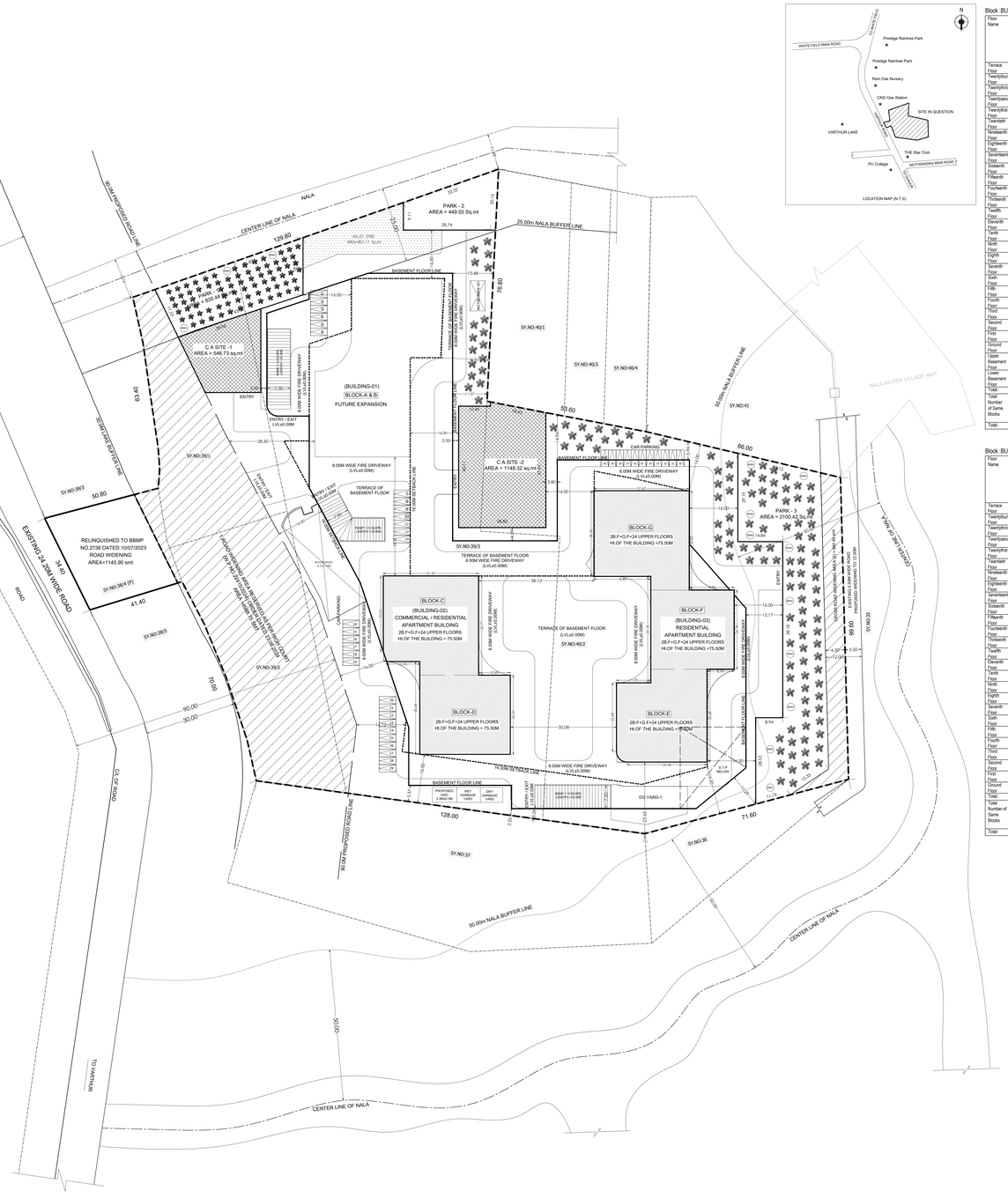

N
SCALE : 1:500
LOCATION MAP (N.T.S)
WHITE FIELD MAIN ROAD
Prestige Raintree Park
Prestige Raintree Park
Ram Das Nursery
CNG Gas Station
SITE IN QUESTION
VARTHUR LAKE
THE Star Club
PU College
KUNDALAHALLI GATE
WITHANKARA MAIN ROAD
30.0M PROPOSED ROAD LINE
NALA
CENTER LINE OF NALA
PARK - 2
AREA = 449.55 Sq.mt
25.00m NALA BUFFER LINE
TO SIDDAPURA
TO SIDDAPURA
BASEMENT FLOORLINE
C.A SITE- 1
AREA = 540.73 sq.mt
ENTRY
ENTRY / EXIT
LVL±0.00M
8.00M WIDE FIRE DRIVEWAY
(LVL±0.00M)
(BUILDING-01)
BLOCK-A & B)
FUTURE EXPANSION
SY.NO:40/1
SY.NO:40/3
SY.NO:40/4
SY.NO:41
SY.NO:39/1
SY.NO:38/3
50.80
RELINQUISHED TO BBMP
NO.2738 DATED: 10/07/2023
ROAD WIDENING
AREA=1145.90 smt
SY.NO:38/4 (P)
41.40
EXISTING 24.40M WIDE ROAD
SY.NO:38/5
VARTHUR LAKE
C.A SITE -2
AREA = 1148.32 sq.mt
CAR PARKING
BASEMENT FLOOR LINE
TERRACE OF BASEMENT FLOOR
SUMP-1 (15.00 X 6.00 X 3.00M DEEP)
SY.NO:39/3
PARK - 3
AREA = 2100.42 Sq.mt
BLOCK-G
2B.F+G.F+24 UPPER FLOORS
Ht.OF THE BUILDING =75.50M
BLOCK-C
(BUILDING-02)
COMMERCIAL / RESIDENTIAL
APARTMENT BUILDING
2B.F+G.F+24 UPPER FLOORS
Ht.OF THE BUILDING = 75.50M
BLOCK-D
2B.F+G.F+24 UPPER FLOORS
Ht.OF THE BUILDING = 75.50M
BLOCK-F
(BUILDING-03)
RESIDENTIAL
APARTMENT BUILDING
2B.F+G.F+24 UPPER FLOORS
Ht.OF THE BUILDING =75.50M
SY.NO:40/2
SY.NO:39/2
SY.NO:39/4
SY.NO:35
SY.NO:36
SY.NO:37
TERRACE OF BASEMENT FLOOR
(LVL±0.00M)
8.00M WIDE FIRE DRIVEWAY
(LVL±0.00M)
BASEMENT FLOOR LINE
PROPOSED 3 WHEELER PARKING
GENTS TOILET
LADIES TOILET
GUARD ROOM
SUMP-1 (15.00 X 6.00 X 3.00M DEEP)
LENGTH=14.00M
ENTRY / EXIT
LVL±0.00M
OG YARD-1
S.T.P. BELOW
OG YARD-2
OG YARD-3
OG YARD-4
OG YARD-5
OG YARD-6
OG YARD-7
OG YARD-8
OG YARD-9
OG YARD-10
OG YARD-11
OG YARD-12
OG YARD-13
OG YARD-14
OG YARD-15
OG YARD-16
OG YARD-17
OG YARD-18
OG YARD-19
OG YARD-20
OG YARD-21
OG

Block :BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.) - Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) - StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) - Resi.	Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.) - Units	EWS Units	Total Units
