80
FAR CHECK		
Permissible F.A.R. as per zoning regulation 215 (2.25)		101854.00
Total Perm FAR area (2.25)		101854.00
Residential FAR (100.00%)		101611.13
Proposed FAR Area		101611.13
Achieved Net FAR Area (2.24)		101611.14
Balance FAR Area (0.01)		242.86
BUILT UP AREA CHECK		
Proposed BuiltUp Area		156877.76
Subsidious Area Add in BUA (Layout Lev)		0.00
Achieved BuiltUp Area		156877.77

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENT (TOWER 2)	Residential	Apartment	Highrise	R
APARTMENT (TOWER 3)	Residential	Apartment	Highrise	R
APARTMENT (TOWER 4)	Residential	Apartment	Highrise	R
APARTMENT (TOWER 1)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)									
Block Name	Type	SubUse	Area (Sq.mt.)	Units	Regd.	Prop.	Regd.	Unit	Car
APARTMENT (TOWER 2)	Residential	Apartment	50 - 225	1	-	1	144	-	-
APARTMENT (TOWER 3)	Residential	Apartment	50 - 225	1	-	1	180	-	-
APARTMENT (TOWER 4)	Residential	Apartment	50 - 225	1	-	1	180	-	-
APARTMENT (TOWER 1)	Residential	Apartment	50 - 225	1	-	1	144	-	-
Total:	-	-	-	-	-	-	648	1049	-

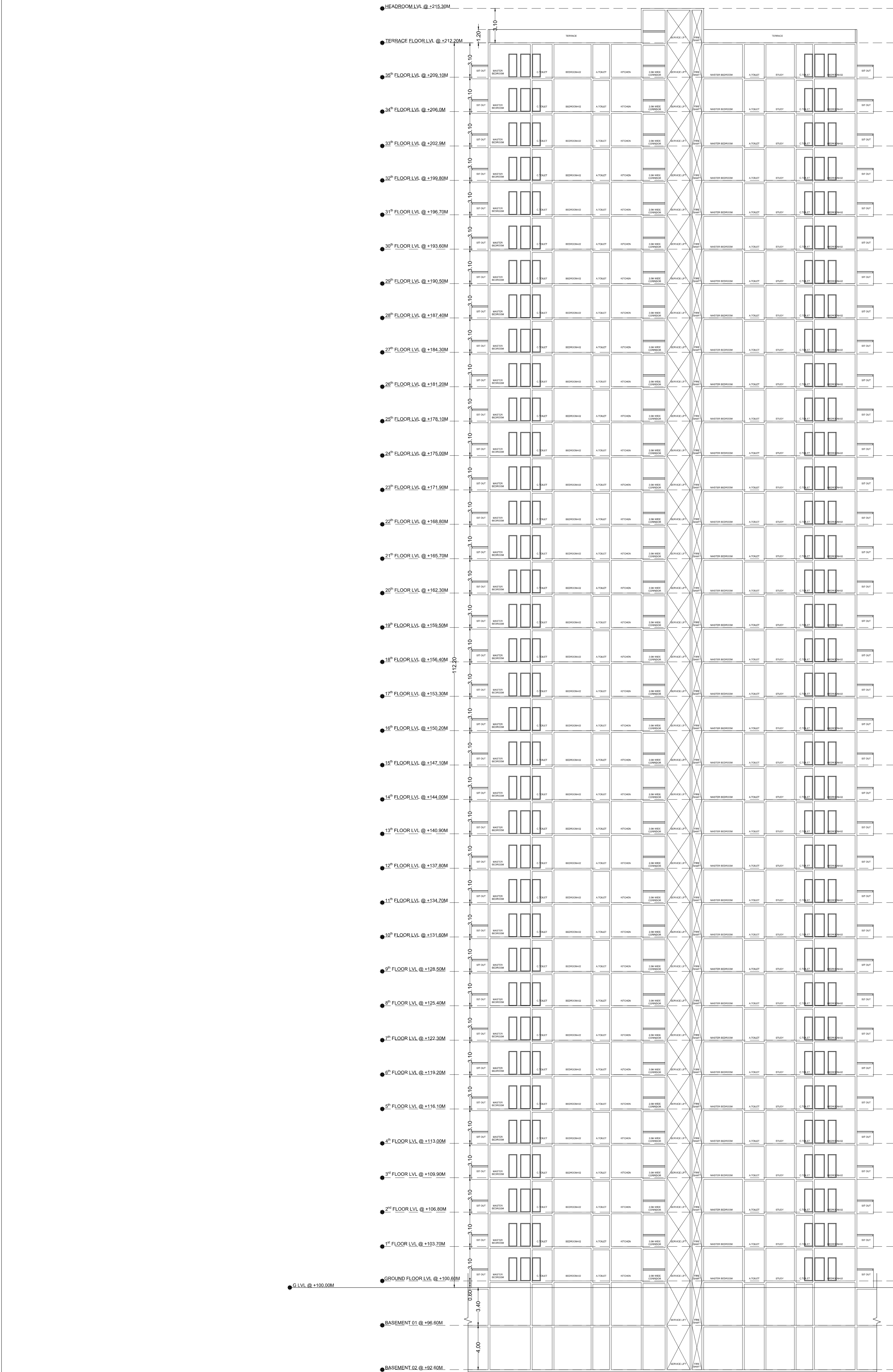
Parking Check (Table 7b)									
Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	Regd.	Prop.	Regd.	Unit	Car
Car	648	8910.00	1049	14423.75	0	0	0	0	0
Visitor's Car Parking	66	907.50	0	0.00	0	0	0	0	0
Total Car	714	9817.50	1049	14423.75	0	0	0	0	0
Two Wheeler	-	907.50	0	0.00	0	0	0	0	0
Other Parking	-	-	-	-	29421.61	-	-	-	-
Total	-	-	-	-	10725.00	-	-	-	-

