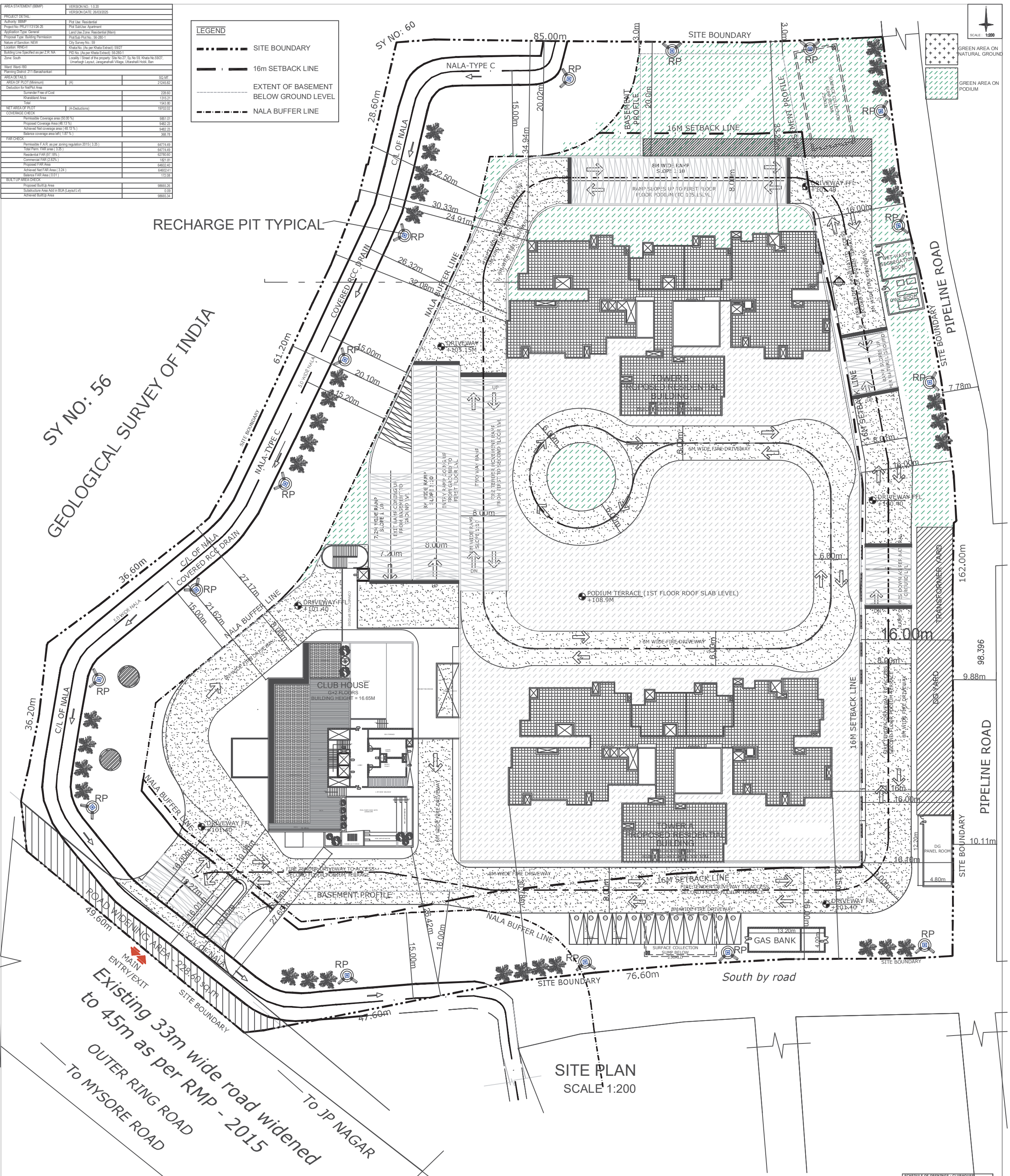
AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34



SITE PLAN
SCALE 1:200

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
		Total :	-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A. DOOR'S					
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B. LIFT DOOR'S					
1	LD	1000	2400	0	2100
C. VENTILATORS					
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D. SHAFT DOOR'S					
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E. LOUVERS (Details as per MEP/Vendor)					
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A. DOOR'S						
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHTTER
B. LIFT DOOR'S						
1	LD	1000	2100	0	2100	LIFT
B. WINDOWS						
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C. VENTILATORS						
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D. OPENINGS						
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D. SHAFT DOOR'S						
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E. LOUVERS (Details as per MEP/Vendor)						
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.
a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only

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

3.26500.65 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

Note:

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

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

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

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

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

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

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.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"

UserDefinedMetric (900.00 x 1550.00MM)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA ATSALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, Classic, Kasturba Cross Road, Shanthalanagar Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

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

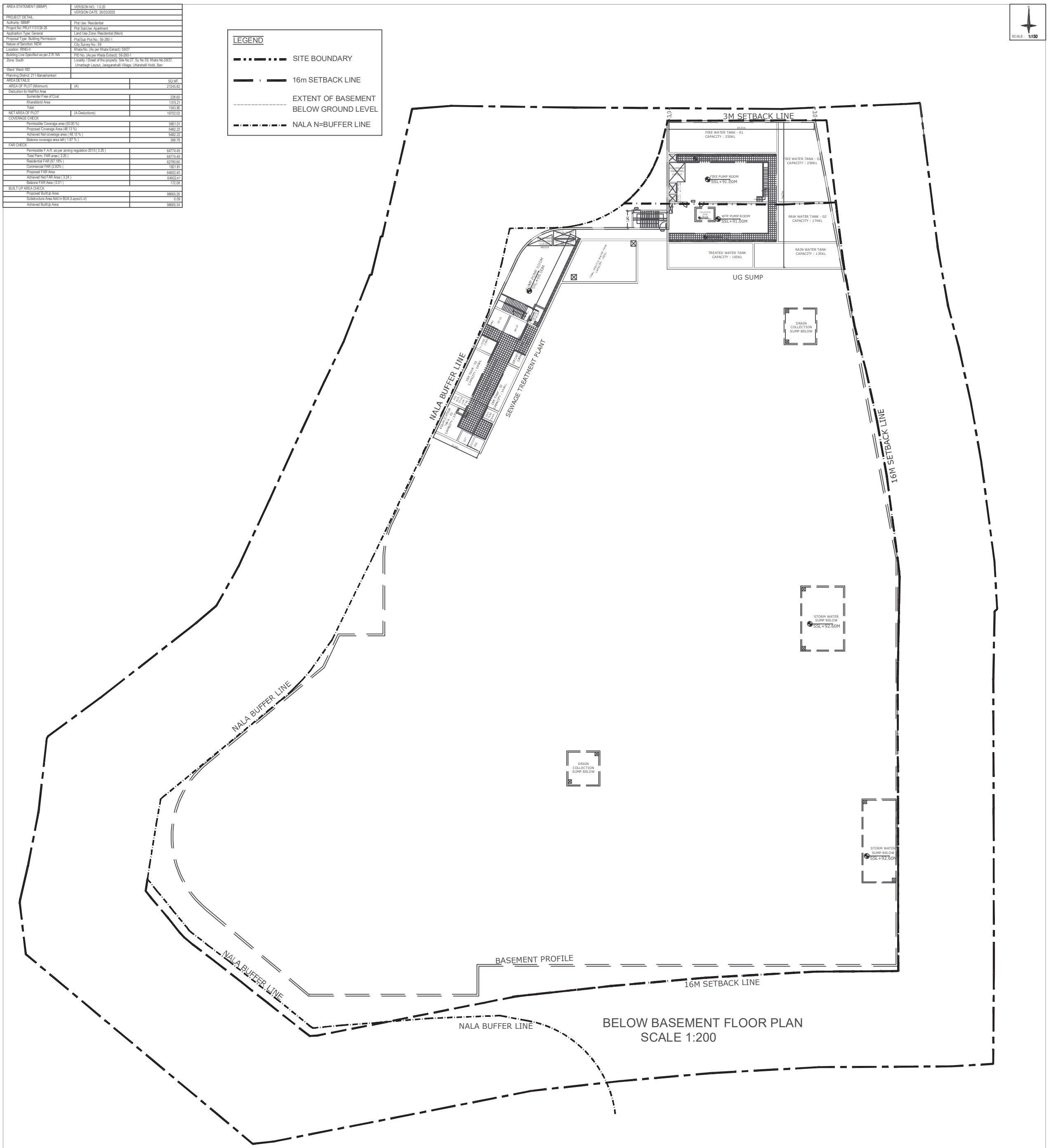
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – SOUTH

QR CODE

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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	[illegible]
Deduction for NetPlot Area		
Surrender Free of Cost		[illegible]
Kharabland Area		[illegible]
Total		[illegible]
NET AREA OF PLOT	(A-Deductions)	[illegible]
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		[illegible]
Proposed Coverage Area (48.13 %)		[illegible]
Achieved Net coverage area (48.13 %)		[illegible]
Balance coverage area left (1.87 %)		[illegible]
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		[illegible]
Total Perm. FAR area (3.25)		[illegible]
Residential FAR (97.18%)		[illegible]
Commercial FAR (2.82%)		[illegible]
Proposed FAR Area		[illegible]
Achieved Net FAR Area (3.24)		[illegible]
Balance FAR Area (0.01)		[illegible]
BUILT UP AREA CHECK		
Proposed BuiltUp Area		[illegible]
Substructure Area Add in BUA (Layout Lvl)		[illegible]
Achieved BuiltUp Area		[illegible]



BELOW BASEMENT FLOOR PLAN
SCALE 1:200

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Commercial	
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks :	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.
a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.26500.65 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

UserDefinedMetric (900.00 x 1550.00MM)

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A.	DOOR'S				
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B.	LIFT DOOR'S				
1	LD	1000	2400	0	2100
C.	VENTILATORS				
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D.	SHAFT DOOR'S				
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E.	LOUVERS (Details as per MEP/Vendor)				
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A.	DOOR'S					
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHTTER
B.	LIFT DOOR'S					
1	LD	1000	2100	0	2100	LIFT
B.	WINDOWS					
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C.	VENTILATORS					
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D.	OPENINGS					
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D.	SHAFT DOOR'S					
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E.	LOUVERS (Details as per MEP/Vendor)					
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B[illegible]SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V[illegible] Classic, Kasturba Cross Road, Shanthalanagar, A[illegible] Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : BELOW BASEMENT FLOOR PLAN

