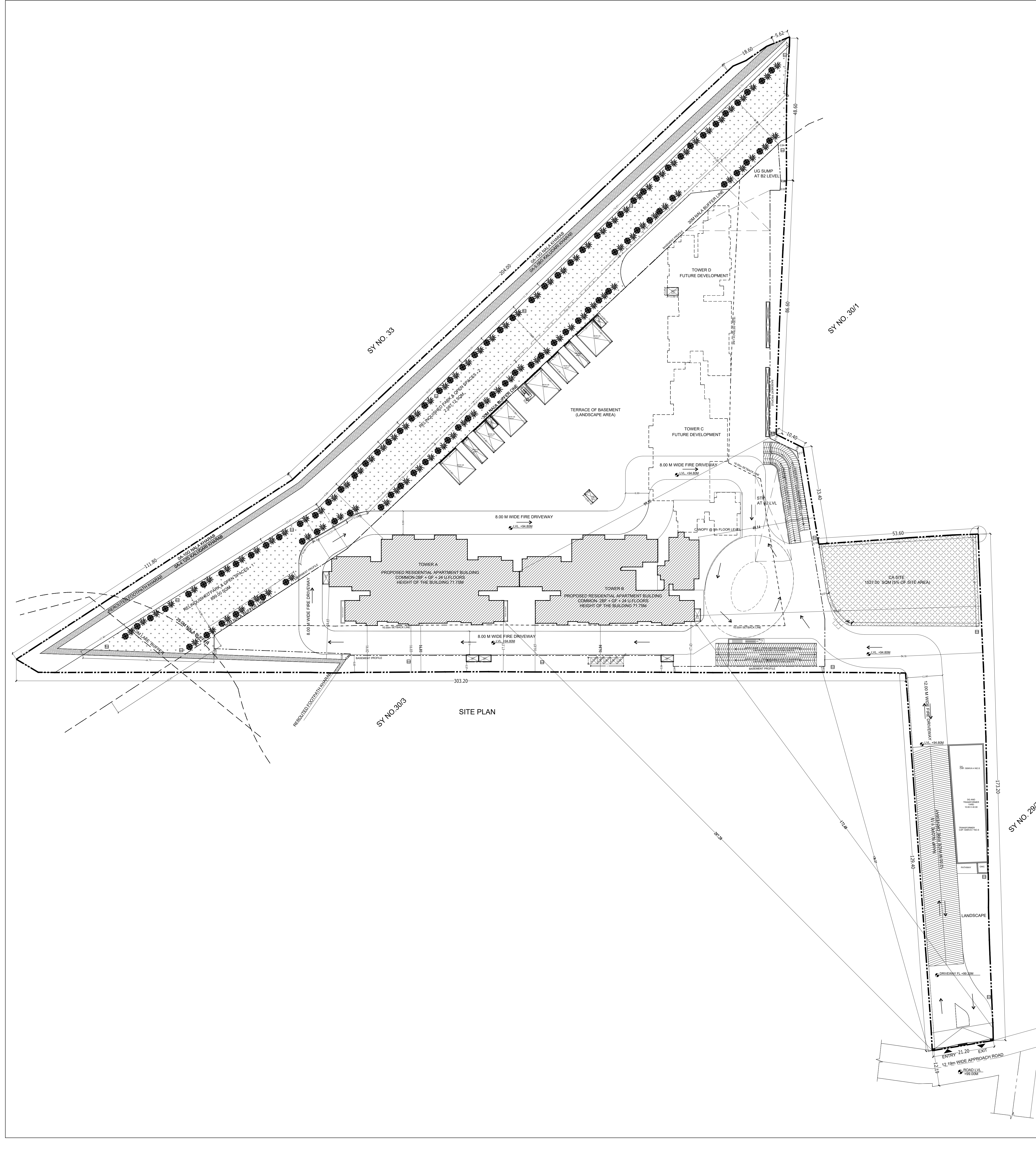


SITE PLAN

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

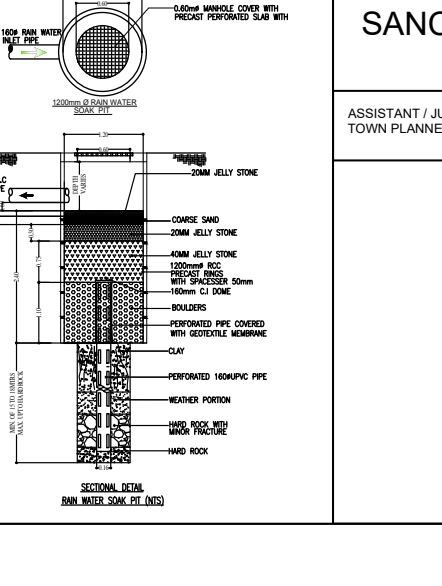
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00

SCALE : 1:450


0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

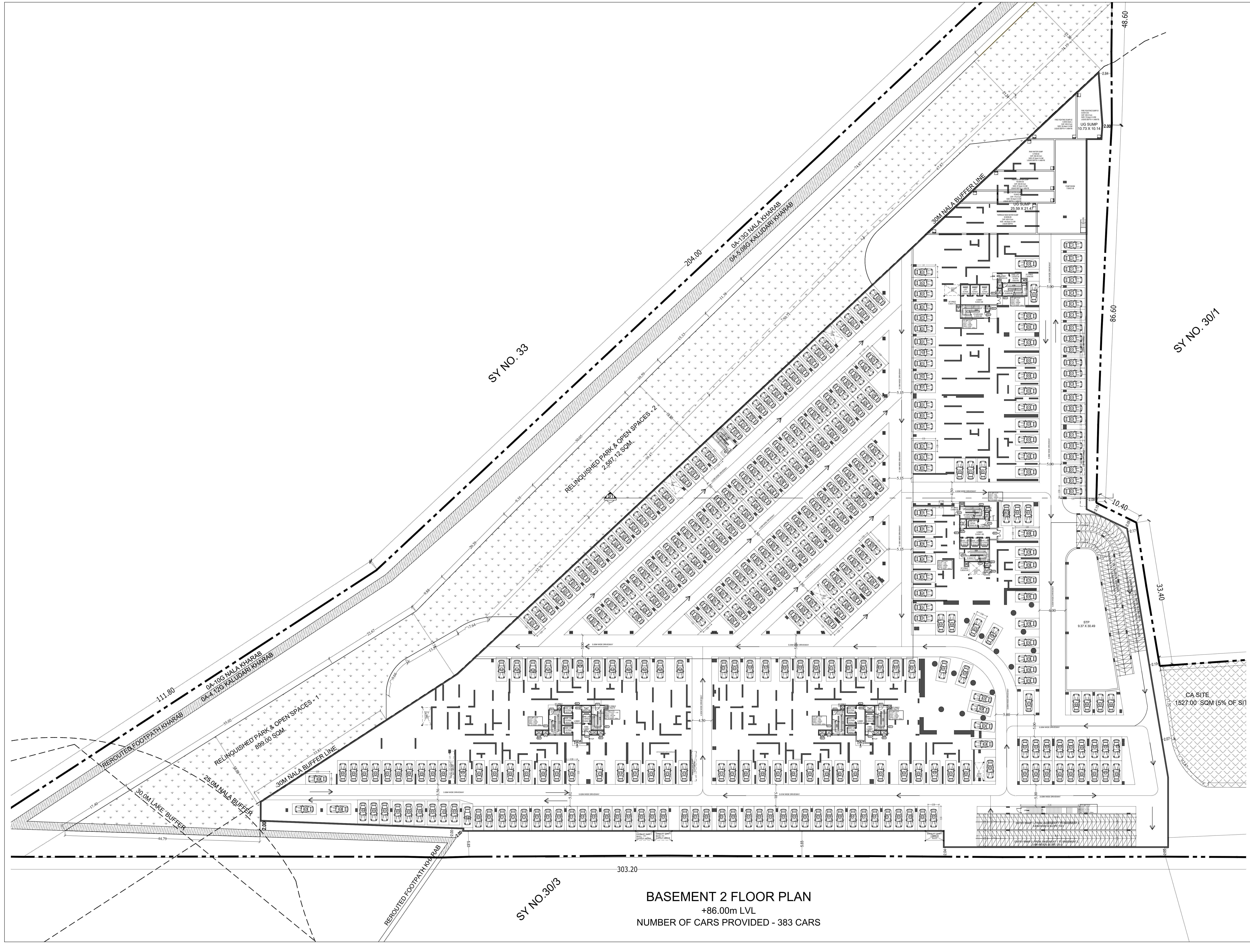
DRAWING TITLE :
SITE PLAN

SHEET NO : 01 OF 16

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



BASEMENT 2 FLOOR PLAN

+86.00m LVL

NUMBER OF CARS PROVIDED - 383 CARS

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

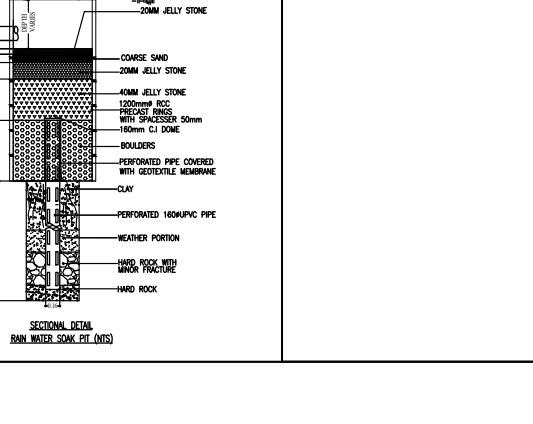
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00

N

SCALE : 1:250


0.60mØ MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160Ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150Ø R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmØ RCC. PRECAST RINGS WITH SPACESSER 50mm
160mm CJ DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160ØUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
SECTIONAL DETAIL RAIN WATER SOAK PIT (NTS)

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.

NORTH

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala 4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :

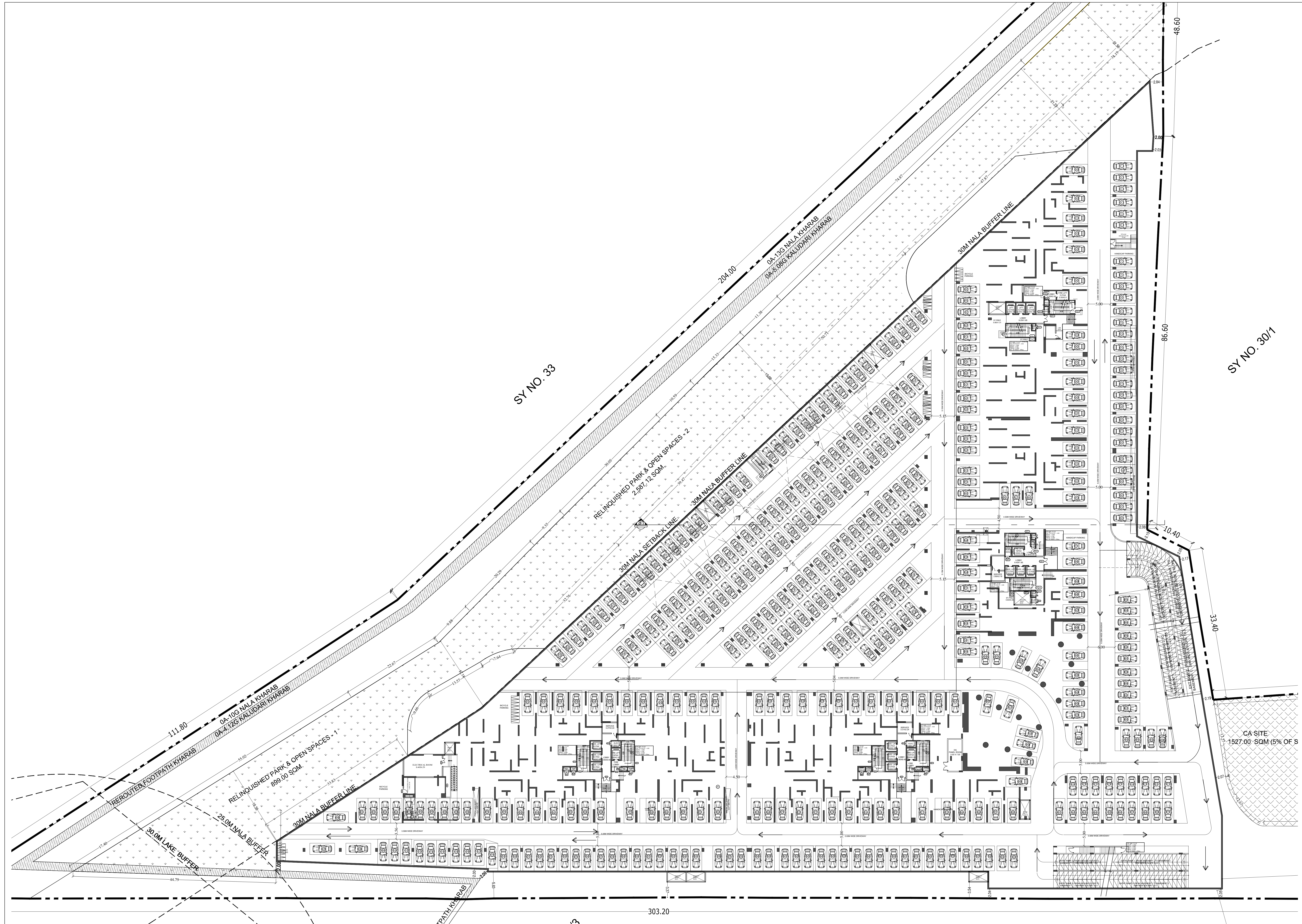
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