Terrace Floor	135.95	0.00	135.95	102.95	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Twentyfourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1284.36	0.00	1284.36	08	01	09
Twentythird Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twentysecond Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twentyfirst Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twentieth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Nineteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1284.36	0.00	1284.36	08	01	09
Eighteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Seventeenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Sixteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Fifteenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Fourteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1284.36	0.00	1284.36	08	01	09
Thirteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twelfth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Eleventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Tenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Ninth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1284.36	0.00	1284.36	08	01	09
Eighth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Seventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Sixth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Fifth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Fourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1284.36	0.00	1284.36	08	01	09
Third Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Second Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
First Floor	1379.80	275.80	1104.00	75.24	33.00	0.00	0.68	0.00	0.00	995.08	0.00	995.08	06	01	07
Ground Floor	1747.72	11.80	1735.92	75.24	33.00	0.00	0.68	0.00	0.00	1627.00	0.00	1627.00	00	00	00
Upper Basement Floor	15672.34	0.00	15672.34	263.34	115.50	0.00	0.00	300.00	14993.50	0.00	0.00	0.00	00	00	00
Lower Basement Floor	15672.34	0.00	15672.34	263.34	115.50	0.00	0.00	300.00	14993.50	0.00	0.00	0.00	00	00	00
Total:	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24	214
Total Number of Same Blocks	1														
Total:	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24	214