SHEET NO : 2

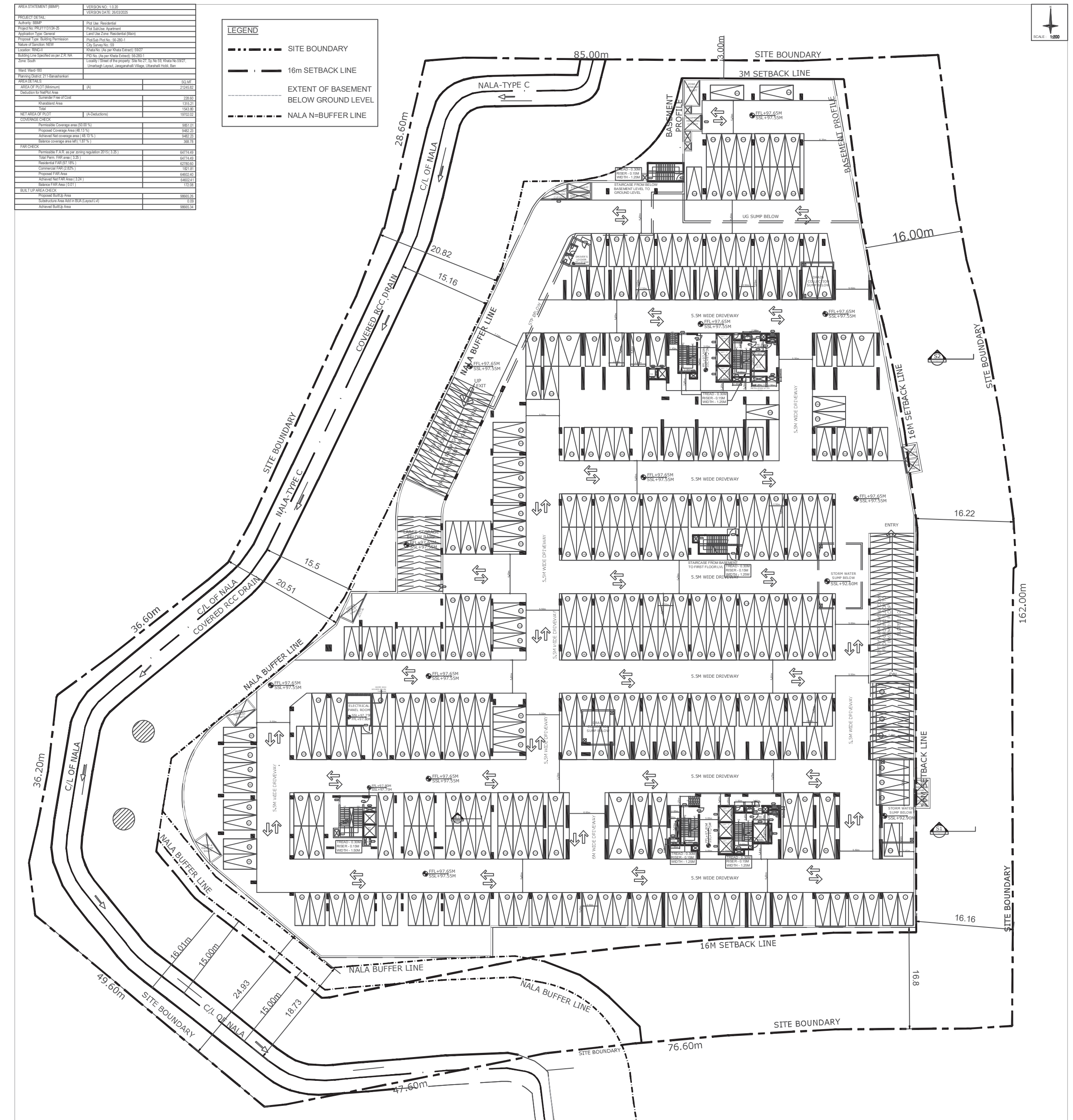
SANCTIONING AUTHORITY :			
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – SOUTH

Bruhat Bengaluru Mahanagara Palike
Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0045/ 24-25

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.



AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34

SCALE 1:200

CAR PARKS FOR:
RESIDENTIAL - 255 nos
CLUB HOUSE - 42 nos
Physically Challenged - 04nos

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Commercial	
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks :	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A.	DOOR'S				
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B.	LIFT DOOR'S				
1	LD	1000	2400	0	2100
C.	VENTILATORS				
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D.	SHAFT DOOR'S				
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E.	LOUVERS (Details as per MEP/Vendor)				
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A.	DOOR'S					
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHTTER
B.	LIFT DOOR'S					
1	LD	1000	2100	0	2100	LIFT
B.	WINDOWS					
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C.	VENTILATORS					
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D.	OPENINGS					
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D.	SHAFT DOOR'S					
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E.	LOUVERS (Details as per MEP/Vendor)					
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.

a).Consist of for :1Ground + 2
for : 2Basement + 1Ground + 31
for : 1Ground + 32 UF only

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

3.26500.65 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

Note:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

User-5

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B[illegible]SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V[illegible] Classic, Kasturba Cross Road, Shanthalanagar, A[illegible] Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : BASEMENT FLOOR PLAN

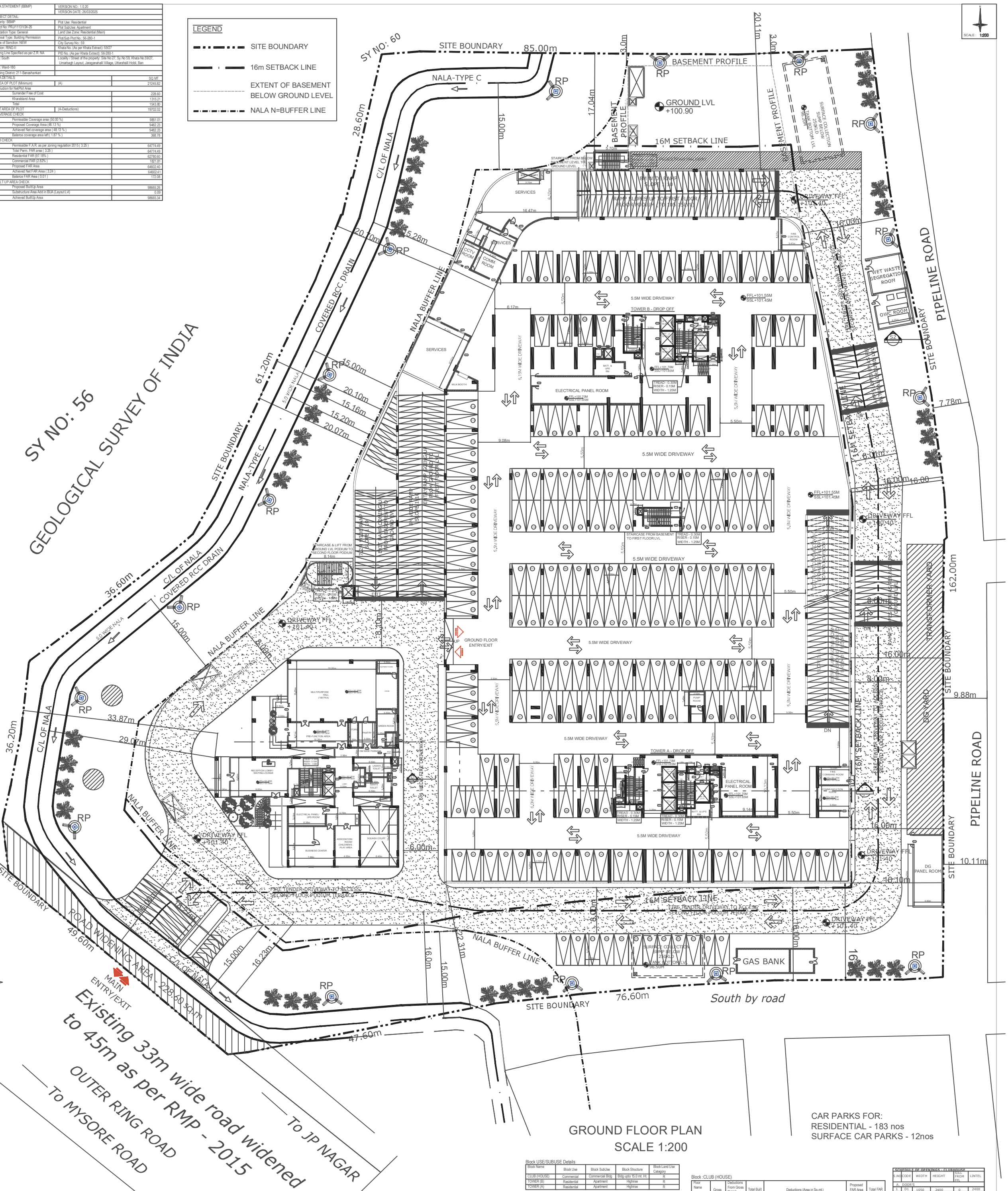
SHEET NO : 3

SANCTIONING AUTHORITY :

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

This is a 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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34



GROUND FLOOR PLAN
SCALE 1:200

CAR PARKS FOR:
RESIDENTIAL - 183 nos
SURFACE CAR PARKS - 12nos

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
		Total :	-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A. DOOR'S					
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B. LIFT DOOR'S					
1	LD	1000	2400	0	2100
C. VENTILATORS					
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D. SHAFT DOOR'S					
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E. LOUVERS (Details as per MEP/Vendor)					
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A. DOOR'S						
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHUTTER
B. LIFT DOOR'S						
1	LD	1000	2100	0	2100	LIFT
B. WINDOWS						
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C. VENTILATORS						
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D. OPENINGS						
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D. SHAFT DOOR'S						
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E. LOUVERS (Details as per MEP/Vendor)						
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.
a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.26500.65 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
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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"

User-5

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V Classic, Kasturba Cross Road, Shanthalanagar, A Nagar, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4

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

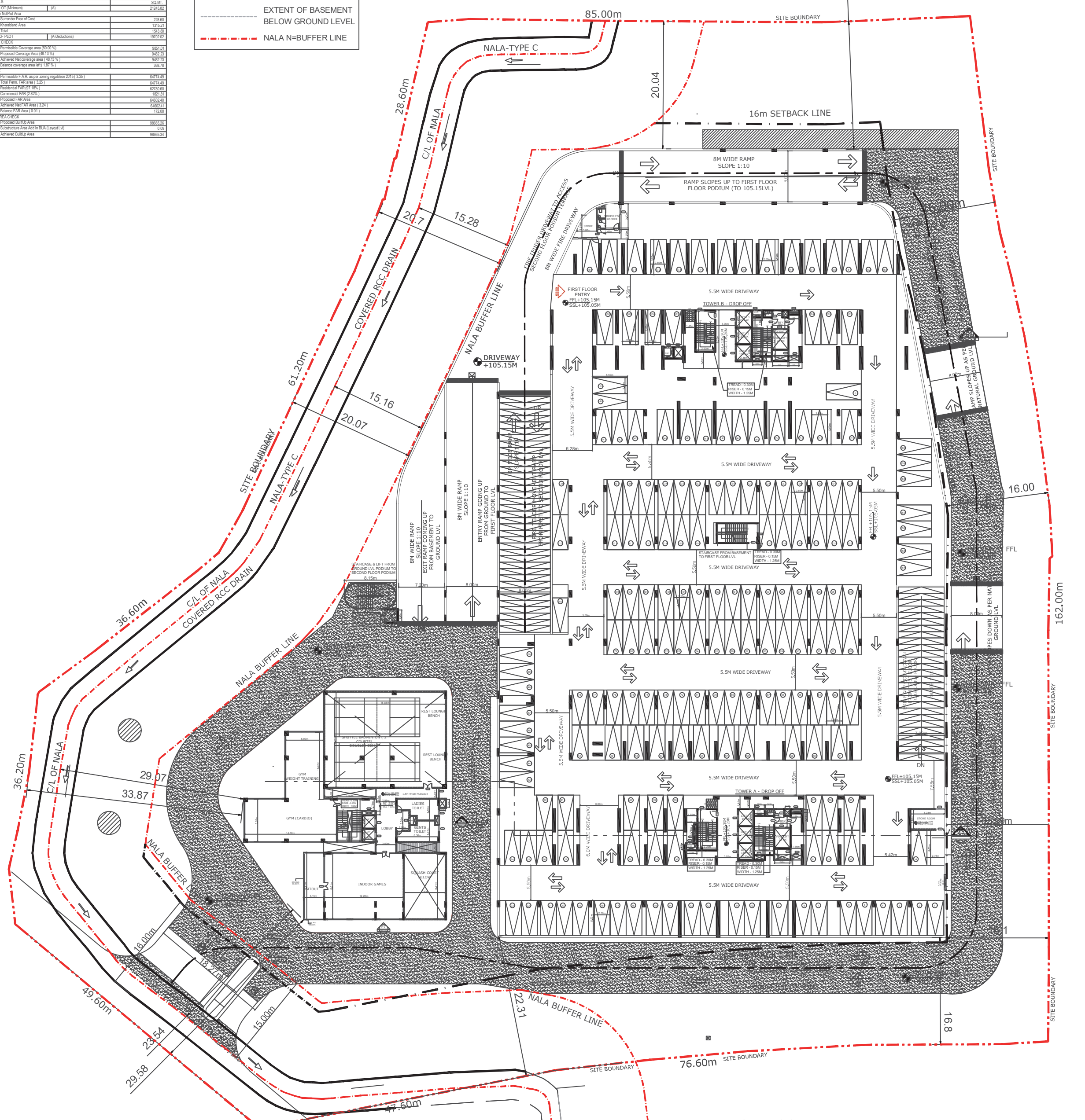
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - SOUTH