BASEMENT - 2 FLOOR PLAN

SHEET NO : 02 OF 16

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



BASEMENT 1 FLOOR PLAN

+90.30m LVL

NUMBER OF CARS PROVIDED - 406 CARS

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

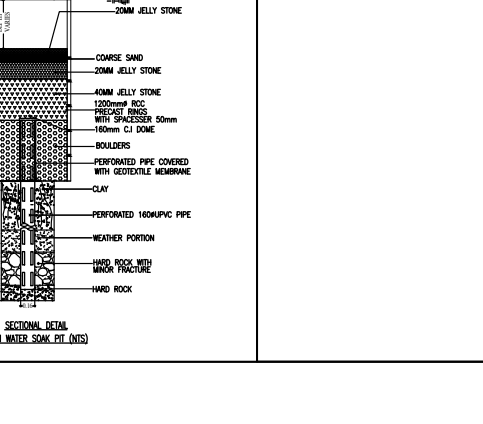
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60mt MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
1200mm Ø RAIN WATER SUMP PIT
20MM JELLY STONE
COARSE SAND
40MM JELLY STONE
BOULDERS
PERFORATED 160MM UPVC PIPE
CLAY
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
SECTIONAL DETAIL RAIN WATER SOAK PIT (NTS)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

BASEMENT - 1 FLOOR PLAN

N

SCALE : 1:250

SHEET NO : 03 OF 16

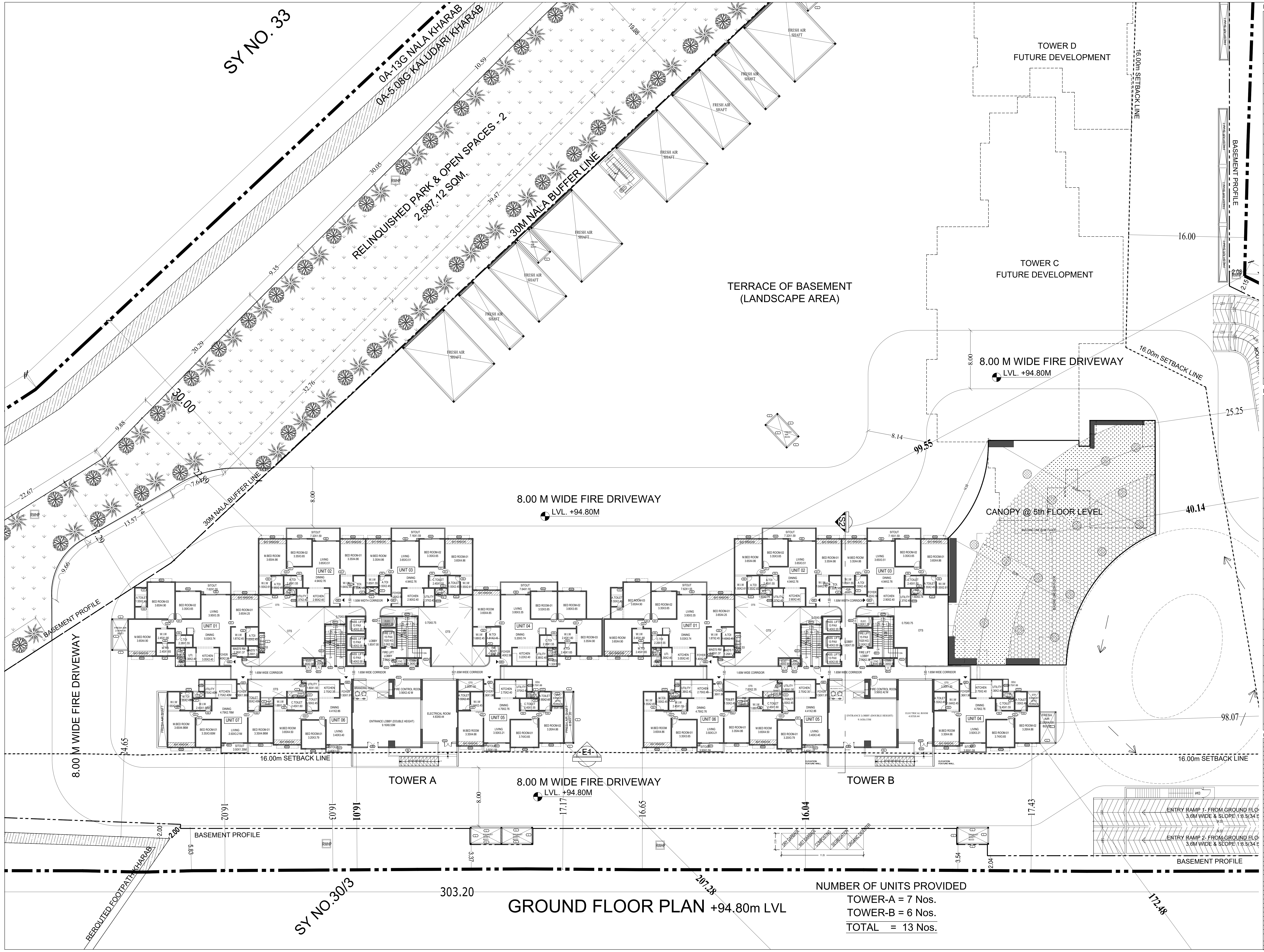
SANCTIONING AUTHORITY :

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.

NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



NUMBER OF UNITS PROVIDED

TOWER-A = 7 Nos.

TOWER-B = 6 Nos.

TOTAL = 13 Nos.

GROUND FLOOR PLAN +94.80m LVL

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

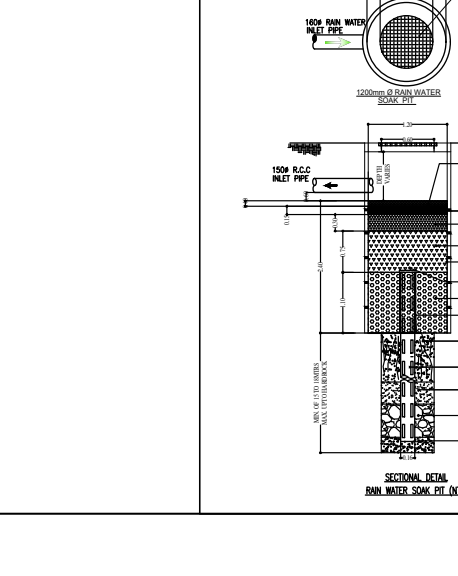
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN OF 15 TO 18MTRS MAX UPTO HARDROCK
1.20
0.60

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON
KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B,
KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD
NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

GROUND FLOOR PLAN

SHEET NO : 04 OF 16

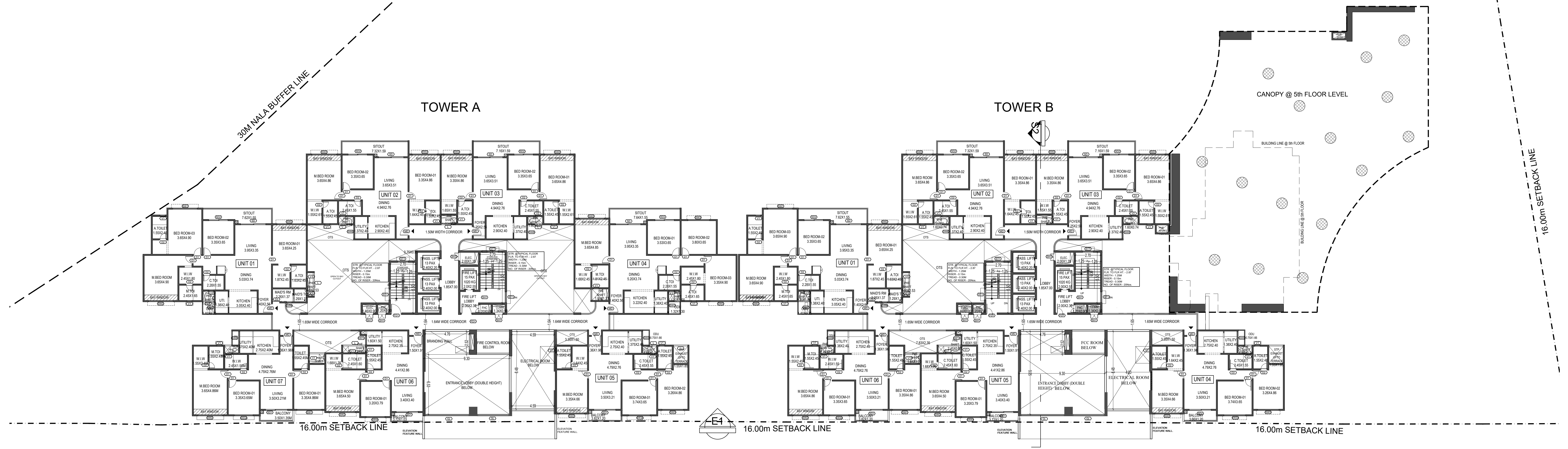
N

SCALE : 1:150

NORTH

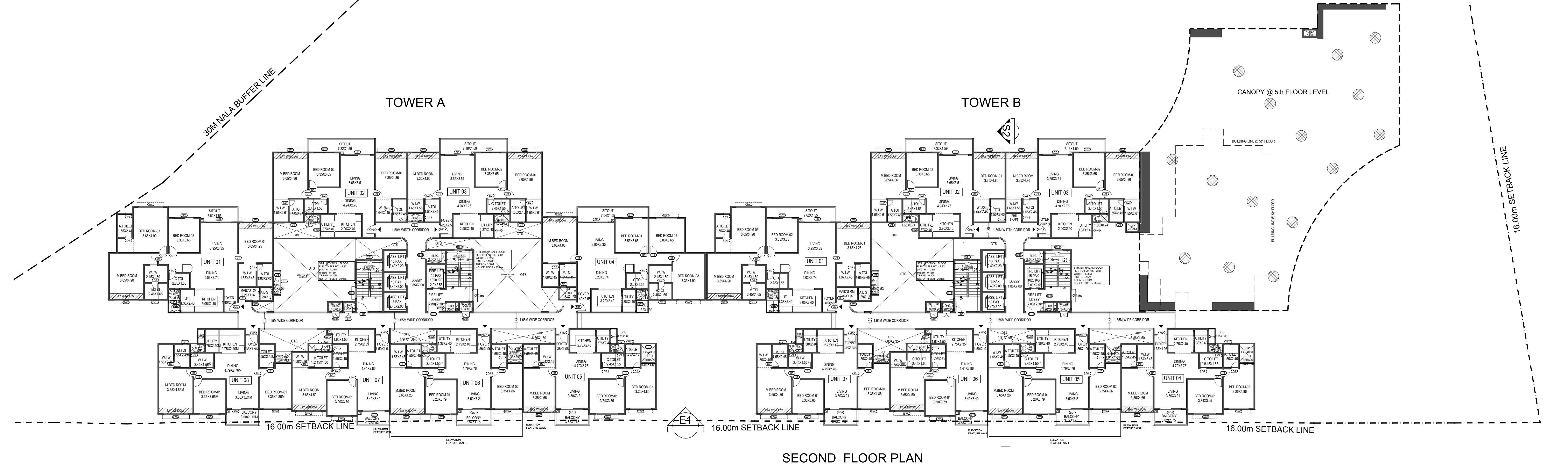
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



FIRST FLOOR PLAN

+97.67m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 7 Nos.
TOWER-B = 6 Nos.
TOTAL = 13 Nos.



SECOND FLOOR PLAN

+100.54m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 7 Nos.
TOTAL = 15 Nos.

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

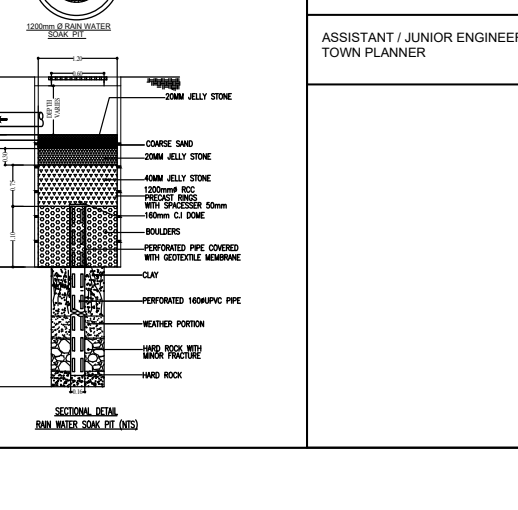
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm CJ DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160ø UPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
SECTIONAL DETAIL RAIN WATER SOAK PIT (NTS)

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.

NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total	6476.25		32628.09	

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

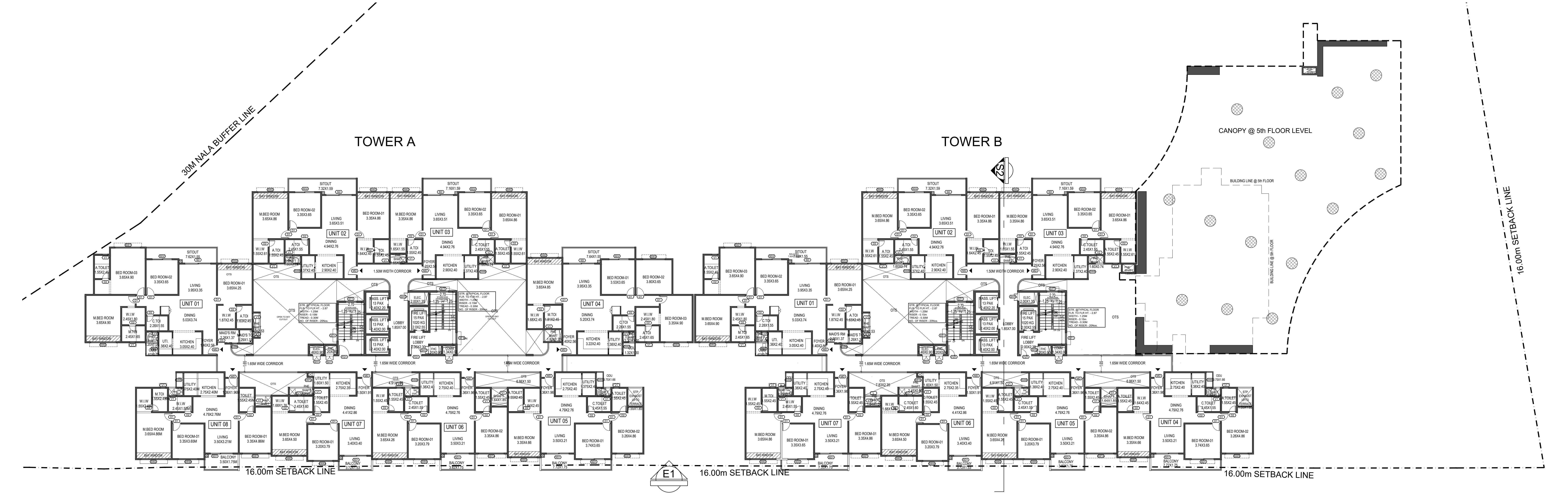
DRAWING TITLE :

FIRST FLOOR PLAN
SECOND FLOOR PLAN

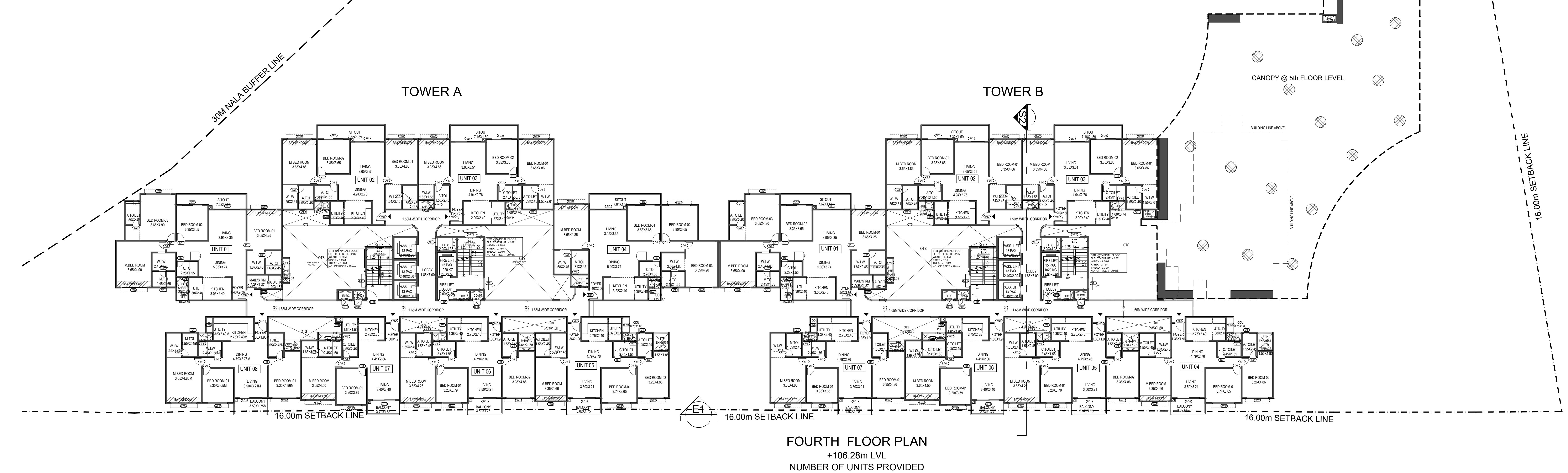
N

SCALE : 1:150

SHEET NO : 05 OF 16



THIRD FLOOR PLAN
+103.41m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 7 Nos.
TOTAL = 15 Nos.



FOURTH FLOOR PLAN
+106.28m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 7 Nos.
TOTAL = 15 Nos.

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

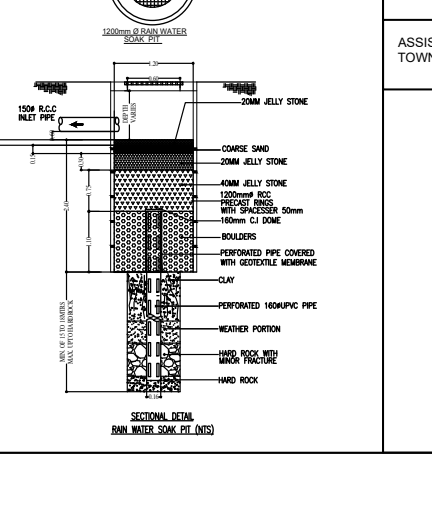
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00

SCALE : 1:150


0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19 VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON
KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B,
KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD
NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

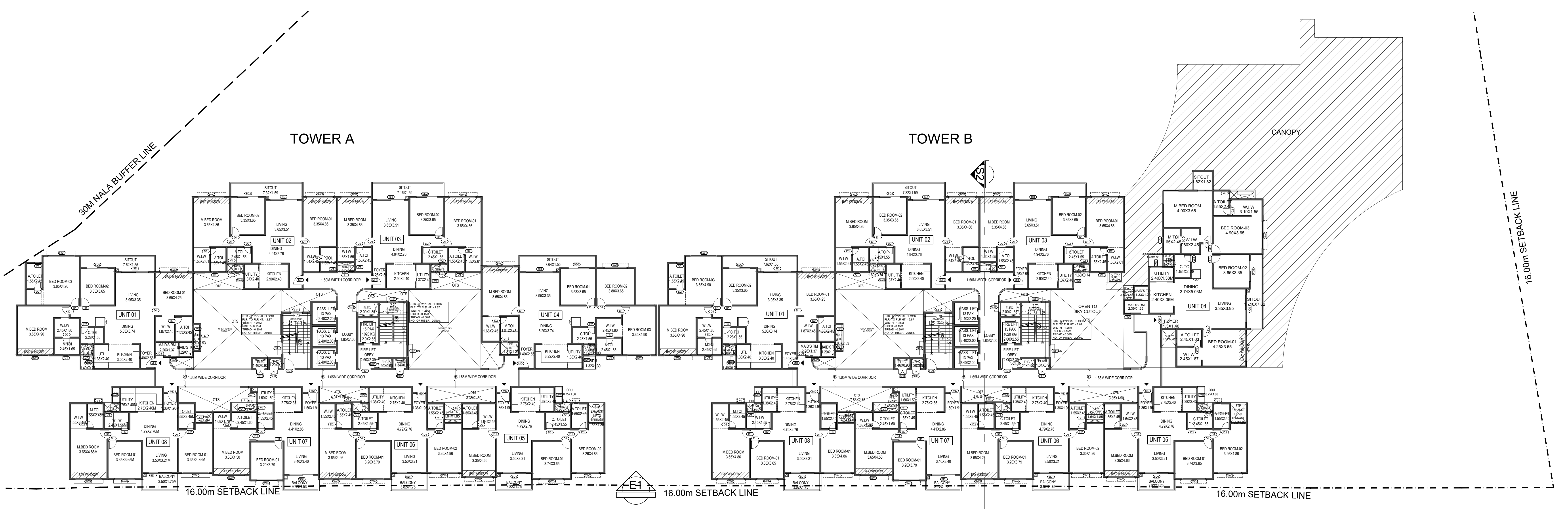
THIRD FLOOR PLAN
FOURTH FLOOR PLAN

SHEET NO : 06 OF 16

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

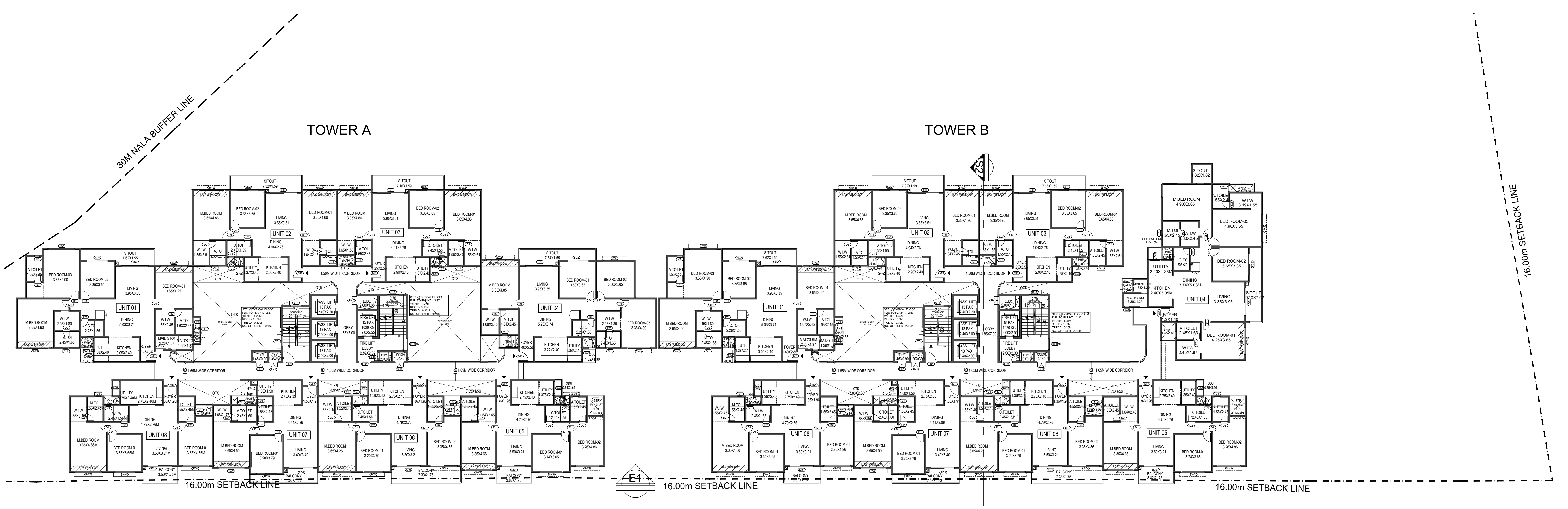
NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



FIFTH FLOOR PLAN

+109.15m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.



SIXTH FLOOR PLAN

+112.02m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

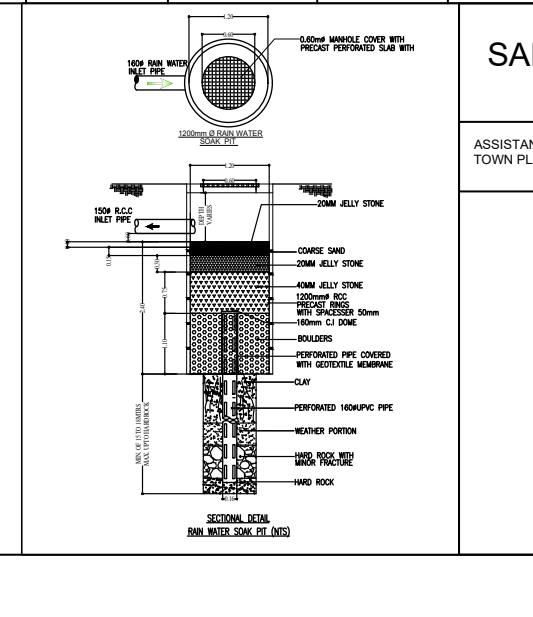
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60mØ MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160Ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150Ø R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmØ RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160mUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK

SECTIONAL DETAIL RAIN WATER SOAK PIT (NTS)