Block :BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.) - Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) - StairCase	Lift	Lift Machine	Substructure	Parking	Proposed FAR Area (Sq.mt.) - Resi.	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement	Tnmt (No.) - Units	EWS Units	Total Units
Terrace Floor	204.43	0.00	204.43	154.93	0.00	49.50	0.00	0.00	0.00	0.00	0.00	00	00	00
Twentyfourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Twentythird Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentysecond Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentyfirst Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentieth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Nineteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Eighteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Seventeenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Sixteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fifteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fourteenth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Thirteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twelfth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Eleventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Tenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Ninth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Eighth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Seventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Sixth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fifth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Third Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Second Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
First Floor	2024.80	306.89	1717.91	112.86	49.50	0.00	1.02	0.00	1554.53	1554.53	0.00	10	01	11
Ground Floor	2533.12	15.18	2517.94	112.86	49.50	0.00	0.00	0.00	2355.72	299.86	299.86	299.86	00	00	00
Total:	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2355.72	42741.12	42741.12	299.86	286	24	310
Total Number of Same Blocks	1														
Total:	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2355.72	42741.12	42741.12	299.86	286	24	310

Approval Condition :

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

1.Sanction is accorded for the Residental Building plan at 5914 , Varthur Village, Varthur Hobli, Bangalore, Bangalore.

a) Consist of 0nr 2Basement + 1Ground + 24 for :1Ground + 24 UF only

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

3.32539.15 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 swlling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜IVâ€™ (Bye-law No. 3.6) under sub section 5-6 (a) to (k).

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

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

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

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

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

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

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

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

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

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

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

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

30.The Owner / Association of the high-rise building shall conduct two mock â€“ drills 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 commencement of 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 plans and at least Two Trees for single unit.

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

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

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

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

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

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

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

8 Units and more.

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

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

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

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

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

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

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

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

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

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.

CAR PARKING		
UPPER BASEMENT FLOOR NO OF CAR PARKING	=	305 Cars
LOWER BASEMENT FLOOR NO OF CAR PARKING	=	321 Cars
GROUND FLOOR (BUILDING-3) NO OF CAR PARKING	=	45 Cars
SURFACE CAR PARKING	=	43 Cars
TOTAL	=	714 Cars

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) - Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) - StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) - Resi.	Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	1	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	214	0.00
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2355.72	42741.12	0.00	42741.12	310	299.86
Grand Total:	2	117526.27	2828.25	114698.02	5487.06	2293.50	82.50	41.48	600.00	32342.72	72523.76	1627.00	74150.76	524.00	299.86

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19 VERSION DATE: 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot User: Residential	
Project No: PAJ/0175/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 5914	
Nature of Sanction: NEW	City Survey No.: 39/1,39/2A, 39/2B, 39/3, 40/2, 38/4	
Location: RING-III	Khata No. (As per Khata Extract): 5914	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33737.52
Deduction for NetPlot Area		
Surrender Free of Cost		5681.24
Total:		5681.24
NET AREA OF PLOT	(A-Deductions)	28076.28
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5681.24
Amenity Area		1695.05
Total:		7376.30
BALANCE AREA OF PLOT	(A-Deductions)	20381.22
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13190.61
Proposed Coverage Area (16.12 %)		4253.85
Achieved Net coverage area (16.12 %)		4253.85
Balance coverage area left (33.88 %)		8936.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		96197.40
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		96197.40
Residential FAR (87.81%)		72523.82
Commercial FAR (2.19%)		1627.00
Proposed FAR Area		74150.82
Achieved Net FAR Area (2.31)		74150.81
Balance FAR Area (0.65)		22035.59
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114698.02
Subsructure Area Add in BUA (Layout Lvl)		25.00
Achieved BuiltUp Area		114723.02

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units - Reqd.	Units - Prop.	Car - Reqd./Unit	Car - Reqd.	Car - Prop.
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	Commercial	Retail Shop	> 0	50	1627.00	1	33	-
	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	190	-
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	286	-
	Total :		-	-	-	-	533	714

Parking Check (Table 7b)