QR CODE

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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34



FIRST FLOOR PLAN
SCALE 1:200

CAR PARKS FOR:
RESIDENTIAL - 183 nos

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks :	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

(StairCase, Lift, Lift Machine, Void, Substructure: Deductions (Area in Sq.mt.))

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A.	DOOR'S				
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B.	LIFT DOOR'S				
1	LD	1000	2400	0	2100
C.	VENTILATORS				
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D.	SHAFT DOOR'S				
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E.	LOUVERS (Details as per MEP/Vendor)				
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A.	DOOR'S					
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHTTER
B.	LIFT DOOR'S					
1	LD	1000	2100	0	2100	LIFT
B	WINDOWS					
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C.	VENTILATORS					
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D.	OPENINGS					
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D.	SHAFT DOOR'S					
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E.	LOUVERS (Details as per MEP/Vendor)					
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

Approval Condition:

[illegible]

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area Resi.	Proposed FAR Area Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

(StairCase to Parking: Deductions (Area in Sq.mt.))

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

(StairCase to Parking: Deductions (Area in Sq.mt.))

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

(StairCase to Parking: Deductions (Area in Sq.mt.))

SANCTIONING AUTHORITY :

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

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

HO - SOUTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B... SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V... Classic, Kasturba Cross Road, Shanthalanagar, A... Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : FIRST FLOOR PLAN

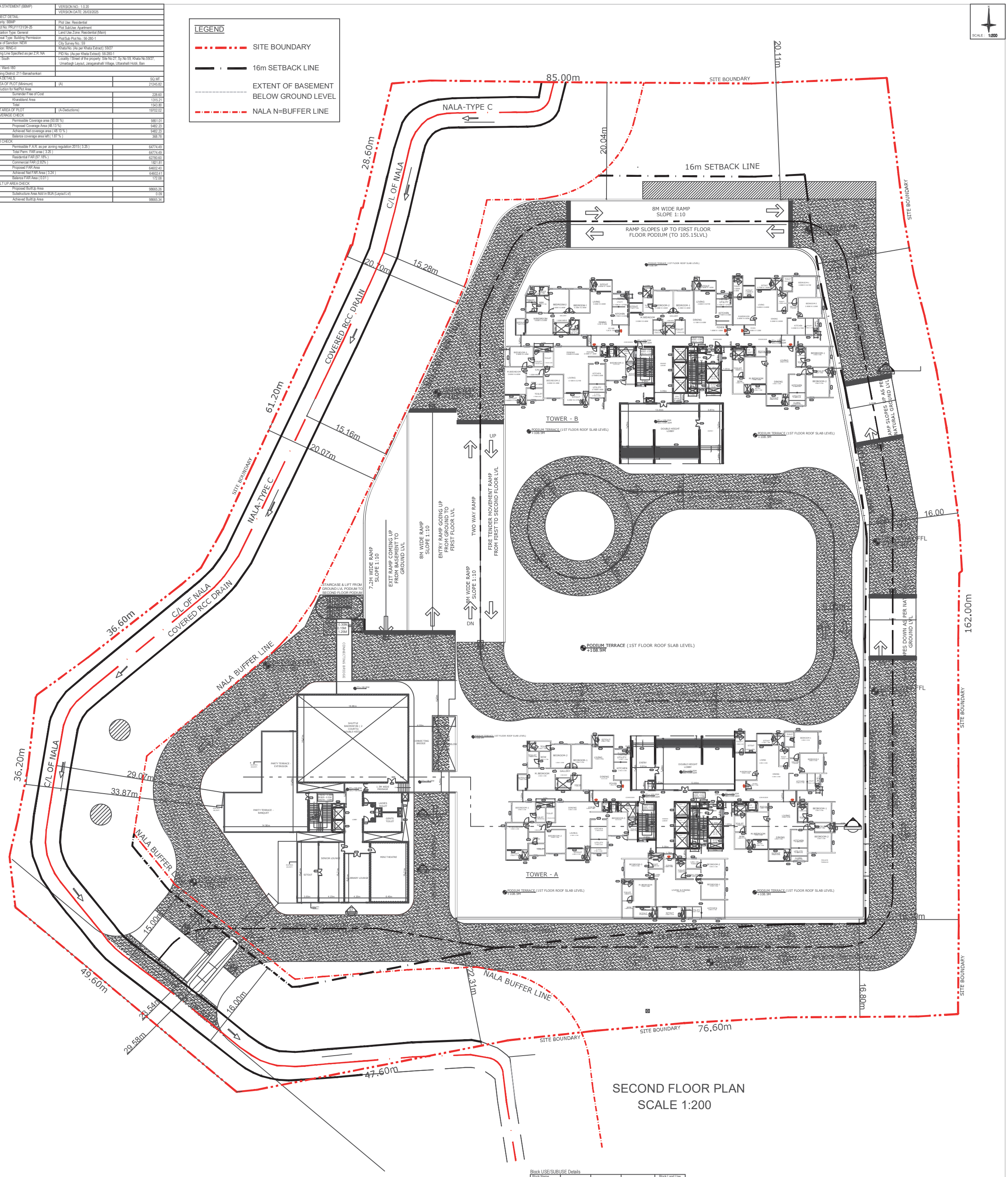
SHEET NO : 5

Bruhat Bengaluru Mahanagara Palike
File No :BBMP/Addl.Dir/JDSOUTH/0045/24-25

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.

User-5

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34



SECOND FLOOR PLAN
SCALE 1:200

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
			Total :	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

(Deductions (Area in Sq.mt.): StairCase, Lift, Lift Machine, Void, Substructure)

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A. DOOR'S					
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B. LIFT DOOR'S					
1	LD	1000	2400	0	2100
C. VENTILATORS					
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D. SHAFT DOOR'S					
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E. LOUVERS (Details as per MEP/Vendor)					
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A. DOOR'S						
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHUTTER
B. LIFT DOOR'S						
1	LD	1000	2100	0	2100	LIFT
B. WINDOWS						
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C. VENTILATORS						
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D. OPENINGS						
1	OP1	1200	2400	0	2400	KITCHEN/W/W/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/W/W/POOJA
3	OP3	900	2400	0	2400	KITCHEN/W/W/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/W/W/POOJA
D. SHAFT DOOR'S						
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E. LOUVERS (Details as per MEP/Vendor)						
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.
a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.26500.65 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.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"

User-5

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

(Deductions (Area in Sq.mt.): StairCase, Lift, Lift Machine, Void, SubStructure, Ramp, Recreational Space, Parking)

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

(Deductions (Area in Sq.mt.): StairCase, Lift, Lift Machine, Void, Substructure, Ramp, Refuge Area, Parking)

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

(Deductions (Area in Sq.mt.): StairCase, Lift, Lift Machine, Void, Substructure, Ramp, Refuge Area, Parking)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V Classic, Kasturba Cross Road, Shanthalanagar, A Nagar, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : SECOND FLOOR PLAN

SHEET NO : 6

SANCTIONING AUTHORITY :

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

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

HO - SOUTH

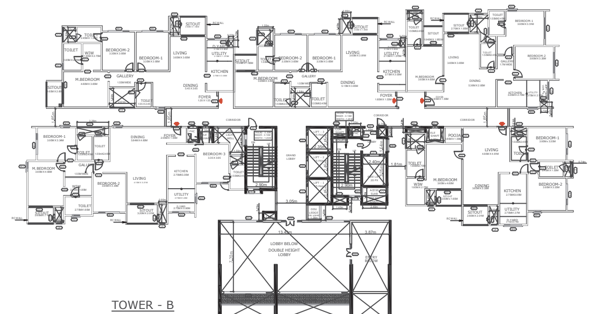
FileNo :BBMP/Addl.Dir/JDSOUTH/0045/24-25

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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34

N

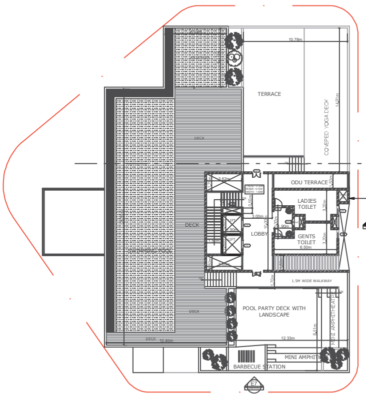
SCALE : 1:150



TOWER - B

THIRD FLOOR PLAN

45.93



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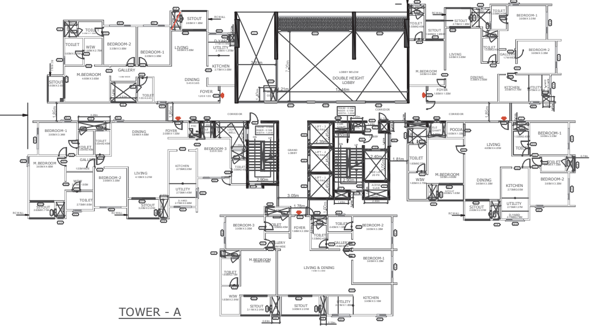


TOWER - A

THIRD FLOOR PLAN

SCALE 1:150

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
		Total :	-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

(Deductions (Area in Sq.mt.): StairCase, Lift, Lift Machine, Void, Substructure)