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

FIFTH FLOOR PLAN
SIXTH FLOOR PLAN

N

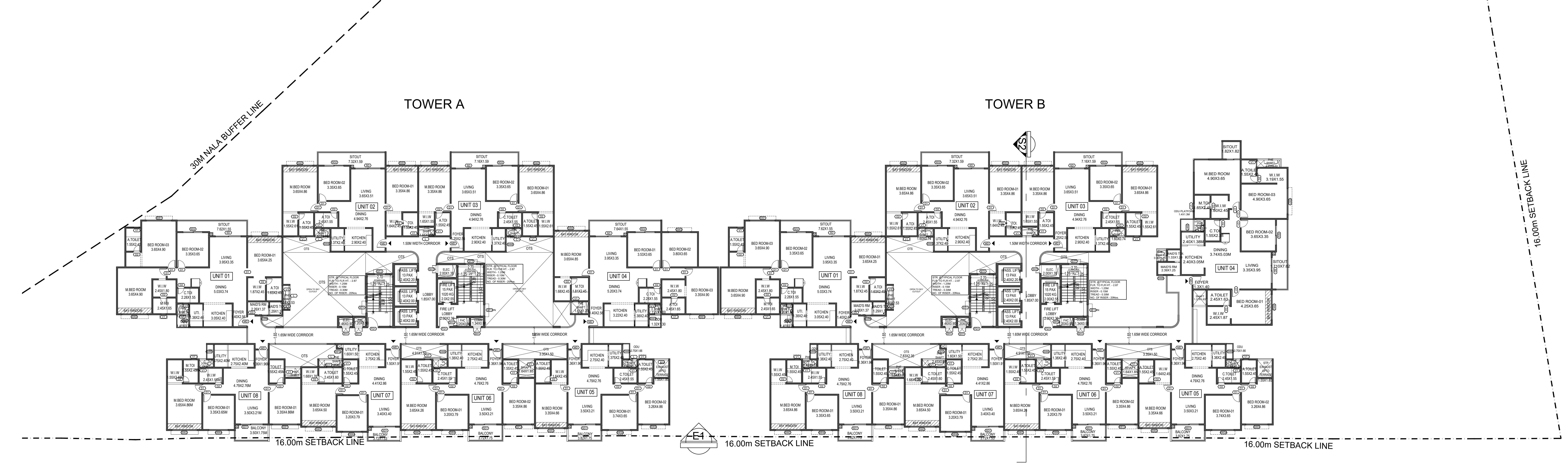
SCALE : 1:150

SHEET NO : 07 OF 16

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

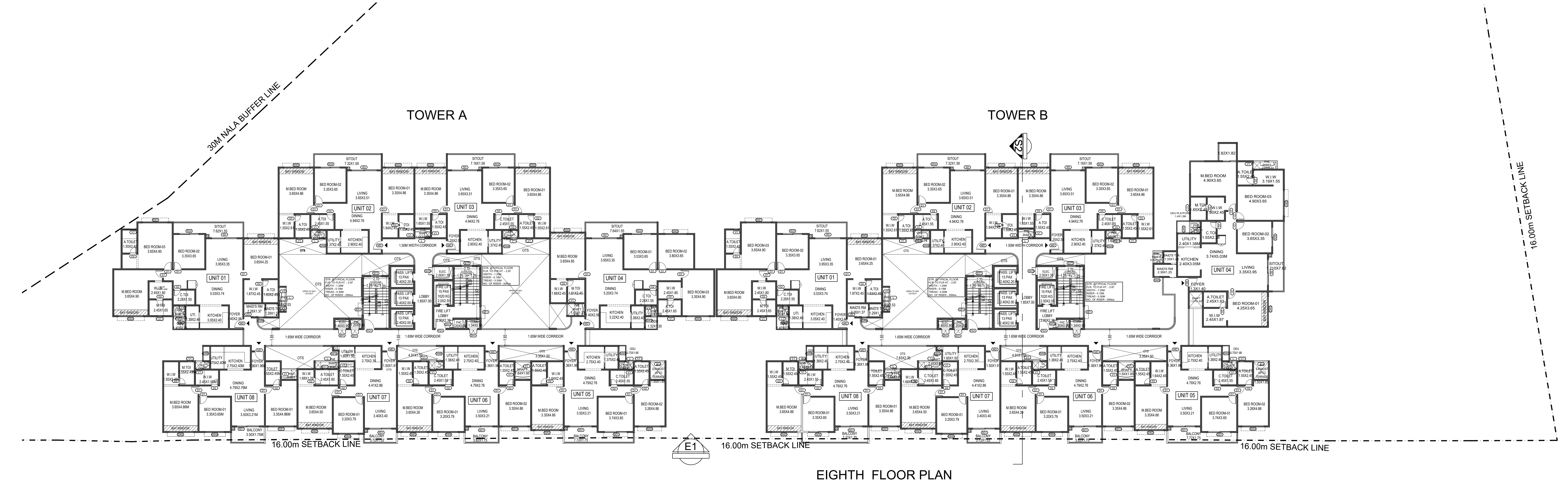
NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



SEVENTH FLOOR PLAN

+114.89m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.



EIGHTH FLOOR PLAN

+117.76m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
    a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
    b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

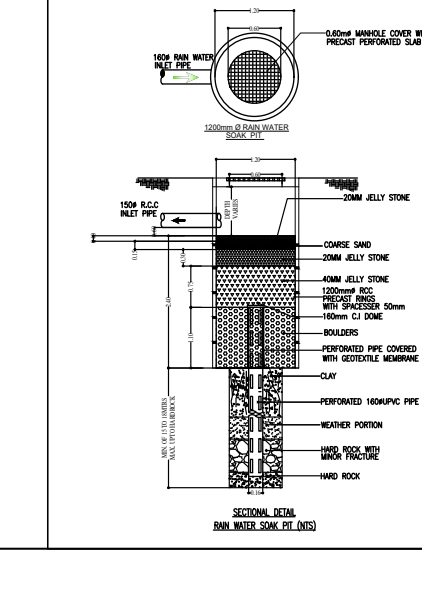
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00



NORTH

SCALE : 1:150

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.

Digitally signed by V RAKESH KUMAR
Date: 17-Apr-2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

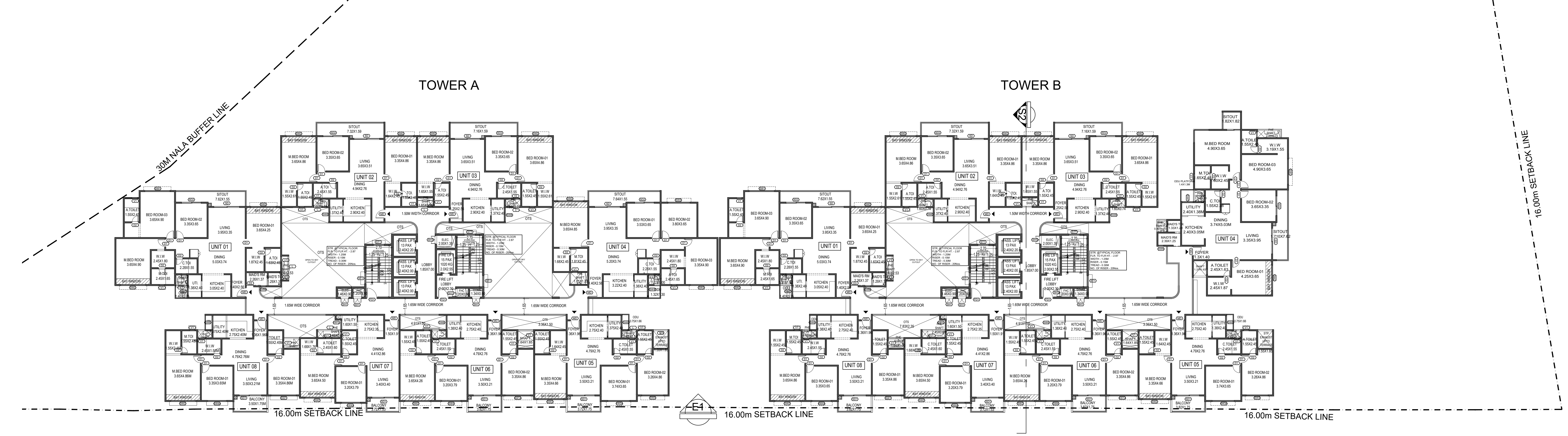
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON
KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B,
KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD
NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

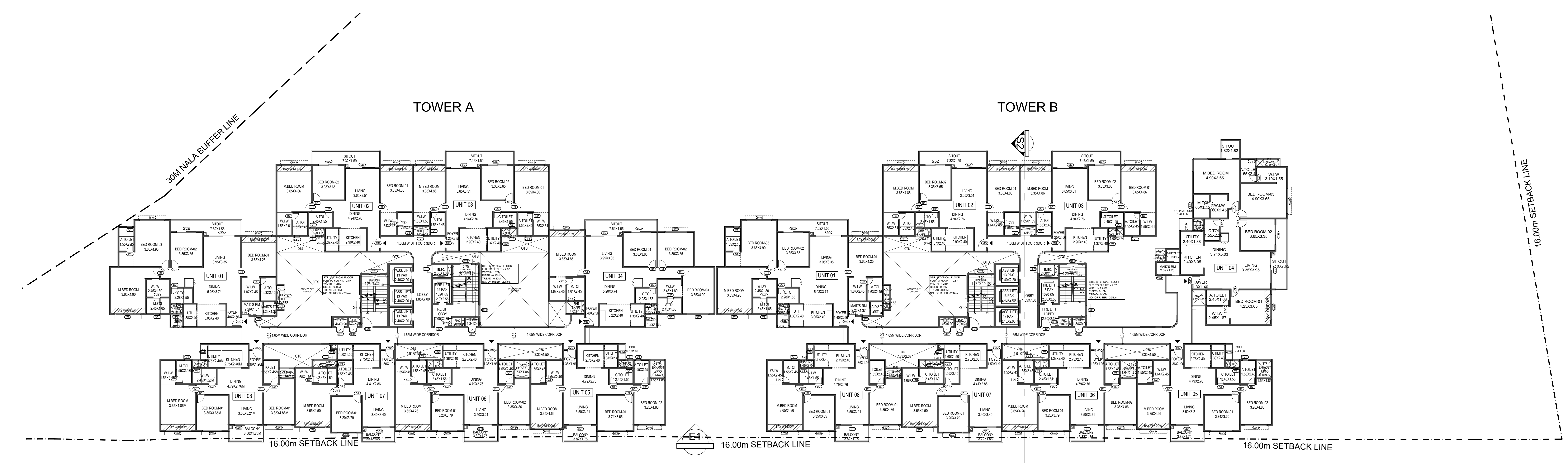
DRAWING TITLE :
SEVENTH FLOOR PLAN
EIGHTH FLOOR PLAN

SHEET NO : 08 OF 16



NINTH FLOOR PLAN

+120.63m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.



TENTH FLOOR PLAN

+123.50m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

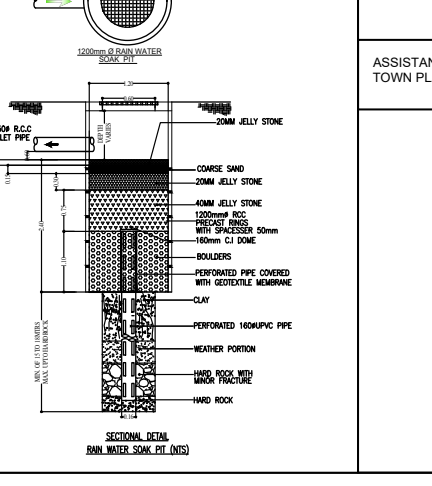
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60mØ MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160Ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
20MM JELLY STONE
150Ø R.C.C INLET PIPE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmØ RCC PRECAST RINGS WITH SPACESSER 50mm
160mm CJ DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160ØUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19 VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala 4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road, Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