Vehicle Type	Reqd. - No.	Reqd. - Area (Sq.mt.)	Achieved - No.	Achieved - Area (Sq.mt.)
Car	533	7326.75	714	9817.50
Visitor's Car Parking	51	701.25	0	0.00
Total Car	584	8030.00	714	9817.50
Two/Wheeler	-	756.25	0	0.00
Other Parking	-	-	-	22790.40
Total		8786.25		32607.90

Color Notes

COLOR INDEX

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

SCALE : 1:500

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S TRU INFRA PROJECTS AND REALITY LLP REP BY
V NARASIMHA REDDY GPA HOLDER FOR D HARSHENDRA KUMAR
#1522/3, Kaths no. 1176, Doddakannahalli Vill
Carmelram, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M &M/1, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM, BCC/BL-3.6/E-4613/2014-15

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.5914 & 5916 , Sy No: 38/4, 39/1, 39/2A, 39/2B, 39/3 & 40/2, VARTHUR VILLAGE, VARTHUR HOBLI, WARD No.149 ,BANGALORE.

DRAWING TITLE :
UPPER BASEMENT FLOOR PLAN

SHEET NO : 2 OF 14

UPPER BASEMENT FLOOR PLAN
NO OF CAR PARKING = 305 No's

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

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

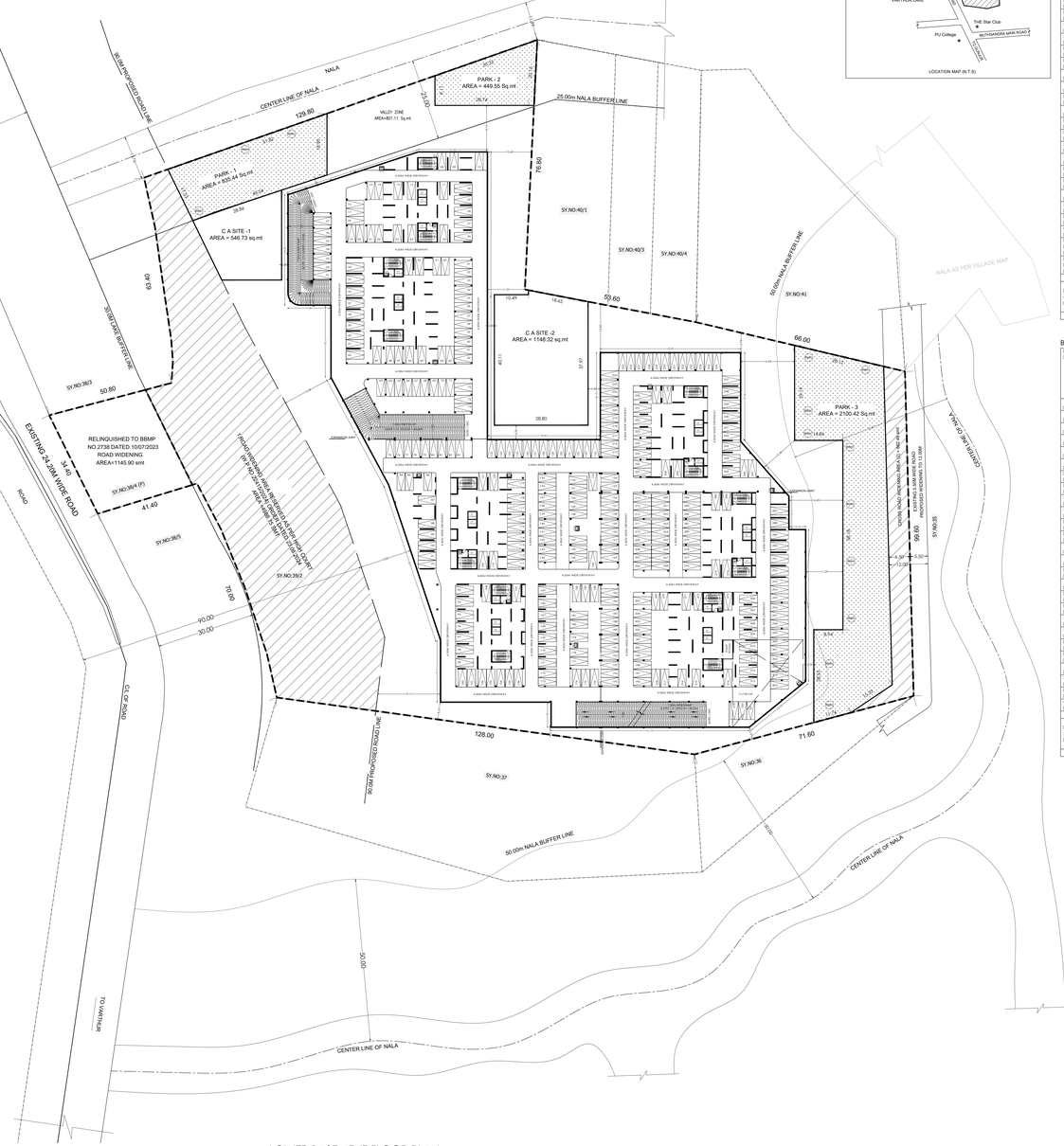
HO – NORTH

Digitally signed by MANJUNATHA N
Location: IN
Date: 2024.08.06 12:08:08 IST
Reason: Approved
Competent Authority
Bangalore Mahanagara Palike
Building Licence Approval Authority
Planning (EAST)
Remarks:
VERIFY AND DOWNLOAD DIGITALLY SIGNED PLAN

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

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

UserDefinedMetric (1500.00 x 900.00MM)


30.0M PROPOSED ROAD LINE
CENTER LINE OF NALA
129.80
PARK - 2
AREA = 449.55 Sq.mt
VALLEY ZONE
AREA=801.11 Sq.mt
25.00m NALA BUFFER LINE
PARK - 1
AREA = 833.42 Sq.mt