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A. DOOR'S					
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B. LIFT DOOR'S					
1	LD	1000	2400	0	2100
C. VENTILATORS					
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D. SHAFT DOOR'S					
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E. LOUVERS (Details as per MEP/Vendor)					
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A. DOOR'S						
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHTTER
B. LIFT DOOR'S						
1	LD	1000	2100	0	2100	LIFT
B. WINDOWS						
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	2400	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C. VENTILATORS						
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D. OPENINGS						
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D. SHAFT DOOR'S						
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E. LOUVERS (Details as per MEP/Vendor)						
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

(Deductions (Area in Sq.mt.): StairCase, Lift, Lift Machine, Void, SubStructure, Ramp, Recreational Space, Parking)

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

(Deductions (Area in Sq.mt.): StairCase, Lift, Lift Machine, Void, Substructure, Ramp, Refuge Area, Parking)

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

(Deductions (Area in Sq.mt.): StairCase, Lift, Lift Machine, Void, Substructure, Ramp, Refuge Area, Parking)

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.
a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only

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

3.26500.65 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UserDefinedMetric (900.00 x 1550.00MM)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V Classic, Kasturba Cross Road, Shanthalanagar, A Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : THIRD FLOOR PLAN

SHEET NO : 7

SANCTIONING AUTHORITY :

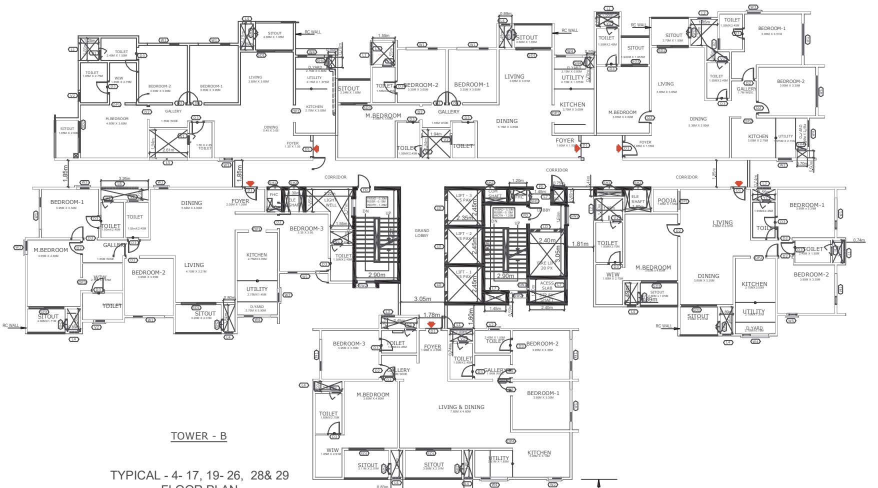
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO - SOUTH

Bruhat Bengaluru Mahanagara Palike
FileNo :BBMP/Addl.Dir/JDSOUTH/0045/24-25

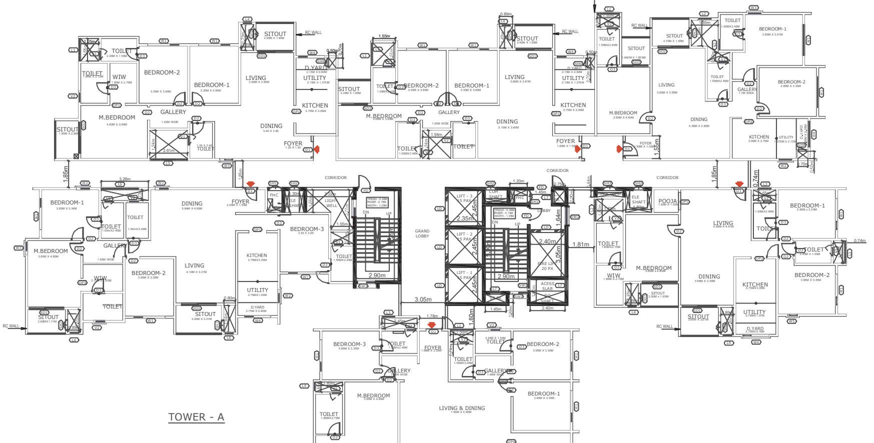
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



TOWER - B

TYPICAL - 4- 17, 19- 26, 28& 29
FLOOR PLAN

45.93



TOWER - A

TYPICAL - 4- 17, 19- 26, 28& 29
FLOOR PLAN
SCALE 1:100

SCALE : 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Commercial	
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks :	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01

SCHEDULE OF OPENINGS - CLUBHOUSE					
S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A.	DOOR'S				
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B.	LIFT DOOR'S				
1	LD	1000	2400	0	2100
C.	VENTILATORS				
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D.	SHAFT DOOR'S				
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E.	LOUVERS (Details as per MEP/Vendor)				
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS						
S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A.	DOOR'S					
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHTTER
B.	LIFT DOOR'S					
1	LD	1000	2100	0	2100	LIFT
B.	WINDOWS					
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C.	VENTILATORS					
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D.	OPENINGS					
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D.	SHAFT DOOR'S					
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E.	LOUVERS (Details as per MEP/Vendor)					
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.
a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.26500.65 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction [illegible]
33.The Applicant [illegible] BWSSB/A/36/201[illegible]
34.The Applicant / [illegible] as per solid waste [illegible]
35.The Applicant / [illegible] vehicles.
36.The Applicant / [illegible] Trees for single u[illegible]
37.The Applicant / [illegible] Conservation Buil[illegible]
38.If the Applicant [illegible]
39.The Applicant / [illegible] Building Licence
40.The applicant / [illegible]
41.BBMP will not b[illegible]
42.In case if the do[illegible]
43.The applicant / [illegible] (RERA) compulso[illegible] 8 Units and more.
44.The permission [illegible]
45.The permission [illegible]
46.Owner / builder [illegible]
47.Due to non-com[illegible]
Special Condition a[illegible] (Hosadaagi Hoodi[illegible]
1.Registration of Applicant / Builder [illegible]
2.The Applicant / B[illegible]
3.The Applicant / B[illegible]
4.At any point of tim[illegible]

UserDefinedMetric (900.00 x 1550.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B[illegible]SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V[illegible] Classic, Kasturba Cross Road, Shanthalanagar, A[illegible] Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : TYPICAL - 4- 17, 19- 26, 28& 29 FLOOR PLAN

SHEET NO : 8

SANCTIONING AUTHORITY :

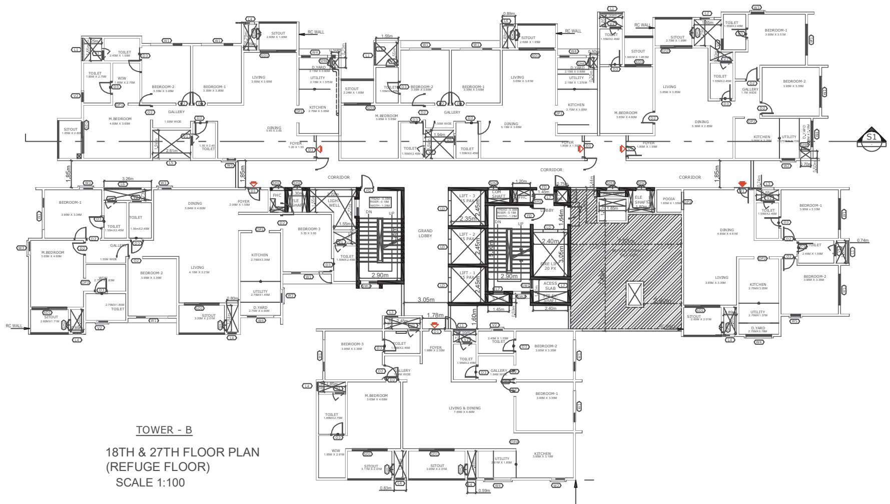
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – SOUTH

Bruhat Bengaluru Mahanagara Palike
Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0045/24-25

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.



TOWER - B

18TH & 27TH FLOOR PLAN
(REFUGE FLOOR)
SCALE 1:100

SCALE : 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

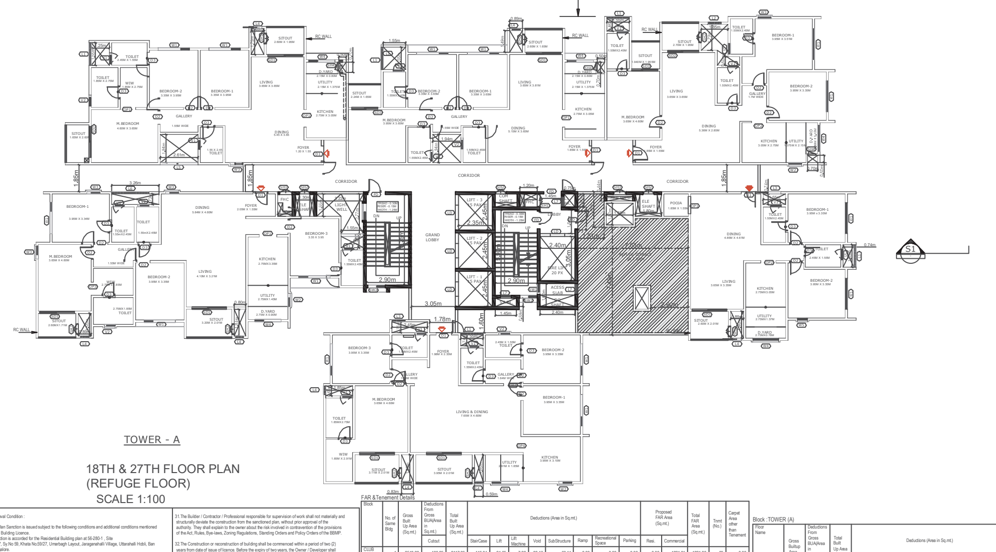
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01



TOWER - A

18TH & 27TH FLOOR PLAN
(REFUGE FLOOR)
SCALE 1:100

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A.	DOOR'S				
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B.	LIFT DOOR'S				
1	LD	1000	2400	0	2100
C.	VENTILATORS				
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D.	SHAFT DOOR'S				
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E.	LOUVERS (Details as per MEP/Vendor)				
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A.	DOOR'S					
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHUTTER
B.	LIFT DOOR'S					
1	LD	1000	2100	0	2100	LIFT
B.	WINDOWS					
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C.	VENTILATORS					
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D.	OPENINGS					
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D.	SHAFT DOOR'S					
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E.	LOUVERS (Details as per MEP/Vendor)					
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.

a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only

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

3.26500.65 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

Note:

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

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

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

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

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

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

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A36/2019-20, Dated. 25-09-2019 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 thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.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"

UserDefinedMetric (900.00 x 1550.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B[illegible]SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V[illegible] Classic, Kasturba Cross Road, Shanthalanagar, A[illegible] Nagar, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar. BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : TYPICAL - 18TH & 27TH FLOOR PLAN (REFUGE FLOOR)