NINTH FLOOR PLAN
TENTH FLOOR PLAN

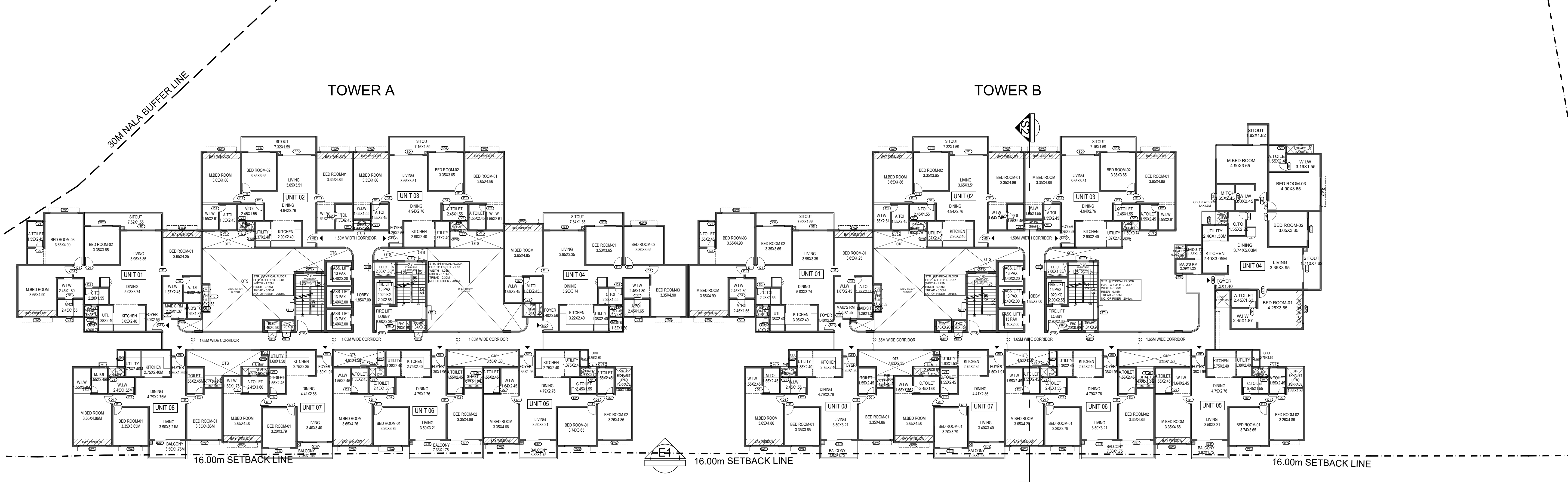
SCALE : 1:150

SHEET NO : 09 OF 16

NORTH

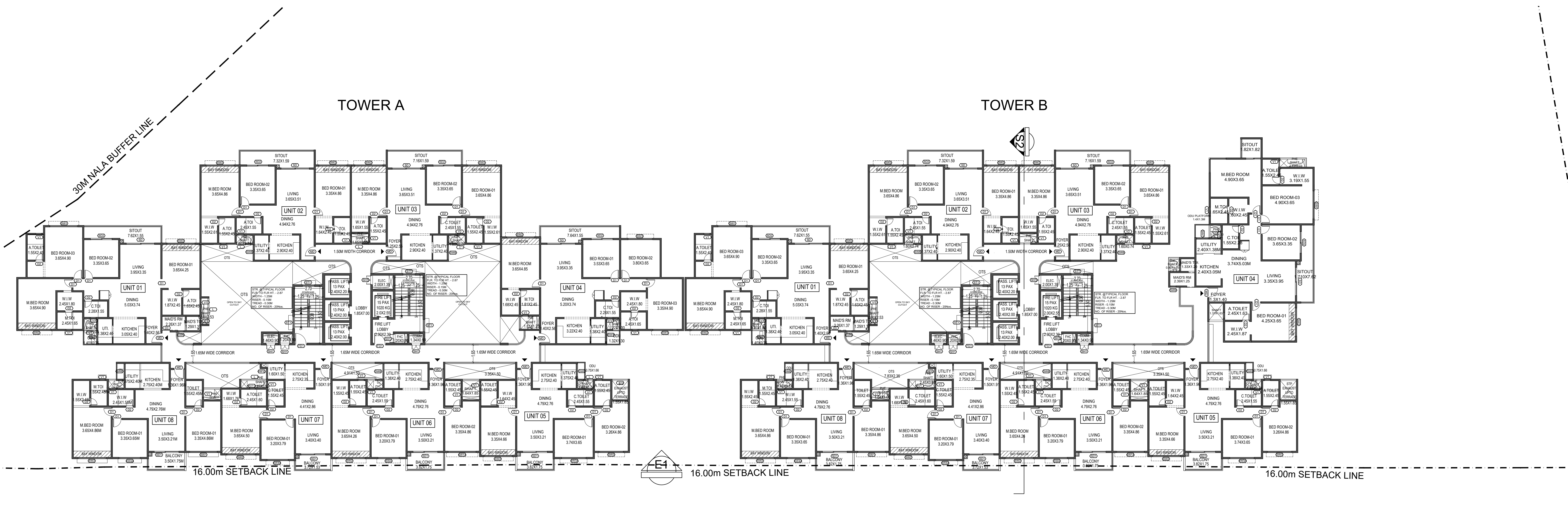
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



ELEVENTH FLOOR PLAN

+126.37m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.



TWELFTH FLOOR PLAN

+129.24m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

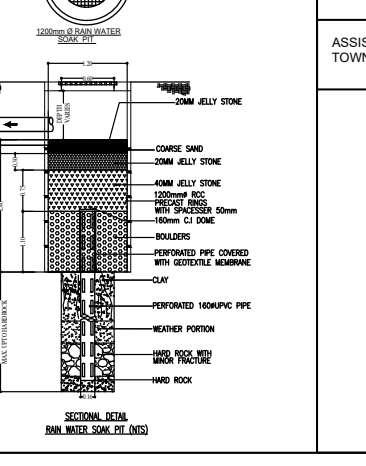
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60mØ MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160Ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150Ø R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmØ RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160ØUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
SECTIONAL DETAIL RAIN WATER SOAK PIT (NTS)

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

N

SCALE : 1:150

DRAWING TITLE :

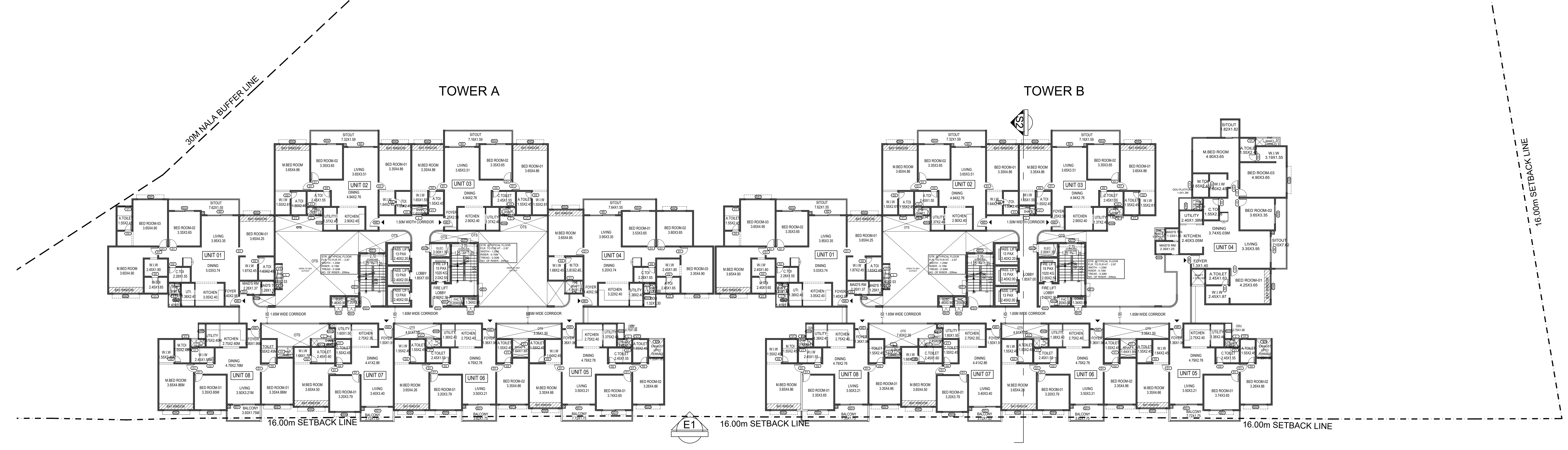
ELEVENTH FLOOR PLAN
TWELFTH FLOOR PLAN

SHEET NO : 10 OF 16

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

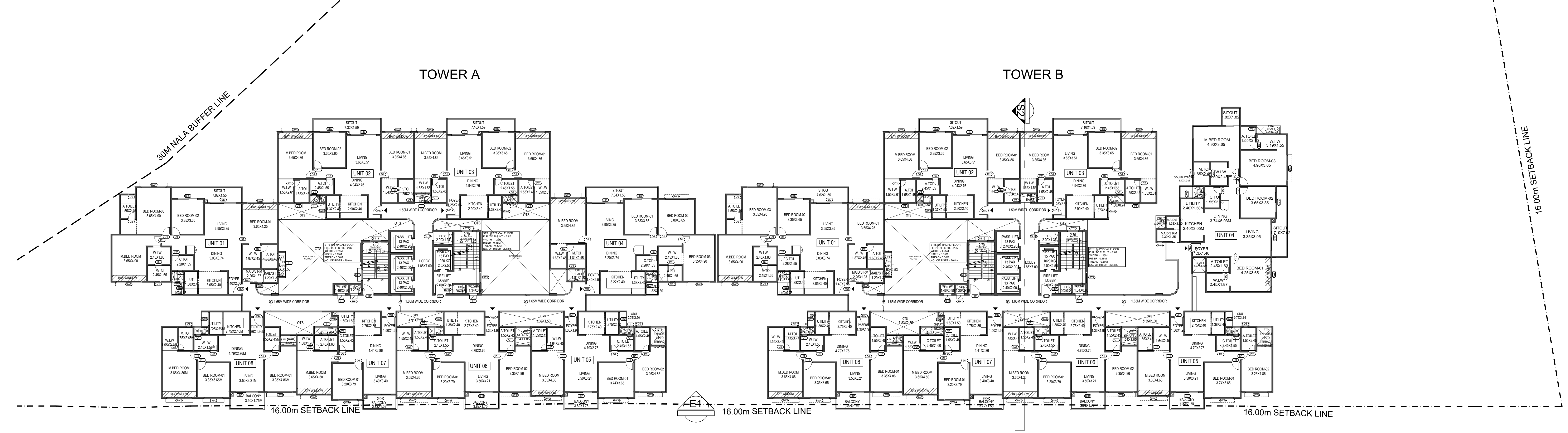
NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



THIRTEENTH FLOOR PLAN

+132.11m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.



FOURTEENTH FLOOR PLAN

+134.98m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	[illegible]	12.55	
	[illegible]	8.68	
SEVENTH FLOOR PLAN	[illegible]	19.20	24.60
	[illegible]	5.40	
EIGHTH FLOOR PLAN	[illegible]	5.40	29.24
	[illegible]	12.94	
	[illegible]	10.90	
NINTH FLOOR PLAN	[illegible]	19.20	24.60
	[illegible]	5.40	
TENTH FLOOR PLAN	[illegible]	19.20	24.60
	[illegible]	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	[illegible]	25.60	68.06
	[illegible]	25.10	
	[illegible]	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	[illegible]	57.60	73.80
	[illegible]	16.20	
EIGHTEENTH FLOOR PLAN	[illegible]	5.40	29.24
	[illegible]	12.94	
	[illegible]	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	[illegible]	10.92	49.74
	[illegible]	38.82	
FIFTEENTH FLOOR PLAN	[illegible]	19.20	24.60
	[illegible]	5.40	
ELEVENTH FLOOR PLAN	[illegible]	12.80	34.03
	[illegible]	12.55	
	[illegible]	8.68	
TWELFTH FLOOR PLAN	[illegible]	19.20	24.60
	[illegible]	5.40	
THIRTEENTH FLOOR PLAN	[illegible]	5.40	29.24
	[illegible]	12.94	
	[illegible]	10.90	
FOURTEENTH FLOOR PLAN	[illegible]	19.20	24.60
	[illegible]	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

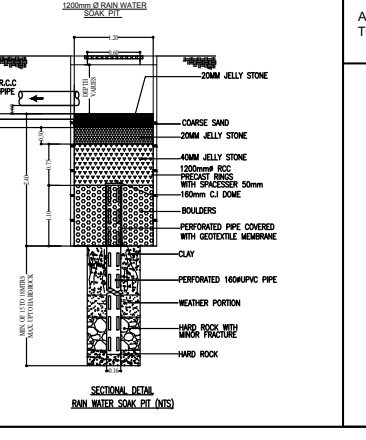
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/10919/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

THIRTEENTH FLOOR PLAN
FOURTEENTH FLOOR PLAN

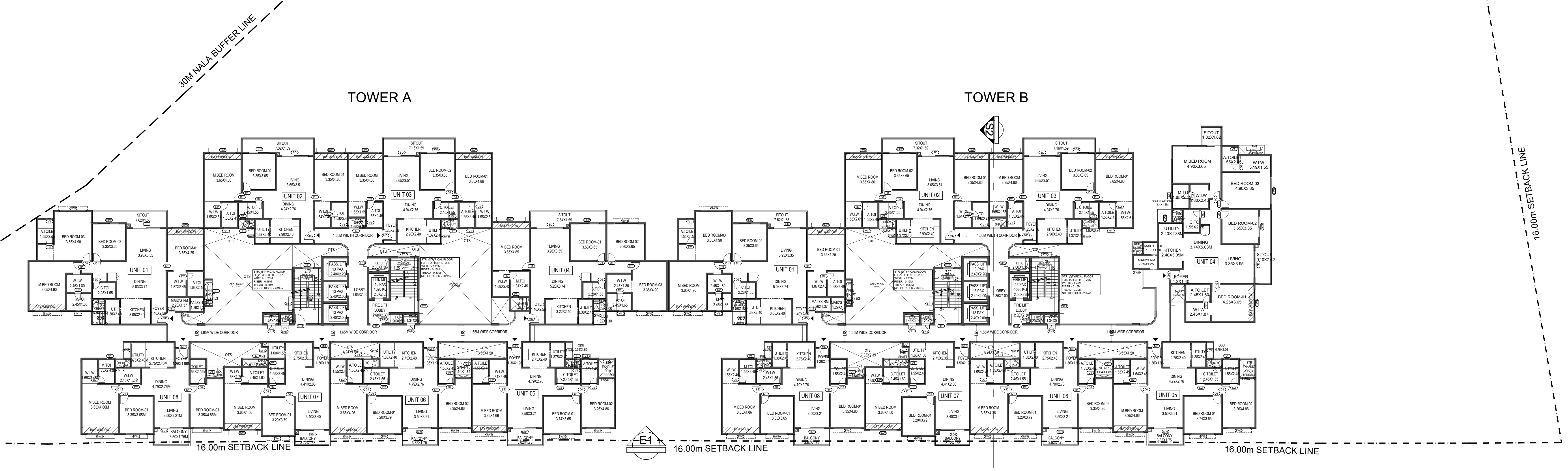
SCALE : 1:150

SHEET NO : 11 OF 16

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

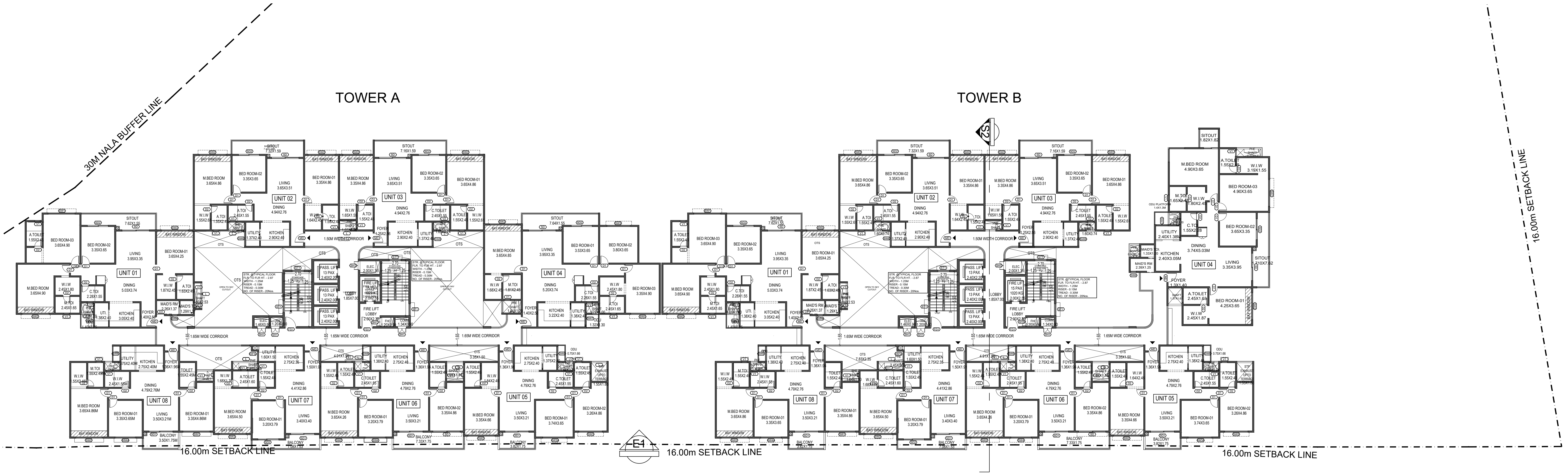
NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



FIFTEENTH FLOOR PLAN

+137.85m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.