C A SITE -1
AREA = 546.73 sq.mt
C A SITE -2
AREA = 1148.32 sq.mt
PARK - 3
AREA = 2100.42 Sq.mt
SY.NO:40/1
SY.NO:40/4
SY.NO:41
SY.NO:38/3
SY.NO:39/4 (P)
SY.NO:38/5
SY.NO:39/2
SY.NO:36
SY.NO:37
RELINQUISHED TO BBMP
NO.2738 DATED.10/07/2023
ROAD WIDENING
AREA=1145.90 smt
EXISTING 24.00M WIDE ROAD
CL OF ROAD
TO SIDDAPURA
TO RAMAPURA
TO VARTHUR
VARTHUR LAKE
NALA AS PER VILLAGE MAP
EXISTING 11 KV OH LINE
EXISTING 66 KV OH LINE
A.B.M.E. LINE
A.B.M.E. LINE OF NALA
90.00
50.00
70.00
76.60
59.60
66.00
99.00
128.00
71.60
41.40
50.80
30.00
25.00
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A.B.M.E. BUFFER
A.B.M.E. DRIVEWAY
A.B.M.E. ROAD
A.B.M.E. SERVICE ROAD
A.B.M.E. WALKWAY
A.B.M.E. WATER BODY
A.B.M.E. WATER BODY BUFFER
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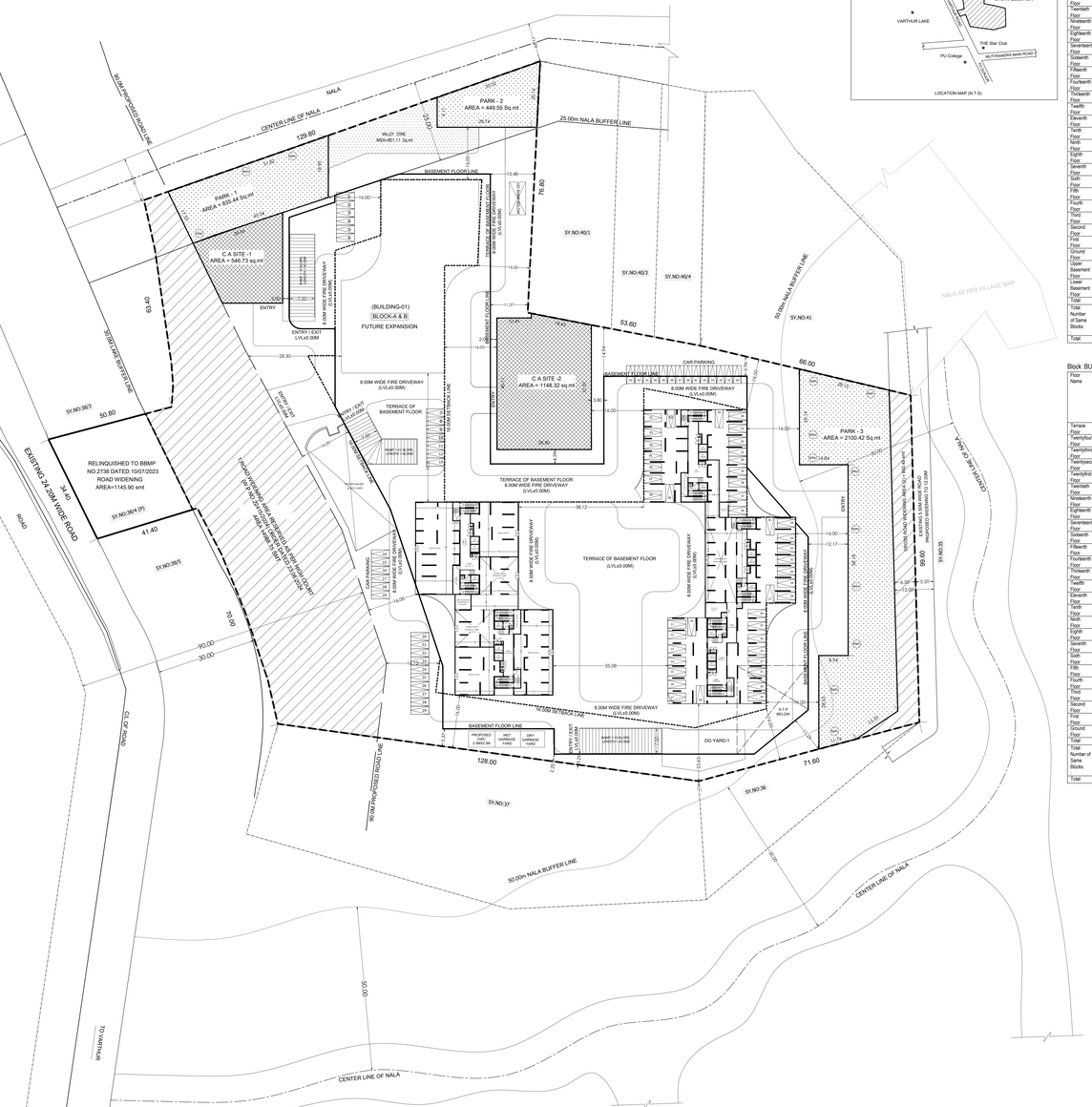
A.B.M.E. WATER BODY DRIVEWAY
A.B.M.E. WATER BODY