SHEET NO : 9

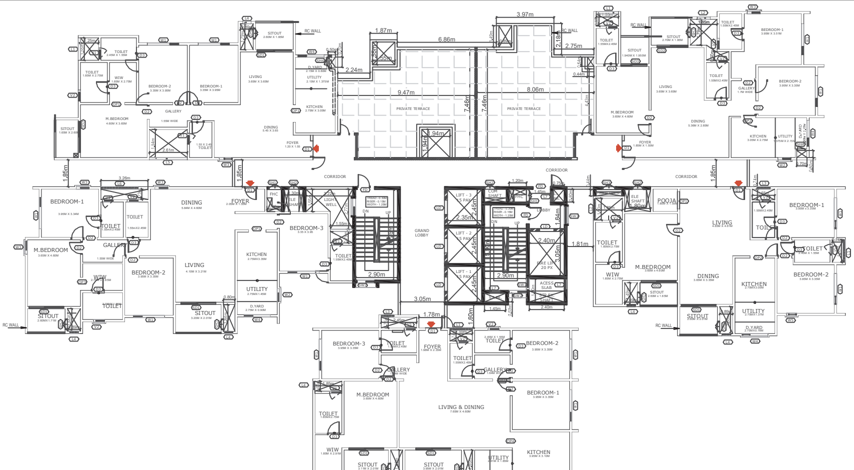
SANCTIONING AUTHORITY :

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

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

HO - SOUTH

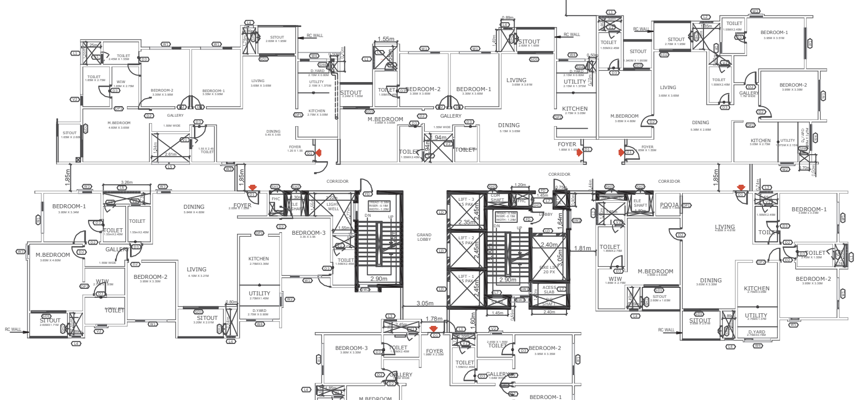
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.



TOWER - B

30TH FLOOR PLAN

45.93m



TOWER - A

30TH FLOOR PLAN
SCALE 1:100

SCALE : 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Commercial	
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks :	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A.	DOOR'S				
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B.	LIFT DOOR'S				
1	LD	1000	2400	0	2100
C.	VENTILATORS				
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D.	SHAFT DOOR'S				
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E.	LOUVERS (Details as per MEP/Vendor)				
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A.	DOOR'S					
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHTTER
B.	LIFT DOOR'S					
1	LD	1000	2100	0	2100	LIFT
B.	WINDOWS					
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C.	VENTILATORS					
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D.	OPENINGS					
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D.	SHAFT DOOR'S					
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E.	LOUVERS (Details as per MEP/Vendor)					
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.

a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only

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

3.26500.65 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

Note:

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

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

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

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

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

32.–47., Special Conditions 1.–4. [illegible]

UserDefinedMetric (900.00 x 1550.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B[illegible]SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V[illegible] Classic, Kasturba Cross Road, Shanthalanagar, A[illegible] Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : 30TH FLOOR PLAN

SHEET NO : 10

SANCTIONING AUTHORITY :

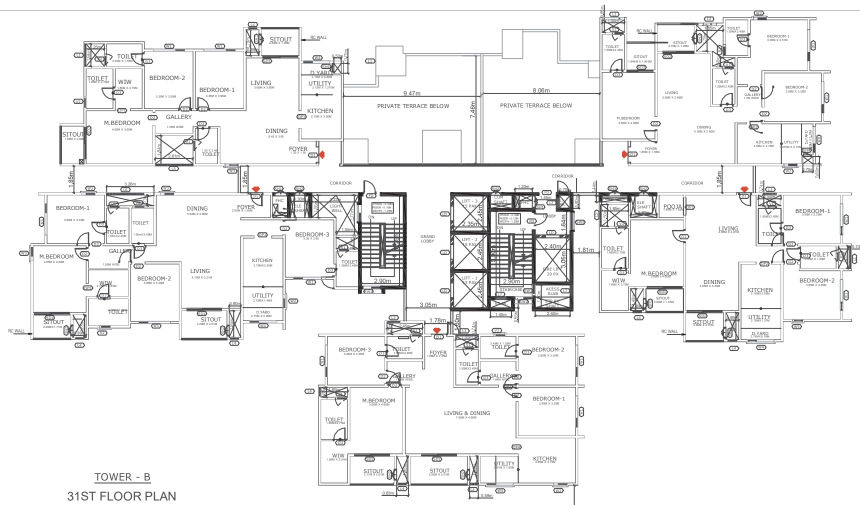
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – SOUTH

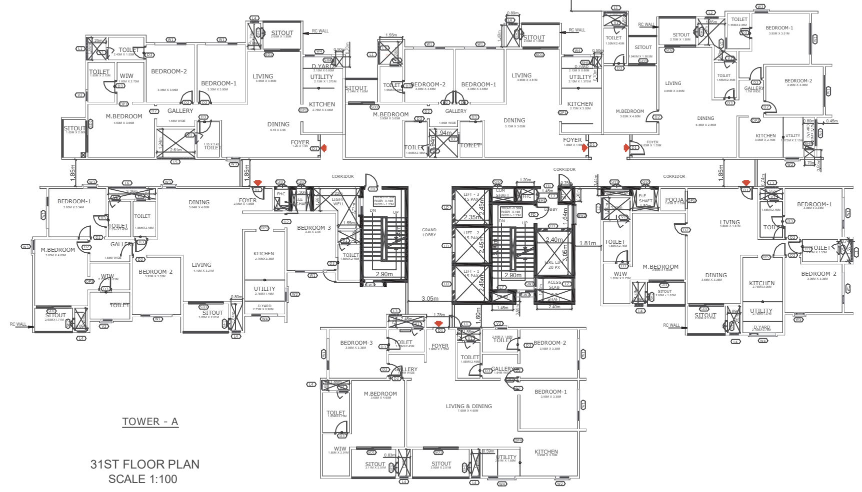
Bruhat Bengaluru Mahanagara Palike
FileNo :BBMP/Addl.Dir/JDSOUTH/0045/24-25

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.



TOWER - B

31ST FLOOR PLAN



TOWER - A

31ST FLOOR PLAN

SCALE 1:100

SCALE : 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Commercial	
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks :	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01

SCHEDULE OF OPENINGS - CLUBHOUSE					
S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A.	DOOR'S				
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B.	LIFT DOOR'S				
1	LD	1000	2400	0	2100
C.	VENTILATORS				
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D.	SHAFT DOOR'S				
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E.	LOUVERS (Details as per MEP/Vendor)				
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS						
S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A.	DOOR'S					
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHTTER
B.	LIFT DOOR'S					
1	LD	1000	2100	0	2100	LIFT
B.	WINDOWS					
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C.	VENTILATORS					
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D.	OPENINGS					
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D.	SHAFT DOOR'S					
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E.	LOUVERS (Details as per MEP/Vendor)					
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

Approval Condition:

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

SANCTIONING AUTHORITY :

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

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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B[illegible]SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, Va[illegible] Classic, Kasturba Cross Road, Shanthalanagar, A[illegible] Nagar, Bangalore

-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : 31ST FLOOR PLAN

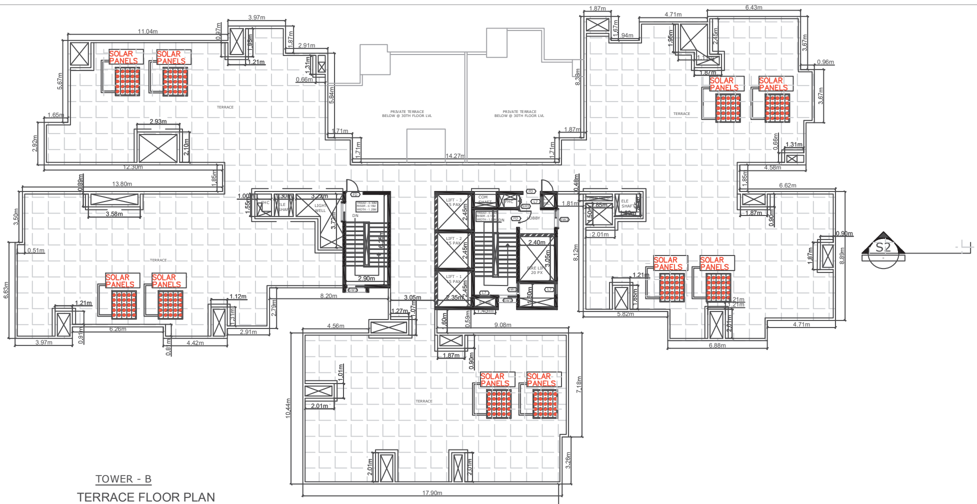
SHEET NO : 11

HO – SOUTH

FileNo :BBMP/Addl.Dir/JDSOUTH/0045/24-25

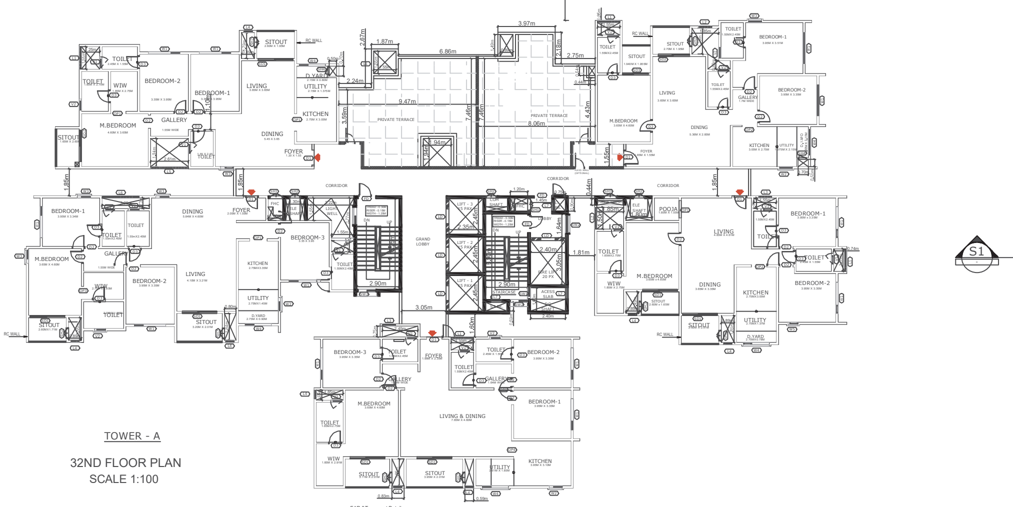
UserDefinedMetric (900.00 x 1550.00MM)

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.