TYPICAL SIXTEENTH & TWENTY-FIRST FLOOR PLAN

+140.72m LVL & +155.07m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 X 2 = 16Nos.
TOWER-B = 8 X 2 = 16 Nos.
TOTAL = 32 Nos.

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

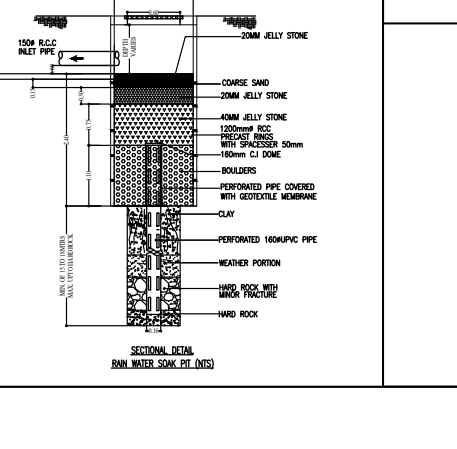
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60m Ø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160Ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150Ø R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmØ RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160ØUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19 VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

FIFTEENTH FLOOR PLAN
TYPICAL SIXTEENTH & TWENTY-FIRST FLOOR PLAN

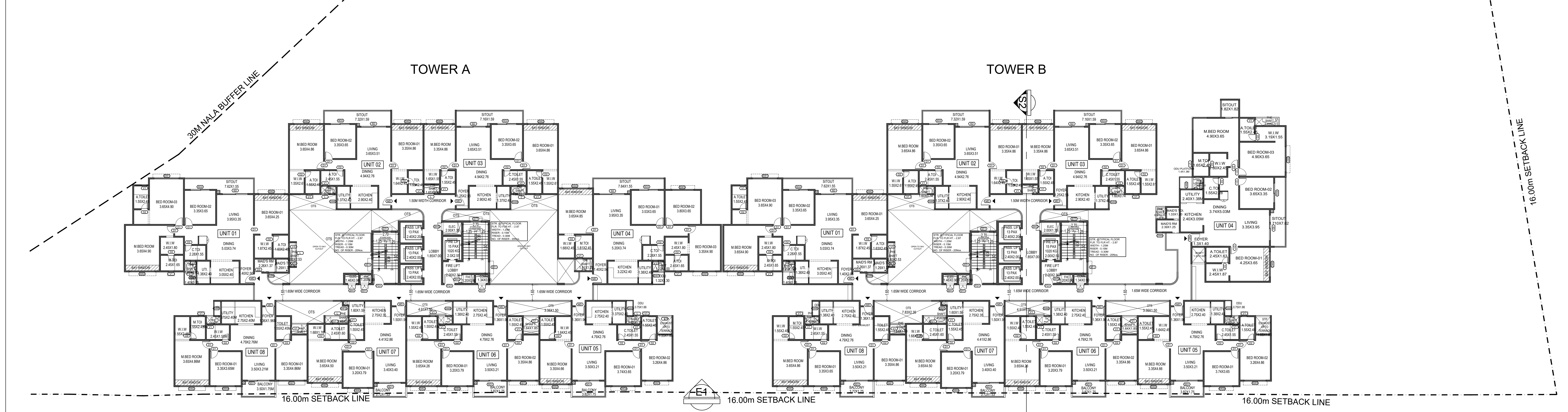
SHEET NO : 12 OF 16

N
SCALE : 1:150

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

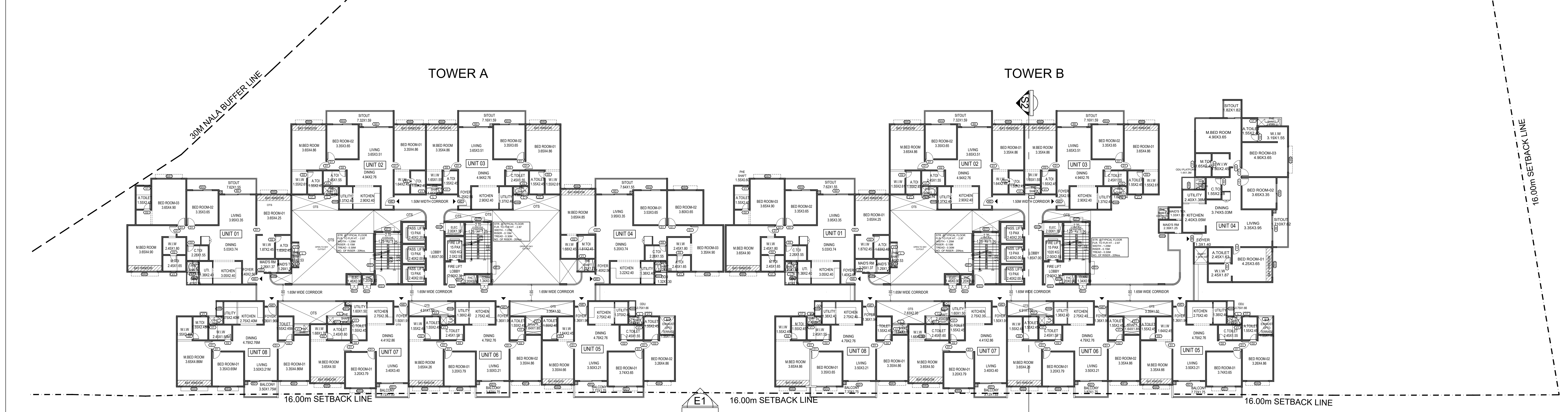
NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



TYPICAL SEVENTEENTH, TWENTY-SECOND & TWENTY-THIRD FLOOR PLAN

+143.59m LVL, +157.94m LVL & +160.81m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 X 3 = 24Nos.
TOWER-B = 8 X 3 = 24 Nos.
TOTAL = 48 Nos.



EIGHTEENTH FLOOR PLAN

+146.46m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

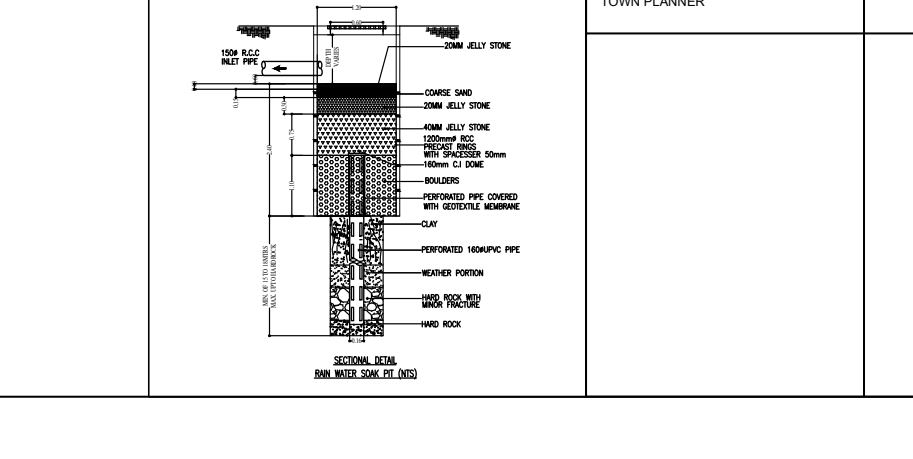
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00

N

SCALE : 1:150


0.60m⌀ MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160⌀ RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150⌀ R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mm⌀ RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160⌀UPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

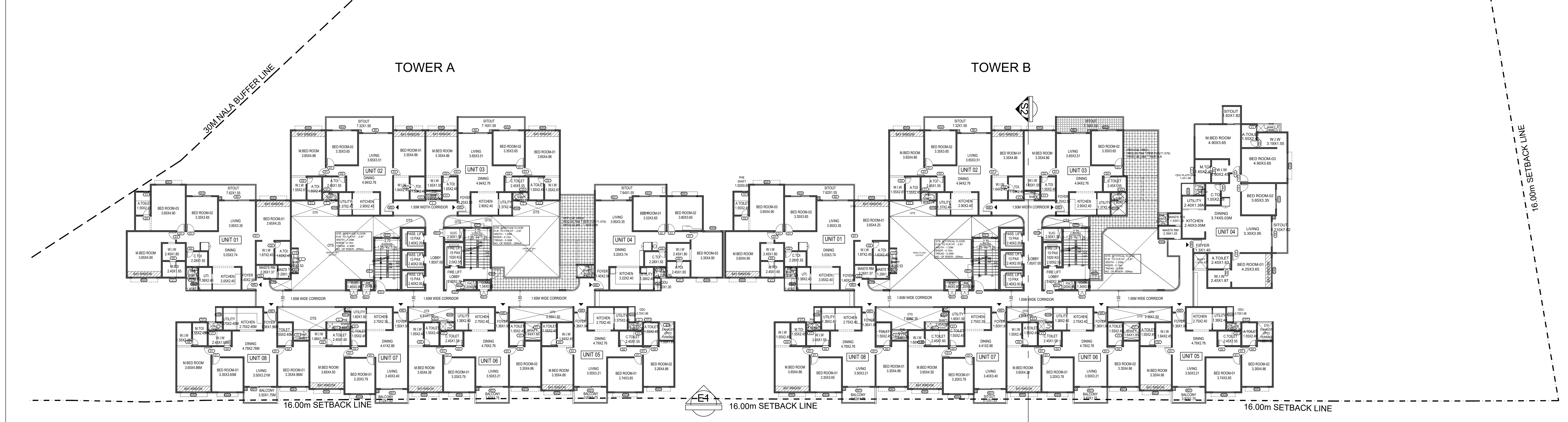
TYPICAL SEVENTEENTH, TWENTY-SECOND & TWENTY-THIRD FLOOR PLAN
EIGHTEEN FLOOR PLAN

SHEET NO : 13 OF 16

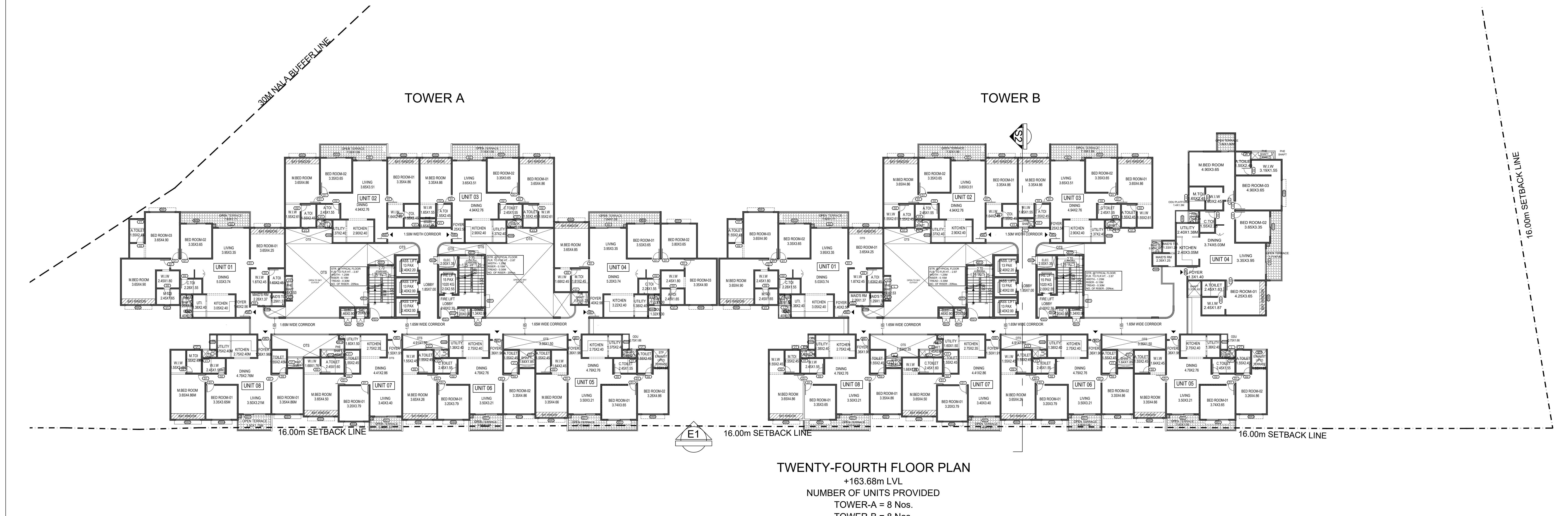
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



TYPICAL NINTEENTH & TWENTYETH FLOOR PLAN
+149.33m LVL & +152.20m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 X 2 = 16Nos.
TOWER-B = 8 X 2 = 16 Nos.
TOTAL = 32 Nos.