FAR Statement Details									
Block	No. of Bldg	Gross Built Up Area (Sq. Mtr.)	Permissible FAR (Sq. Mtr.)	Total Built Up Area (Sq. Mtr.)	SubUse	UR	UR	SubUse	Permissible FAR (Sq. Mtr.)
DEPARTMENT (TOWER 2)	1	2660.80	50.40	2414.82	1411.19	58.25	13.36	297.28	0.00
DEPARTMENT (TOWER 3)	1	2642.92	30.16	2012.4	1345.46	75.16	25.02	137.44	0.00
DEPARTMENT (TOWER 4)	1	2643.22	30.16	2012.45	1345.46	75.16	25.02	137.44	0.00
DEPARTMENT (TOWER 1)	1	2228.16	50.40	2252.76	1029.3	140.73	13.36	297.28	0.00
Total	4	101760.13	912.56	108877.77	5623.16	288.32	71.76	374.28	0.00

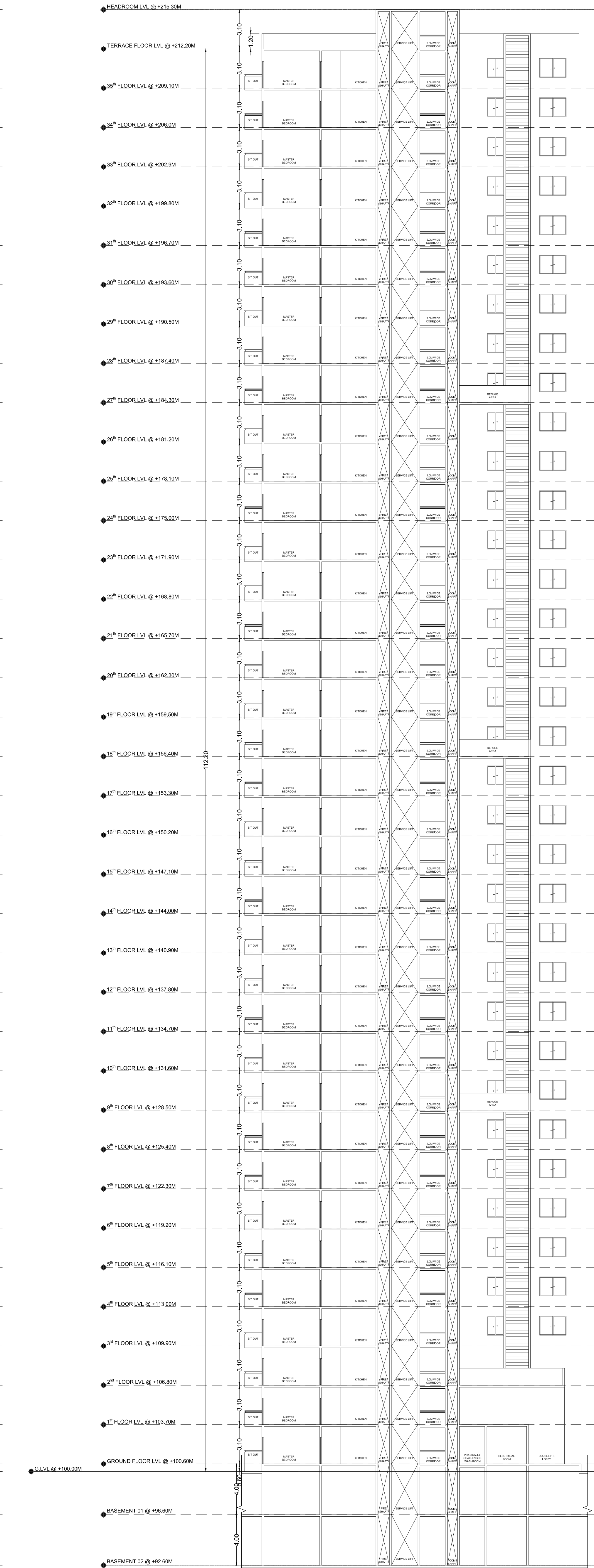
Block	No. of Bldg	Gross Built Up Area (Sq. Mtr.)	Permissible FAR (Sq. Mtr.)	Total Built Up Area (Sq. Mtr.)	SubUse	UR	UR	SubUse	Permissible FAR (Sq. Mtr.)
DEPARTMENT (TOWER 2)	1	2660.80	50.40	2414.82	1411.19	58.25	13.36	297.28	0.00
DEPARTMENT (TOWER 3)	1	2642.92	30.16	2012.4	1345.46	75.16	25.02	137.44	0.00
DEPARTMENT (TOWER 4)	1	2643.22	30.16	2012.45	1345.46	75.16	25.02	137.44	0.00
DEPARTMENT (TOWER 1)	1	2228.16	50.40	2252.76	1029.3	140.73	13.36	297.28	0.00
Total	4	101760.13	912.56	108877.77	5623.16	288.32	71.76	374.28	0.00

OWNER / GPA HOLDER'S SIGNATURE	
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : M/s RLP TRENDSQUARES PROJECTS PRIVATE LIMITED Represented By: Managing Director Mrs R Lakshmi Prasanna GPA HOLDER FOR NEELAMMA S M And Others No. 1012/10th Floor Signature Tower-B Kattamangal Gate,Virgo Nagar Post,bangalore - 560049	
ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE R. Vignesh Madhava BCOBL 5.85-32/308-09 No.29, 2nd main road, Tata Silk Firm, Basavanagud,Bangalore	
PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT @BBMP Kaha No.401/291A/273/361/332/345/403/404/263/413/ 271/344/405/346/362/331/SY NO.263/271P/273P/291A/331/332/ 344P/345/346/361/362/401/403/404/405/413/SADARAMANGALA VILLAGE,K.R.PURAM HOBLI, HUOI WARD NO.54.	
DRAWING TITLE : TOWER 1 & 2 SECTION@A-A TOWER 3 & 4 SECTION@B-B	
SHEET NO : 10	

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



TOWER 1 & 2 - SECTION AA'



TOWER 3 & 4 - SECTION BB'