TOWER - B

TERRACE FLOOR PLAN



TOWER - A

32ND FLOOR PLAN

SCALE 1:100

SCALE : 1:100

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.20	
		VERSION DATE: 26/03/2025	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Project No: PRJ/11131/24-25		Plot SubUse: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW		City Survey No.: 59	
Location: RING-II		Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA		PID No. (As per Khata Extract): 56-280-1	
Zone: South		Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180			
Planning District: 211-Banashankari			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		21245.82
Deduction for NetPlot Area			
Surrender Free of Cost			228.60
Kharabland Area			1315.21
Total			1543.80
NET AREA OF PLOT	(A-Deductions)		19702.02
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			9851.01
Proposed Coverage Area (48.13 %)			9482.23
Achieved Net coverage area (48.13 %)			9482.23
Balance coverage area left (1.87 %)			368.78
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.25)			64774.49
Total Perm. FAR area (3.25)			64774.49
Residential FAR (97.18%)			62780.60
Commercial FAR (2.82%)			1821.81
Proposed FAR Area			64602.40
Achieved Net FAR Area (3.24)			64602.41
Balance FAR Area (0.01)			172.08
BUILT UP AREA CHECK			
Proposed BuiltUp Area			98665.26
Substructure Area Add in BUA (Layout Lvl)			0.09
Achieved BuiltUp Area			98665.34

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Commercial	
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A.	DOOR'S				
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B.	LIFT DOOR'S				
1	LD	1000	2400	0	2100
C.	VENTILATORS				
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D.	SHAFT DOOR'S				
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E.	LOUVERS (Details as per MEP/Vendor)				
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A.	DOOR'S					
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHTTER
B.	LIFT DOOR'S					
1	LD	1000	2100	0	2100	LIFT
B.	WINDOWS					
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C.	VENTILATORS					
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D.	OPENINGS					
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D.	SHAFT DOOR'S					
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E.	LOUVERS (Details as per MEP/Vendor)					
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.

a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only

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

3.26500.65 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

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

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

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A36/2019-20, Dated. 25-09-2019 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 thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.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.

UserDefinedMetric (900.00 x 1550.00MM)

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V Classic, Kasturba Cross Road, Shanthalanagar, A Nagar, Bangalore

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ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :

PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : 32ND FLOOR PLAN

SHEET NO : 12

SANCTIONING AUTHORITY :

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

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

HO - SOUTH

Bruhat Bengaluru Mahanagara Palike

FileNo :BBMP/Addl.Dir/JDSOUTH/0045/24-25

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.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

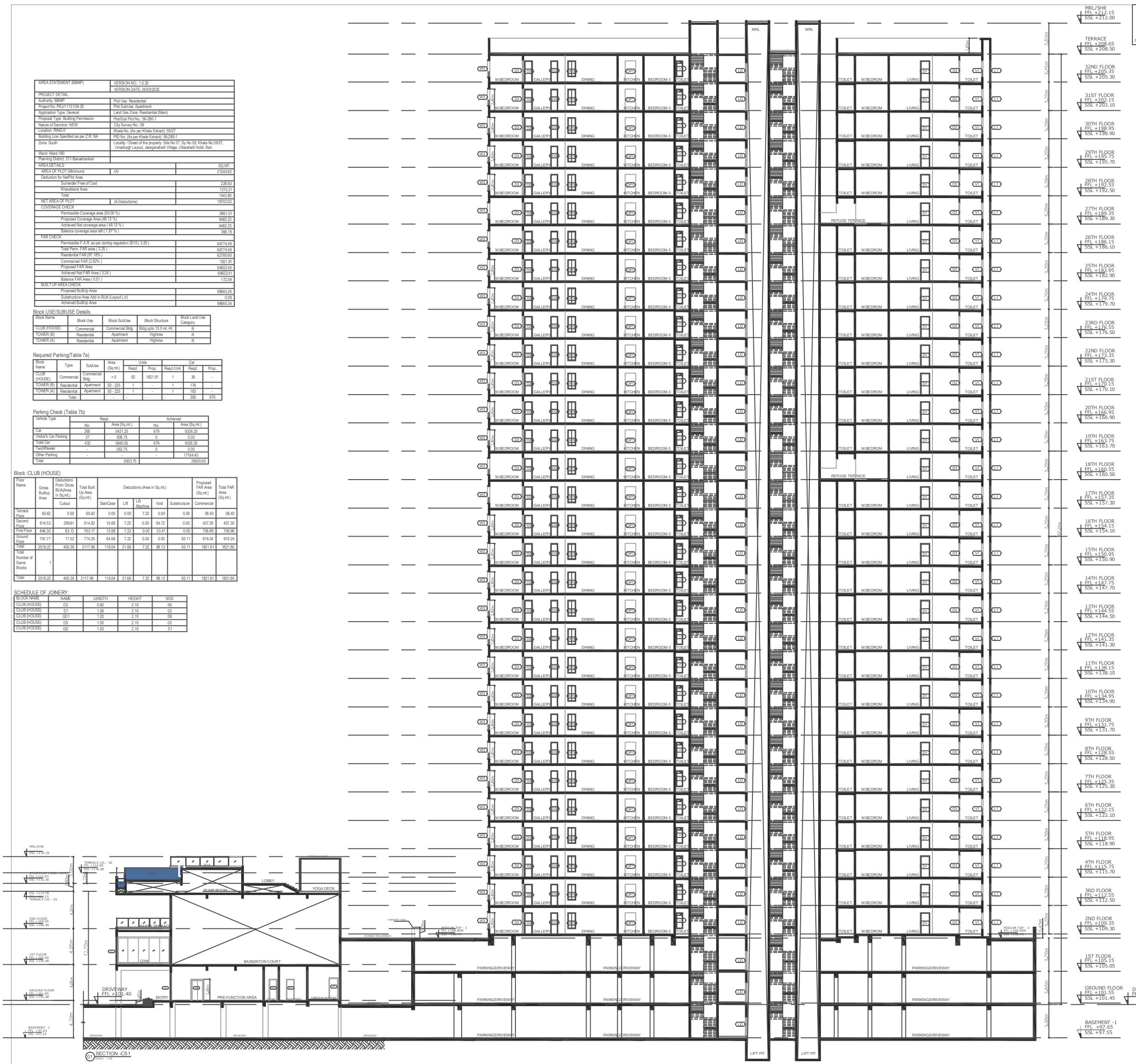
Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks :	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

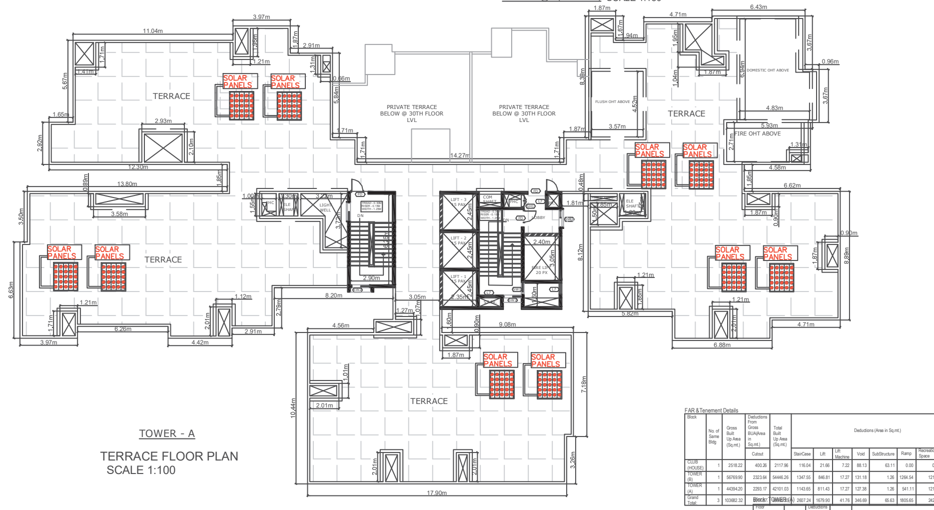
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CLUB (HOUSE)	D3	0.80	2.10	06
CLUB (HOUSE)	D1	1.06	2.10	02
CLUB (HOUSE)	GD1	1.20	2.10	08
CLUB (HOUSE)	D5	1.50	2.10	02
CLUB (HOUSE)	GD	1.50	2.10	01



SECTION -CS1

SECTION @ 1 (TOWER A) SCALE 1:150



TOWER - A

TERRACE FLOOR PLAN
SCALE 1:100

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.
a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.26500.65 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and

responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occured to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

UserDefinedMetric (900.00 x 1550.00MM)

Block :TOWER (B)

Floor Name	Gross Builtup Area	Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	[illegible]	[illegible]	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (A)

Floor Name	Gross Builtup Area	Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A. DOOR'S					
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B. LIFT DOOR'S					
1	LD	1000	2400	0	2100
C. VENTILATORS					
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D. SHAFT DOOR'S					
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E. LOUVERS (Details as per MEP/Vendor)					
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A. DOOR'S						
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHUTTER
B. LIFT DOOR'S						
1	LD	1000	2100	0	2100	LIFT
B. WINDOWS						
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C. VENTILATORS						
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D. OPENINGS						
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D. SHAFT DOOR'S						
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E. LOUVERS (Details as per MEP/Vendor)						
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
6	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V Classic, Kasturba Cross Road, Shanthalanagar, A Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : TERRACE FLOOR PLAN & SECTION

SHEET NO : 1

SANCTIONING AUTHORITY :

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

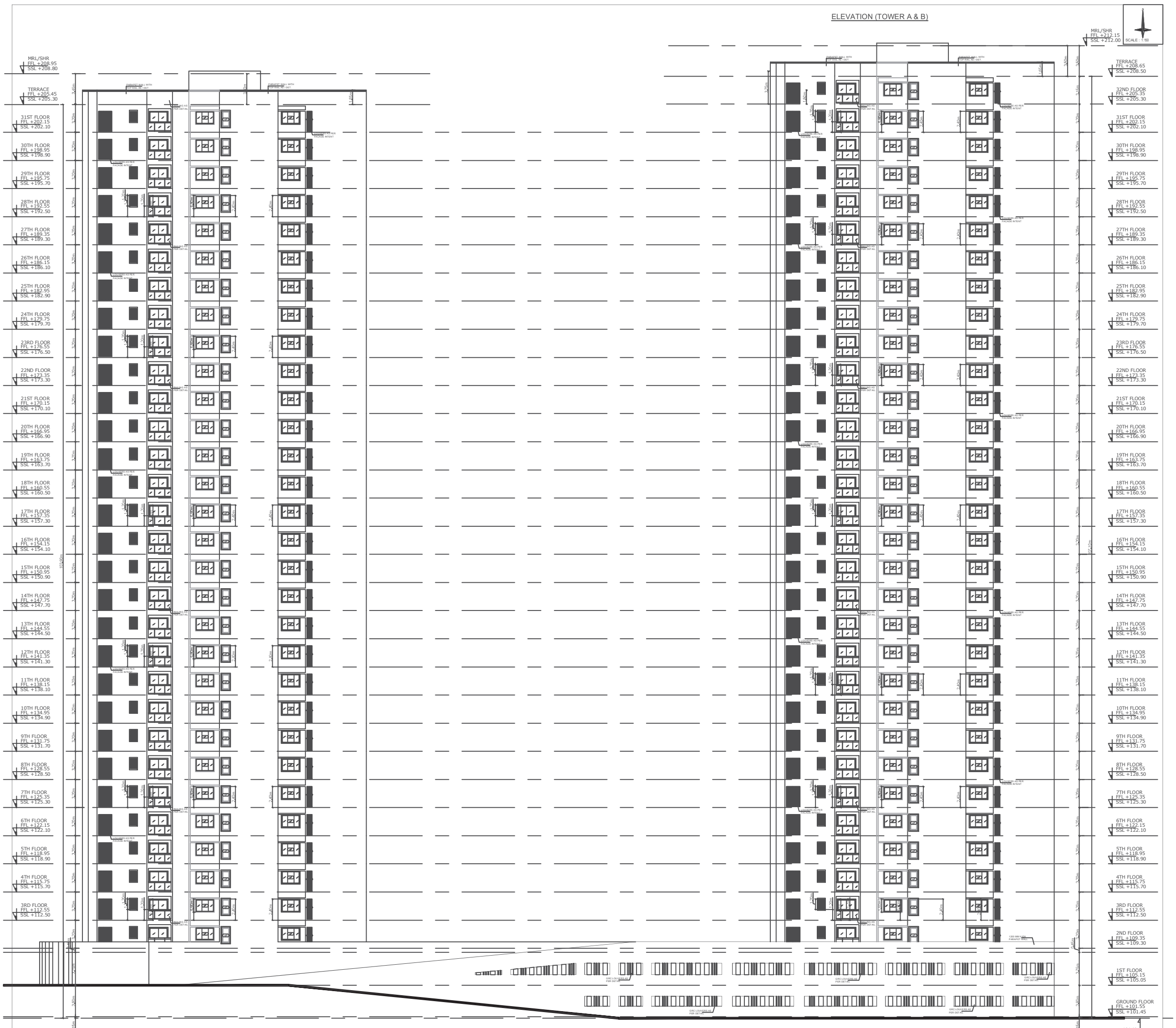
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - SOUTH