TWENTY-FOURTH FLOOR PLAN
+163.68m LVL
NUMBER OF UNITS PROVIDED
TOWER-A = 8 Nos.
TOWER-B = 8 Nos.
TOTAL = 16 Nos.

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

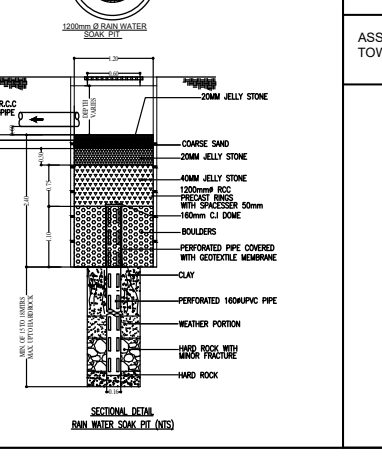
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60mØ MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160Ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150Ø R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmØ RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160ØUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK

SECTIONAL DETAIL RAIN WATER SOAK PIT (NTS)

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19 VERSION DATE: 22/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/10919/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala 4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road, Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

TYPICAL NINTEENTH & TWENTYETH FLOOR PLAN
TWENTY-FOURTH FLOOR PLAN

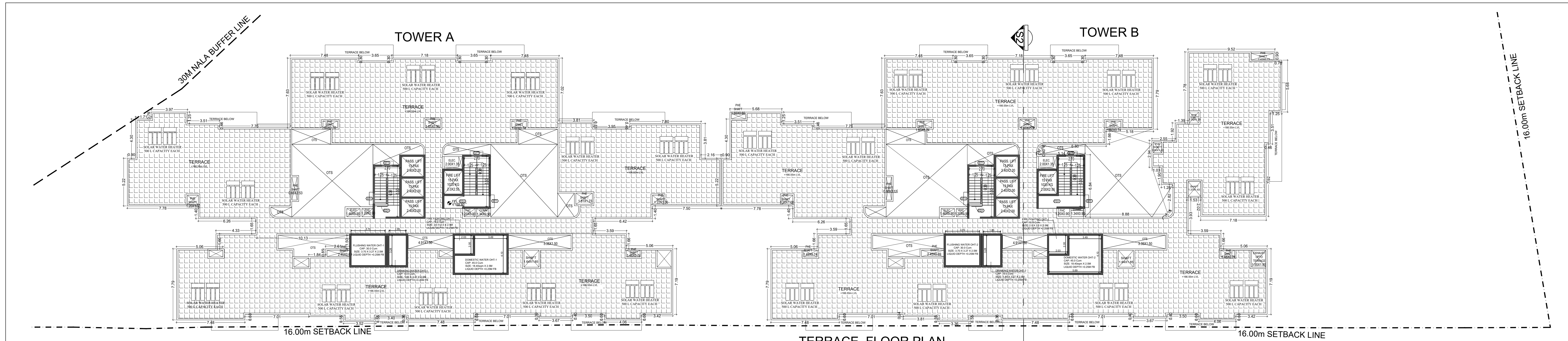
N
SCALE : 1:150

SHEET NO : 14 OF 16

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

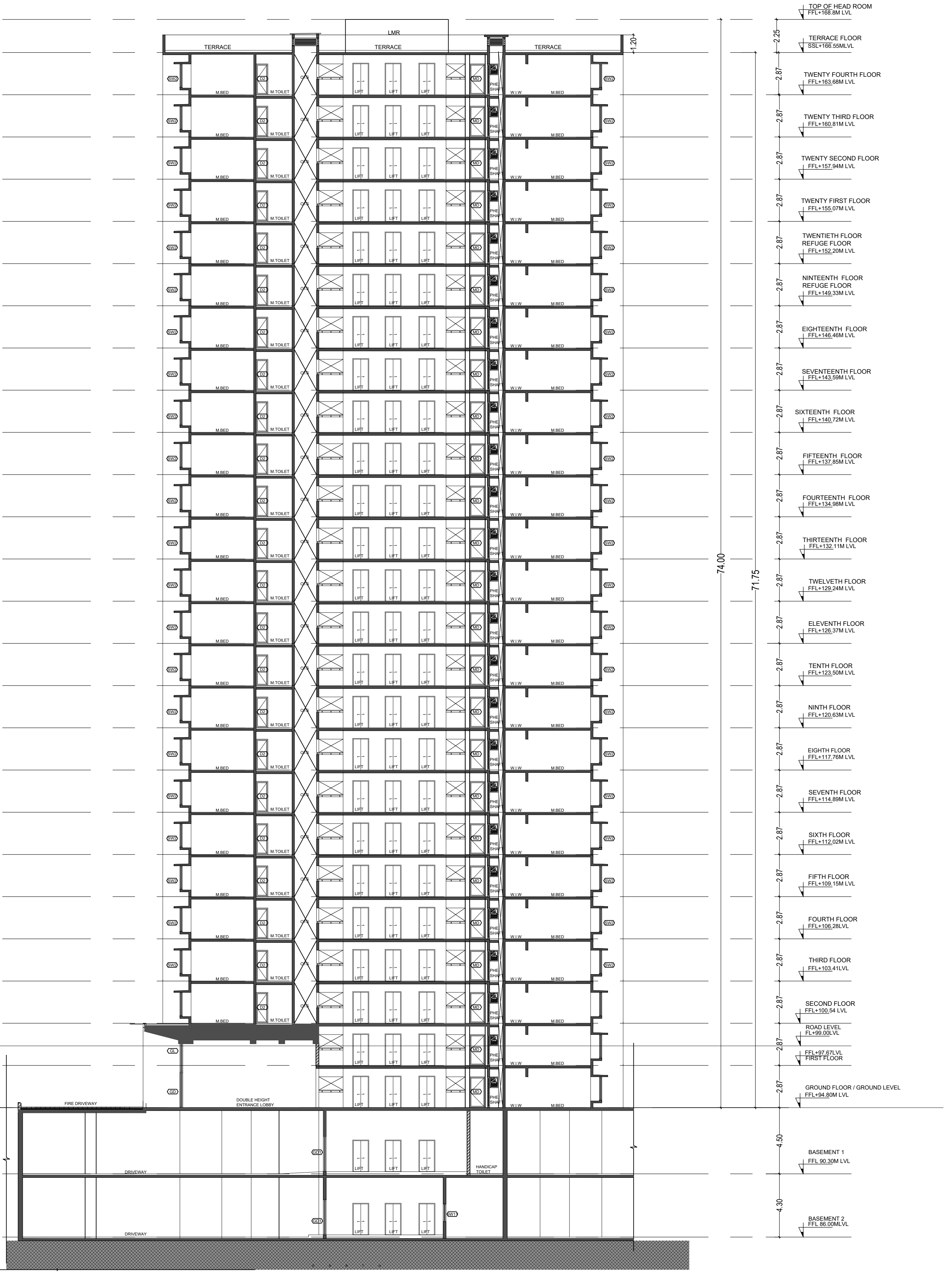
NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



TERRACE FLOOR PLAN

+166.55m LVL


TOP OF HEAD ROOM FFL+168.8M LVL
TERRACE FLOOR SSL+166.55MLVL
TWENTY FOURTH FLOOR FFL+163.68M LVL
TWENTY THIRD FLOOR FFL+160.81M LVL
TWENTY SECOND FLOOR FFL+157.94M LVL
TWENTY FIRST FLOOR FFL+155.07M LVL
TWENTIETH FLOOR REFUGE FLOOR FFL+152.20M LVL
NINTEENTH FLOOR REFUGE FLOOR FFL+149.33M LVL
EIGHTEENTH FLOOR FFL+146.46M LVL
SEVENTEENTH FLOOR FFL+143.59M LVL
SIXTEENTH FLOOR FFL+140.72M LVL
FIFTEENTH FLOOR FFL+137.85M LVL
FOURTEENTH FLOOR FFL+134.98M LVL
THIRTEENTH FLOOR FFL+132.11M LVL
TWELVETH FLOOR FFL+129.24M LVL
ELEVENTH FLOOR FFL+126.37M LVL
TENTH FLOOR FFL+123.50M LVL
NINTH FLOOR FFL+120.63M LVL
EIGHTH FLOOR FFL+117.76M LVL
SEVENTH FLOOR FFL+114.89M LVL
SIXTH FLOOR FFL+112.02M LVL
FIFTH FLOOR FFL+109.15M LVL
FOURTH FLOOR FFL+106.28LVL
THIRD FLOOR FFL+103.41LVL
SECOND FLOOR FFL+100.54 LVL
ROAD LEVEL FL+99.00LVL
FFL+97.67LVL FIRST FLOOR
GROUND FLOOR / GROUND LEVEL FFL+94.80M LVL
BASEMENT 1 FFL 90.30M LVL
BASEMENT 2 FFL 86.00MLVL
2.25
2.87
4.50
4.30
74.00
71.75
TERRACE
LMR

SECTION-S2

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

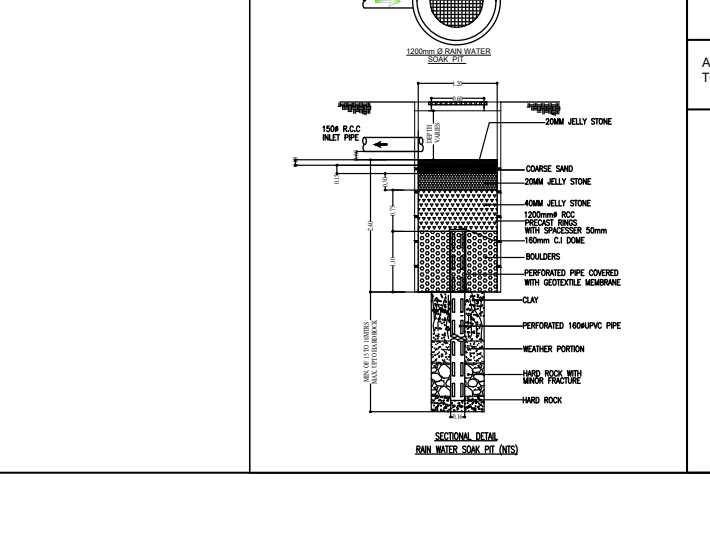
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60mØ MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160Ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150Ø R.C.C INLET PIPE
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmØ RCC PRECAST RINGS

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19 VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME
CREATING SPACES THAT INSPIRE

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by
M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala
4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON
KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B,
KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD
NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