Bruhat Bengaluru Mahanagara Palike
FileNo :BBMP/Addl.Dir/JDSOUTH/0045/24-25

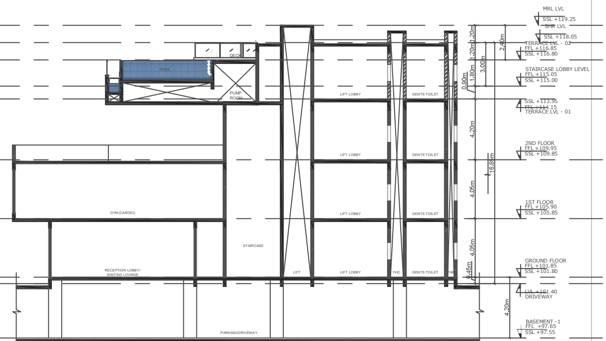
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

ELEVATION (TOWER A & B)



ELEVATION (TOWER A & B) SCALE 1:150

ELEVATION - CLUBHOUSE SCALE 1:100



SECTION @ 3- CLUBHOUSE SCALE 1:100

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Commercial	
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks :	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.	Commercial			
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

SCHEDULE OF OPENINGS - CLUBHOUSE

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL
A.	DOOR'S				
1	D1	1050	2400	0	2400
2	D2	900	2400	0	2400
3	D3	800	2400	0	2400
4	D4	1200	2400	0	2400
5	D5	1500	2400	0	2400
5	GD	1500	2400	0	2400
6	GD1	1200	2400	0	2400
7	GD2	1000	2400	0	2400
B.	LIFT DOOR'S				
1	LD	1000	2400	0	2100
C.	VENTILATORS				
1	V3	600	1200	1200	2400
2	V4	900	1200	1200	2400
D.	SHAFT DOOR'S				
1	SH1	900	1200	600	1800
2	SH2	750	1500	900	2400
E.	LOUVERS (Details as per MEP/Vendor)				
1	L1	2450	2400	100	2500/BB
2	L2	1200	2400	100	2500/BB

SCHEDULE OF OPENINGS - TOWERS

S.NO	CODE	WIDTH	HEIGHT	SILL FROM FFL	LINTEL	LOCATION
A.	DOOR'S					
1	FD	1200	2400	0	2400	STAIRCASE, LOBBY
2	D1	1050	2400	0	2400	MAIN DOOR
3	D2	900	2400	0	2400	BEDROOM
4	D3	800	2400	0	2400	TOILET
5	SD1	2400	2400	0	2400	SITOUT
6	SD2	2150	2400	0	2400	SITOUT
7	SD3	1800	2400	0	2400	SITOUT
8	GD	2100	2400	0	2400	ENTRY LOBBY
9	DD1	1200	2400	0	2400	SERVICE ROOMS
10	DD2	1500	2400	0	2400	SERVICE ROOMS
11	DD3	2000	2400	0	2400	SERVICE ROOMS
12	RS	2100	2400	0	2400	ROLLING SHTTER
B.	LIFT DOOR'S					
1	LD	1000	2100	0	2100	LIFT
B.	WINDOWS					
1	W1	2150	1500	900	2400	BEDROOM/KITCHEN
2	W2	900	1200	1200	2400	KITCHEN
3	W3	900	1800	600	2400	BEDROOM/DINING
4	W4	1800	1500	900	2400	UTILITY/DRYING YARD
5	W5	700	1800	600	2400	BEDROOM/KITCHEN
6	W6	1200	1200	1200	1200	SERVICE AREAS
7	SW1	750	1500	900	2400	STAIRCASE
8	SW2	1200	1500	900	2400	STAIRCASE, LOBBY
C.	VENTILATORS					
1	V1	750	1800	600	2400	OPENING TO SHAFT
2	V2	750	1200	1200	2400	TOILET
D.	OPENINGS					
1	OP1	1200	2400	0	2400	KITCHEN/WIW/POOJA
2	OP2	1050	2400	0	2400	KITCHEN/WIW/POOJA
3	OP3	900	2400	0	2400	KITCHEN/WIW/POOJA
4	OP4	1090	2400	0	2400	KITCHEN/WIW/POOJA
D.	SHAFT DOOR'S					
1	SH1	900	1200	600	1800	FHC
2	SH2	750	1500	900	2400	ELE/COM/PHE SAFTS
3	SH3	900	1500	900	2400	FIRE ALARM SHAFT
4	SH4	600	1500	900	2400	PHE SHAFT
E.	LOUVERS (Details as per MEP/Vendor)					
1	L1	1550	2400	100	2500/BB	PHE SHAFT
2	L2	1500	2400	100	2500/BB	PHE SHAFT
3	L3	900	2400	100	2500/BB	PHE SHAFT
4	L4	590	2400	100	2500/BB	PHE SHAFT
5	L5	2610	2400	100	2500/BB	PHE SHAFT
[illegible]	L6	2560	2400	100	2500/BB	PHE SHAFT
7	L7	750	450	1950	2400	PRESSURIZATION SHAFT

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 56-280-1 , Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban , Bangalore.
a).Consist of for :1Ground + 2
for :2Basement + 1Ground + 31
for :1Ground + 32 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.26500.65 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.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"

UserDefinedMetric (900.00 x 1550.00MM)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder)
Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B... SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V... Classic, Kasturba Cross Road, Shanthalanagar, A... Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : TOWER A & B
ELEVATION
CLUBHOUSE- SECTION & ELEVATIONS

SHEET NO : 1

SANCTIONING AUTHORITY :

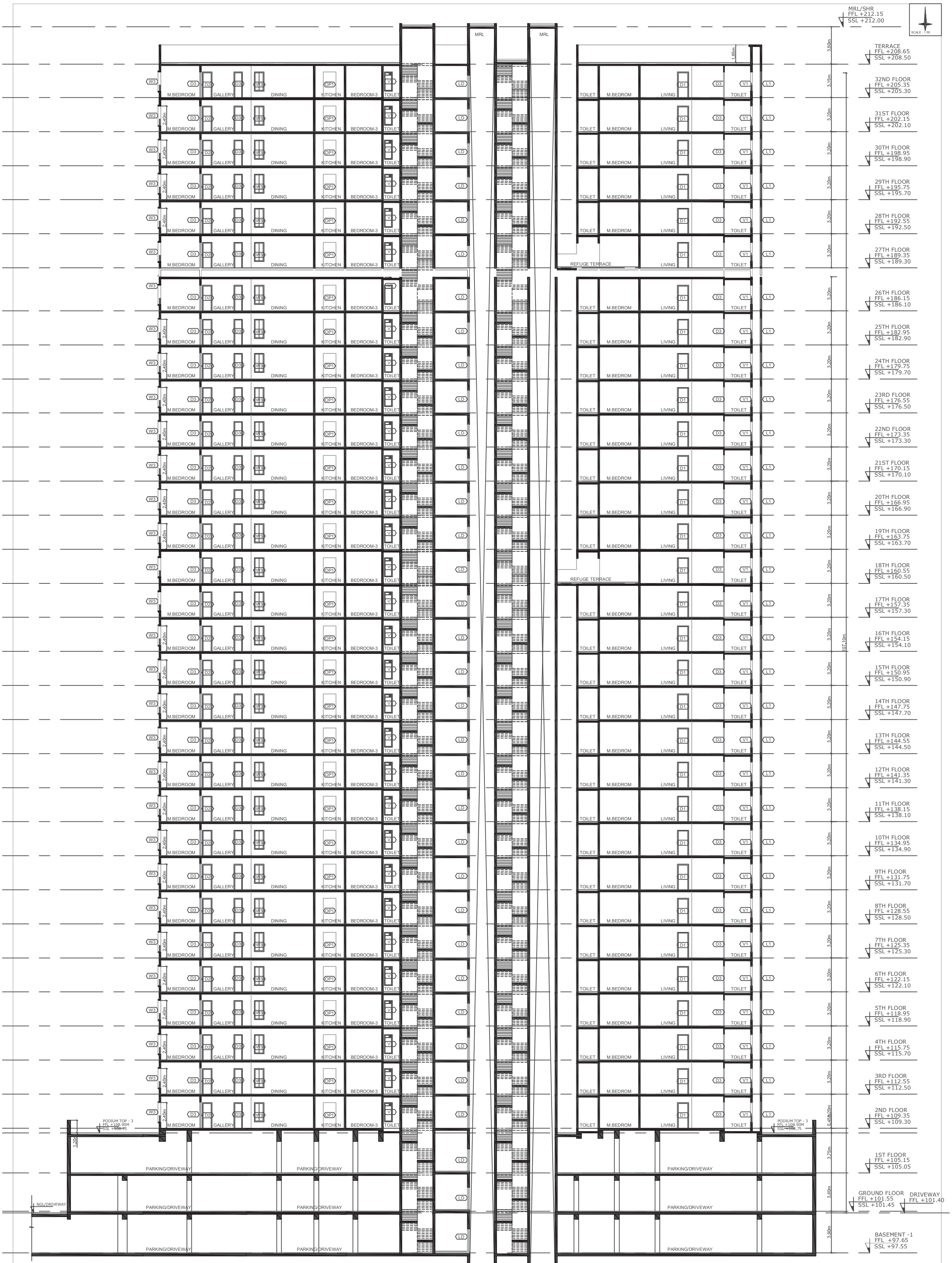
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO - SOUTH

Bruhat Bengaluru Mahanagara Palike

This is a 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.