TERRACE FLOOR PLAN
SECTION @ S2

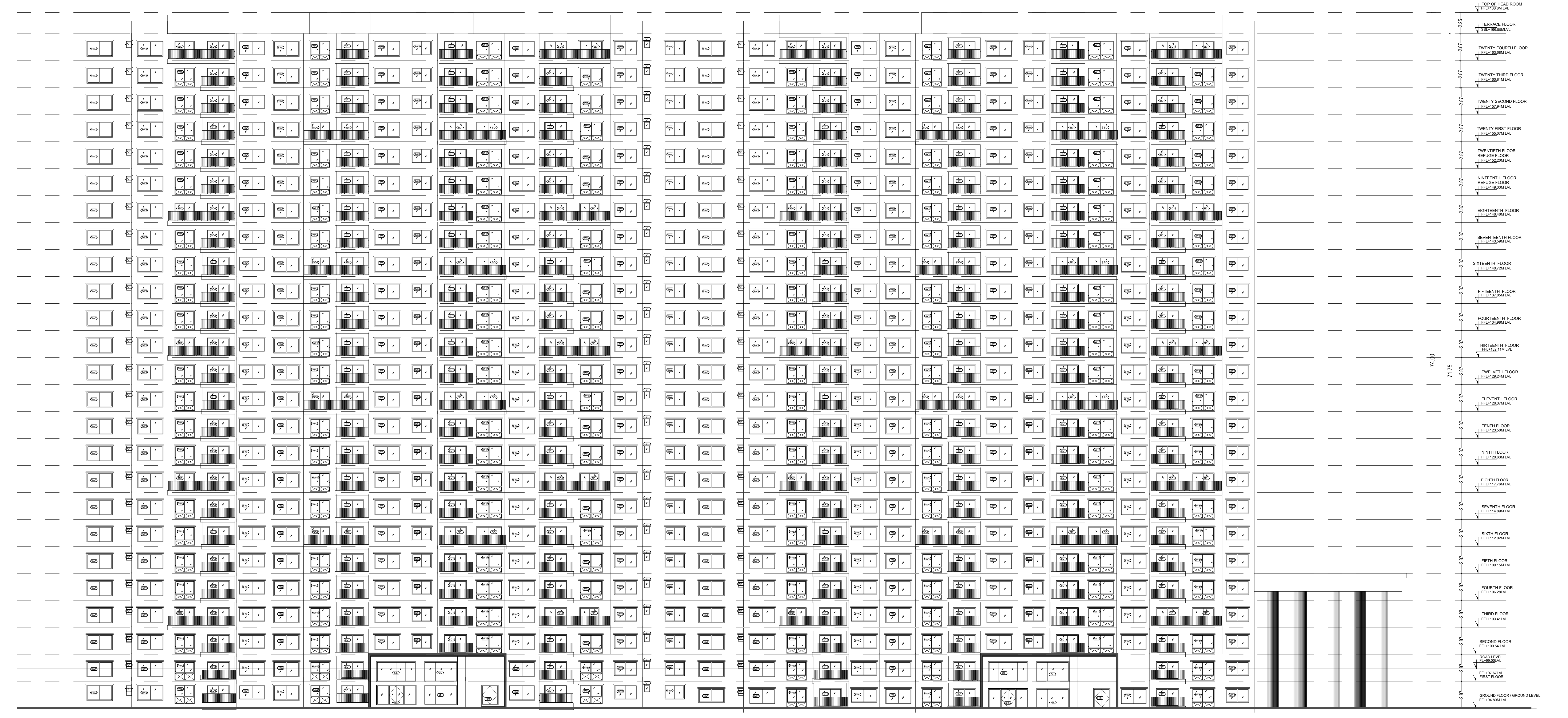
SCALE : 1:150

SHEET NO : 15 OF 16

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0103/24-25



ELEVATION-E1

Block :TOWER A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	61.83	0.00	61.83	35.39	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1367.26	224.96	1142.30	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1091.41	1091.41	08
Twentythird Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentysecond Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Twentyfirst Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Twentieth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Nineteenth Floor	1442.31	208.30	1234.01	29.70	19.98	0.00	1.21	0.00	42.85	0.00	1140.27	1140.27	08
Eighteenth Floor	1444.02	225.46	1218.56	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.67	1167.67	08
Seventeenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixteenth Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Fifteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourteenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Thirteenth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Twelfth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eleventh Floor	1448.95	225.46	1223.49	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.60	1172.60	08
Tenth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Ninth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Eighth Floor	1444.03	225.46	1218.57	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.68	1167.68	08
Seventh Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Sixth Floor	1448.96	225.46	1223.50	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1172.61	1172.61	08
Fifth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Fourth Floor	1439.54	225.46	1214.08	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.19	1163.19	08
Third Floor	1444.01	225.46	1218.55	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1167.66	1167.66	08
Second Floor	1439.55	225.46	1214.09	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1163.20	1163.20	08
First Floor	1431.11	329.26	1101.85	29.70	19.98	0.00	1.21	0.00	0.00	0.00	1050.96	1050.96	07
Ground Floor	1431.40	204.41	1226.99	31.86	19.98	0.00	49.59	0.00	0.00	0.00	1125.56	1125.56	07
Basement First Floor	17338.15	112.00	17226.15	150.45	79.44	0.00	59.12	517.97	0.00	16419.17	0.00	0.00	00
Basement Second Floor	17309.99	31.54	17278.45	140.77	79.44	0.00	474.90	517.97	0.00	16065.38	0.00	0.00	00
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
Total Number of Same Blocks :	1												
Total:	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198

Block :TOWER B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.		
Terrace Floor	61.82	0.00	61.82	35.39	0.00	26.43	0.00	0.00	0.00	0.00	00
Twentyfourth Floor	1316.35	149.25	1167.10	29.69	19.98	0.00	1.21	0.00	1116.22	1116.22	08
Twentythird Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentysecond Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Twentyfirst Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Twentieth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Nineteenth Floor	1478.49	208.05	1270.44	29.69	19.98	0.00	1.21	48.26	1171.30	1171.30	08
Eighteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventeenth Floor	1392.53	149.68	1242.85	29.69	19.98	0.00	1.21	0.00	1191.97	1191.97	08
Sixteenth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Fourteenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Thirteenth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Twelfth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eleventh Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Tenth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Ninth Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Eighth Floor	1401.06	149.68	1251.38	29.69	19.98	0.00	1.21	0.00	1200.50	1200.50	08
Seventh Floor	1392.54	149.68	1242.86	29.69	19.98	0.00	1.21	0.00	1191.98	1191.98	08
Sixth Floor	1401.95	149.68	1252.27	29.69	19.98	0.00	1.21	0.00	1201.39	1201.39	08
Fifth Floor	1394.09	150.72	1243.37	29.69	19.98	0.00	1.21	0.00	1192.49	1192.49	08
Fourth Floor	1193.71	145.74	1047.97	29.69	19.98	0.00	1.21	0.00	997.09	997.09	07
Third Floor	1202.23	145.74	1056.49	29.70	19.98	0.00	1.21	0.00	1005.60	1005.60	07
Second Floor	1193.80	145.74	1048.06	29.70	19.98	0.00	1.21	0.00	997.17	997.17	07
First Floor	1183.71	249.54	934.17	29.70	19.98	0.00	1.21	0.00	883.28	883.28	06
Ground Floor	1391.88	128.23	1263.65	31.86	19.98	0.00	49.59	0.00	1162.22	1162.22	06
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193
Total Number of Same Blocks :	1										
Total:	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	96.52	28831.52	28831.52	193

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	11.96
	0.98 X 3.72 X 1 X 1	3.36	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	33.26
	1.75 X 3.82 X 1 X 1	6.47	
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 7.33 X 1 X 1	10.50	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.04
	1.75 X 7.33 X 1 X 2	25.08	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.75 X 3.82 X 3 X 2	38.82	49.64
	1.53 X 3.72 X 1 X 2	10.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.02
	1.75 X 7.33 X 1 X 1	12.54	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.75 X 7.33 X 1 X 1	10.50	33.27
	1.53 X 3.72 X 1 X 1	5.40	
	1.75 X 3.82 X 1 X 1	6.47	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	625.95

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.82 X 2 X 1	8.60	12.16
	1.03 X 3.72 X 1 X 1	3.56	
SECOND FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRD FLOOR PLAN	1.75 X 7.72 X 1 X 1	10.89	29.23
	1.75 X 3.82 X 2 X 1	12.94	
	1.53 X 3.72 X 1 X 1	5.40	
FOURTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
FIFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
SIXTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
SEVENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
EIGHTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
NINTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
TYPICAL - 16 & 21 FLOOR PLAN	1.75 X 3.82 X 2 X 2	25.60	68.06
	1.75 X 7.33 X 1 X 2	25.10	
	1.53 X 7.08 X 1 X 2	17.36	
TYPICAL - 17, 22 & 23 FLOOR PLAN	1.75 X 3.82 X 3 X 3	57.60	73.80
	1.53 X 3.72 X 1 X 3	16.20	
EIGHTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
TYPICAL - 19 & 20 FLOOR PLAN	1.53 X 3.72 X 1 X 2	10.92	49.74
	1.75 X 3.82 X 3 X 2	38.82	
FIFTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
ELEVENTH FLOOR PLAN	1.75 X 3.82 X 2 X 1	12.80	34.03
	1.75 X 7.33 X 1 X 1	12.55	
	1.53 X 7.08 X 1 X 1	8.68	
TWELFTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
THIRTEENTH FLOOR PLAN	1.53 X 3.72 X 1 X 1	5.40	29.24
	1.75 X 3.82 X 2 X 1	12.94	
	1.75 X 7.72 X 1 X 1	10.90	
FOURTEENTH FLOOR PLAN	1.75 X 3.82 X 3 X 1	19.20	24.60
	1.53 X 3.72 X 1 X 1	5.40	
Total	-	-	610.17

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

1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON Katha No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU
   a) Consisting of Tower - A, 2BF + GF + 24UF (Twenty-Four upper floors) only
   b) Consisting of Tower - B, 2BF + GF + 24UF (Twenty-Four upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor 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 - 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 - 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 10.00 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 - 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/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 - 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 activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live 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.
48. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide no. BDA / TPM / DLP- 49 / 1135, Dated : 21 - 08 - 2024 for the project should be strictly adhered to
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaagiHoodike) 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.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	D2	0.81	2.10	665
TOWER A (RESIDENTIAL)	D1	0.91	2.10	938
TOWER A (RESIDENTIAL)	MB	1.06	2.10	198
TOWER A (RESIDENTIAL)	SD2	2.10	2.10	100
TOWER A (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER A (RESIDENTIAL)	SD	2.75	2.10	100

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A (RESIDENTIAL)	V1	0.60	0.75	592
TOWER A (RESIDENTIAL)	SW4	2.10	1.65	23
TOWER A (RESIDENTIAL)	SW3	2.40	1.65	50
TOWER A (RESIDENTIAL)	SW2	2.75	1.65	65

SCHEDULE OF JOINERY:

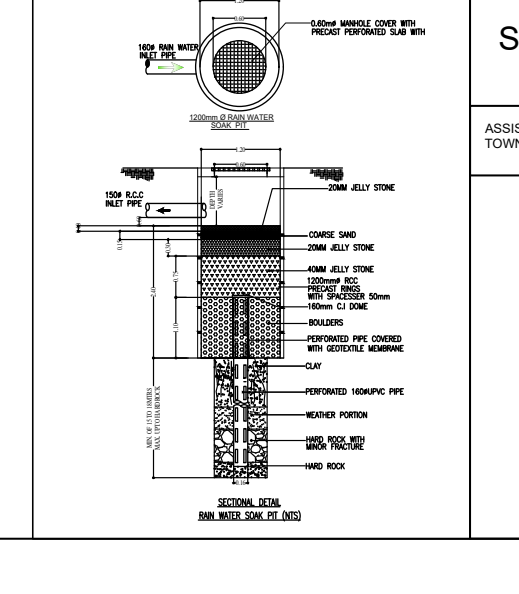
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	D2	0.81	2.10	662
TOWER B (RESIDENTIAL)	D1	0.91	2.10	928
TOWER B (RESIDENTIAL)	MB	1.06	2.10	193
TOWER B (RESIDENTIAL)	SD2	2.10	2.10	120
TOWER B (RESIDENTIAL)	SD1	2.40	2.10	123
TOWER B (RESIDENTIAL)	SD	2.75	2.10	95

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B (RESIDENTIAL)	V1	0.60	0.75	597
TOWER B (RESIDENTIAL)	SW4	2.10	1.65	39
TOWER B (RESIDENTIAL)	SW3	2.40	1.65	24
TOWER B (RESIDENTIAL)	SW2	2.75	1.65	64

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.)
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
TOWER A (RESIDENTIAL)	1	70670.75	5827.97	64842.78	1071.27	658.38	26.44	612.65	1035.94	85.70	32484.55	28867.86	28867.86	198
TOWER B (RESIDENTIAL)	1	34238.38	3925.94	30312.44	779.84	499.50	26.43	78.63	0.00	96.52	0.00	28831.52	28831.52	193
Grand Total:	2	104909.13	9753.91	95155.22	1851.11	1157.88	52.87	691.28	1035.94	182.22	32484.55	57699.38	57699.38	391.00


0.60mØ MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160Ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
20MM JELLY STONE
150Ø R.C.C INLET PIPE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmØ RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/10919/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: Katha No. 1287/1228,	
Nature of Sanction: NEW	City Survey No.: SY NO. 29/6, 30/2A & 30/2B	
Location: RING-III	Khata No. (As per Khata Extract): Katha No. 1287/1228,	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): Katha No. 1287/1228,	
Zone: Mahadevapura	Locality / Street of the property: Katha No. 1287/1228, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33892.47
Deduction for NetPlot Area		
Kharabland Area		3364.04
Total		3364.04
NET AREA OF PLOT	(A-Deductions)	30528.43
Deduction for Balance Plot Area		
Amenity Area		1527.00
Kharabland Area		3364.04
Total		4891.05
BALANCE AREA OF PLOT	(A-Deductions)	29001.42
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		15950.78
Proposed Coverage Area (8.59 %)		2490.64
Achieved Net coverage area (8.59 %)		2490.64
Balance coverage area left (46.41 %)		13460.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		65253.20
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		65253.20
Residential FAR (100.00%)		57699.40
Proposed FAR Area		57699.40
Achieved Net FAR Area (1.99)		57699.40
Balance FAR Area (0.26)		7553.80
BUILT UP AREA CHECK		
Proposed BuiltUp Area		95155.22
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		95170.22

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER B (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	198	-
TOWER B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	193	-
	Total :		-	-	-	-	391	789

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	391	5376.25	789	10848.75
Visitor's Car Parking	40	550.00	0	0.00
Total Car	431	5926.25	789	10848.75
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	21779.34
Total		6476.25		32628.09

ARCHITECT :-

URBAN FRAME PVT LTD,
NO. 27/9, "SANKALPA", CUNNINGHAM ROAD,
VASANTH NAGAR | Bangalore-560 052 |

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s GOLDEN GATE PROJECTS (Katha Holder) Represented by M/s KEYA HOMES PRIVATE LIMITED (G P A HOLDER)

Regent Court, #17, 80 feet Road, New Friends Colony, Koramangala 4th Block, Koramangala, Bengaluru, Karnataka 560034

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Anup Naik
BCC/BL-3.2.3/A-1037/2002-03
No.8, Featherlite Vista Building,3rd Floor, MV Jayaram Road,
Vasanthnagar

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KHATA No. 1287/1228, SY NO. 29/6, 30/2A & 30/2B, KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU SOUTH TALUK, BENGALURU.

DRAWING TITLE :

ELEVATION E-1

SCALE : 1:150

SHEET NO : 16 OF 16

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

Digitally signed by V RAKESH KUMAR
Date: 17 Apr 2025 15:34:13
Project No.:PRJ/10919/24-25IN
Organization :Bruhat Bengaluru

NORTH