SECTION @ 1 (TOWER A)
SCALE 1:100

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

UserDefinedMetric (900.00 x 1550.00MM)

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks :	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34

SANCTIONING AUTHORITY :

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

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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V Classic, Kasturba Cross Road, Shanthalanagar, A Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

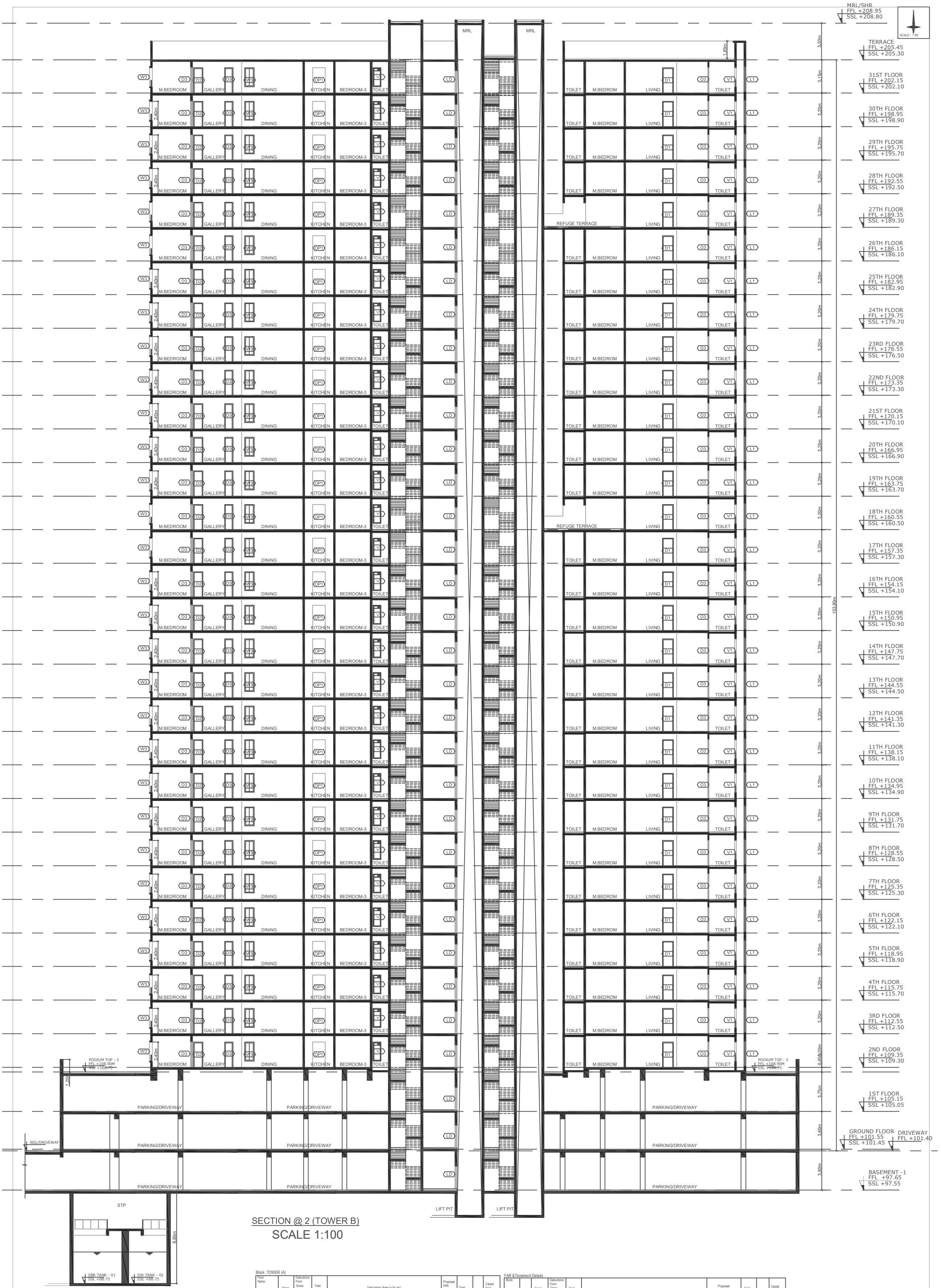
DRAWING TITLE : TOWER A SECTION

SHEET NO : 15

HO - SOUTH

Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDSOUTH/0045/24-25

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.



SECTION @ 2 (TOWER B)

SCALE 1:100

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtyfirst Floor	1032.76	60.88	971.88	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	914.54	914.54	05	0.00
Thirtieth Floor	1168.78	60.88	1107.90	32.75	24.59	0.00	131.18	0.00	0.00	0.00	0.00	919.38	919.38	05	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75		0.00	0.00		0.00		0.00	1042.63	1042.63		0.00
Nineteenth Floor		68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00			1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1122.91	185.68	937.23	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	879.89	879.89	05	0.00
Second Floor	1159.18	62.05	1097.13	59.90	28.18	0.00	0.00	1.26	0.00	0.00	0.00	1007.79	1007.79	05	158.86
First Floor	3685.69	17.48	3668.21	75.60	28.18	0.00	0.00	0.00	0.00	0.00	3564.43	0.00	0.00	00	0.00
Ground Floor	4883.31	13.21	4870.10	76.42	28.18	0.00	0.00	0.00	798.91	0.00	3966.59	0.00	0.00	00	0.00
Basement Floor	11789.97	106.16	11683.81	120.86	49.16	0.00	0.00	0.00	465.63	0.00	11048.17	0.00	0.00	00	0.00
Cellar Floor	1373.83	0.00	1373.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	1373.83
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1532.69
Total Number of Same Blocks :	1														
Total:	56769.91	2323.64	54446.27	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	30763.48	176	1533

UserDefinedMetric (900.00 x 1550.00MM)

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	82.29	0.00	82.29	65.02	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirtysecond Floor	1168.79	64.70	1104.09	32.75	24.59	0.00	127.38	0.00	0.00	0.00	0.00	919.37	919.37	05	0.00
Thirtyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirtieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyeighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyseventh Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Twentysixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentythird Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentysecond Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentyfirst Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twentieth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Nineteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighteenth Floor	1210.11	82.81	1127.30	32.75	24.59	0.00	0.00	0.00	0.00	60.58	0.00	1009.38	1009.38	06	0.00
Seventeenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Thirteenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Twelfth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eleventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Tenth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Ninth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Eighth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Seventh Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Sixth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fifth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Fourth Floor	1168.79	68.82	1099.97	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	1042.63	1042.63	06	0.00
Third Floor	1166.42	183.66	982.76	32.75	24.59	0.00	0.00	0.00	0.00	0.00	0.00	925.42	925.42	05	0.00
Second Floor	1166.43	62.44	1103.99	32.75	24.59	0.00	0.00	1.26	0.00	0.00	0.00	1045.39	1045.39	05	125.91
First Floor	3651.49	14.20	3637.29	31.69	24.57	0.00	0.00	0.00	334.47	0.00	3246.56	0.00	0.00	00	0.00
Ground Floor	4350.02	13.23	4336.79	31.69	24.57	0.00	0.00	0.00	206.64	0.00	4073.89	0.00	0.00	00	0.00
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	125.91
Total Number of Same Blocks :	1														
Total:	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	32017.32	183	126

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
CLUB (HOUSE)	1	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	0.00	0.00	0.00	0.00	1821.81	1821.80	00	0.00
TOWER (B)	1	56769.90	2323.64	54446.26	1347.55	846.81	17.27	131.18	1.26	1264.54	121.16	18579.19	30763.48	0.00	30763.48	176	1532.69
TOWER (A)	1	44394.20	2293.17	42101.03	1143.65	811.43	17.27	127.38	1.26	541.11	121.16	7320.45	32017.32	0.00	32017.32	183	125.91
Grand Total:	3	103682.32	5017.07	98665.25	2607.24	1679.90	41.76	346.69	65.63	1805.65	242.32	25899.64	62780.80	1821.81	64602.60	359.00	1658.60

Block :CLUB (HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Terrace Floor	65.62	0.00	65.62	0.00	0.00	7.22	0.00	0.00	58.40	58.40
Second Floor	814.53	299.61	514.92	15.68	7.22	0.00	54.72	0.00	437.30	437.30
First Floor	846.30	83.13	763.17	15.68	7.22	0.00	33.41	0.00	706.86	706.86
Ground Floor	791.77	17.52	774.25	84.68	7.22	0.00	0.00	63.11	619.24	619.24
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80
Total Number of Same Blocks :	1									
Total:	2518.22	400.26	2117.96	116.04	21.66	7.22	88.13	63.11	1821.81	1821.80

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CLUB (HOUSE)	Commercial	Commercial Bldg	Bldg upto 15.0 mt. Ht.	R
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
CLUB (HOUSE)	Commercial	Commercial Bldg	> 0	50	1821.81	1	36	-
TOWER (B)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER (A)	Residential	Apartment	50 - 225	1	-	1	183	-
	Total :		-	-	-	-	395	679

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	395	5431.25	679	9336.25
Visitor's Car Parking	37	508.75	0	0.00
Total Car	432	5940.00	679	9336.25
TwoWheeler	-	563.75	0	0.00
Other Parking	-	-	-	17164.40
Total		6503.75		26500.65

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20	
	VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11131/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 56-280-1	
Nature of Sanction: NEW	City Survey No.: 59	
Location: RING-II	Khata No. (As per Khata Extract): 59/27	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): 56-280-1	
Zone: South	Locality / Street of the property: Site No 27, Sy.No 59, Khata No.59/27, Umarbagh Layout, Jaraganahalli Village, Uttarahalli Hobli, Ban	
Ward: Ward-180		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21245.82
Deduction for NetPlot Area		
Surrender Free of Cost		228.60
Kharabland Area		1315.21
Total		1543.80
NET AREA OF PLOT	(A-Deductions)	19702.02
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		9851.01
Proposed Coverage Area (48.13 %)		9482.23
Achieved Net coverage area (48.13 %)		9482.23
Balance coverage area left (1.87 %)		368.78
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		64774.49
Total Perm. FAR area (3.25)		64774.49
Residential FAR (97.18%)		62780.60
Commercial FAR (2.82%)		1821.81
Proposed FAR Area		64602.40
Achieved Net FAR Area (3.24)		64602.41
Balance FAR Area (0.01)		172.08
BUILT UP AREA CHECK		
Proposed BuiltUp Area		98665.26
Substructure Area Add in BUA (Layout Lvl)		0.09
Achieved BuiltUp Area		98665.34

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. VAISHNAVI AT-ONE INFRASTRUCTURE LLP (GPA Holder) Represented by its Designated Partner Mr. Prashant R Deshpande & Khata Holders K SULOCHANA, B[illegible]SALA, GAYATHRI and DAYANIDHI No.37, 2nd Floor, V[illegible] Classic, Kasturba Cross Road, Shanthalanagar, A[illegible] Nagar, Bangalore
-

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL BUILDING AT SITE NO 27, SY.NO 59, KHATA NO.59/27,E-KHATA NO: 7028214064 UMARBAGH LAYOUT, JARAGANAHALLI VILLAGE,UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK

DRAWING TITLE : TOWER B SECTION

SHEET NO : 16

SANCTIONING AUTHORITY :

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

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

HO – SOUTH

Bruhat Bengaluru Mahanagara Palike
QR CODE

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.