30.00 WIDE PROPOSED ROAD LINE
NALA
CENTER LINE OF NALA
PARK - 2
AREA = 449.55 Sq.mt
25.00m NALA BUFFER LINE
129.80
WLDZ ZONE
AREA=80.17 Sq.mt
PARK - 1
AREA = 833.4 Sq.mt
BASEMENT FLOOR LINE
TO BENDARAVA
TO BENDARAVA
C A SITE -1
AREA = 546.73 sq.mt
ENTRY
ENTRY / EXIT
LVL±0.00M
8.00M WIDE FIRE DRIVEWAY
(LVL±0.00M)
70.60
SY.NO:40/1
SY.NO:40/3
SY.NO:40/4
SY.NO:41
50.00m NALA BUFFER LINE
NALA AS PER VILLAGE MAP
(BUILDING-01)
BLOCK-A & B
FUTURE EXPANSION
53.60
66.00
CAR PARKING
BASEMENT FLOOR LINE
C A SITE -2
AREA = 1148.32 sq.mt
TERRACE OF BASEMENT FLOOR
8.00M WIDE FIRE DRIVEWAY
(LVL±0.00M)
PARK - 3
AREA = 2100.42 Sq.mt
CL OF ROAD
30 FEET WIDE PEFFER ROAD
SY.NO:38/3
92.80
SY.NO:39/4 (P)
RELINQUISHED TO BBMP
NO.2738 DATED: 10/07/2023
ROAD WIDENING
AREA=1145.90 smt
EXISTING 24.20M WIDE ROAD
41.40
SY.NO:38/5
VARTHUR LAKE
ROAD
HIGH TENSION LINE PASSING OVER THE PROPOSED PARK AREA
HIGH TENSION LINE PASSING OVER THE PROPOSED PARK AREA
EXISTING 6.00M WIDE ROAD
EXISTING 6.00M WIDE ROAD
CENTER LINE OF NALA
99.60
SY.NO:35
70.00
90.00
50.00
CL OF ROAD
TO VARTHUR
128.00
71.60
SY.NO:36
SY.NO:37
50.00m NALA BUFFER LINE
CENTER LINE OF NALA
90.00M PROPOSED ROAD LINE
BASEMENT FLOOR LINE
PROPOSED OWC 3.5M(D) DIA
WET GARBAGE YARD
DRY GARBAGE YARD
RAMP 1:10 SLOPE
DG YARD-1
STP
8.00M WIDE FIRE DRIVEWAY
(LVL±0.00M)
TERRACE OF BASEMENT FLOOR
8.00M WIDE FIRE DRIVEWAY
(LVL±0.00M)
ENTRY / EXIT
LVL±0.00M
ENTRY
ENTRY / EXIT
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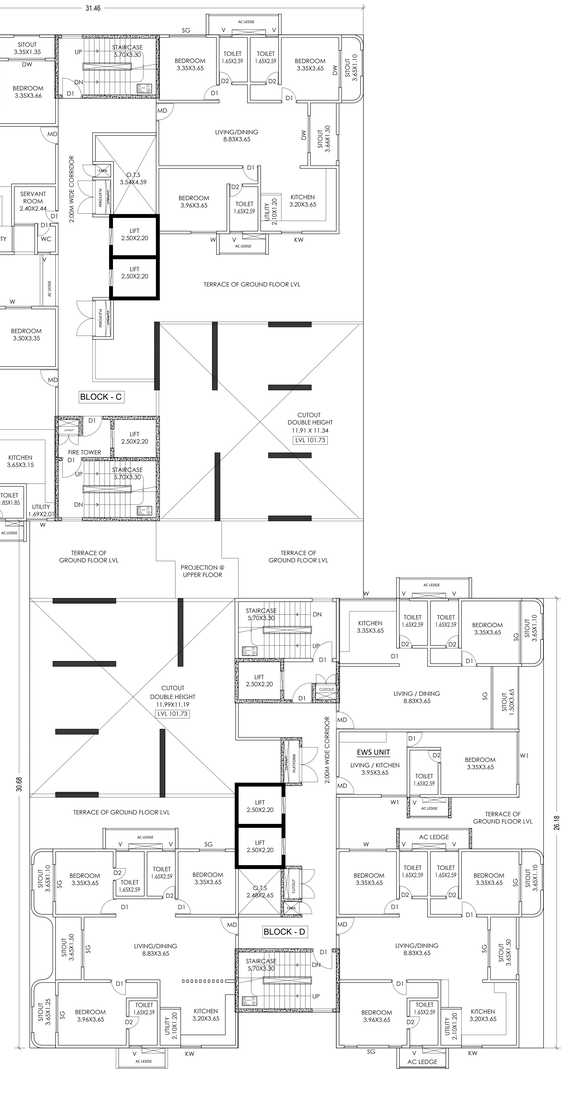
GROUND FLOOR PLAN



FIRST FLOOR PLAN

No OF UNITS = 07

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 5914 , Varthur Village, Varthur Hobli, Bangalore, Bangalore.
a) Consist of for :2Basement + 1Ground + 24 for :1Ground + 24 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.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 (Ese,D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜IV (Bye-law No. 3.8) under sub section IV-B (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.Building have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜ 31) of building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€˜ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner develops building construction against the sanctioned plan the action will be initiated according to BBMP Act â€˜ 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodiklu) 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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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.

Block :BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.) EWS Units	Total Units
Terrace Floor	135.95	0.00	135.95	102.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00
Twentysixth Floor	1408.13	34.85	1373.28	76.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01
Twentyfifth Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentyfourth Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentythird Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentysecond Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentyfirst Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentieth Floor	1392.00	34.85	1357.15	76.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01
Nineteenth Floor	1408.13	34.85	1373.28	76.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01
Eighteenth Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Seventeenth Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Sixteenth Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Fifteenth Floor	1392.00	34.85	1357.15	76.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01
Fourteenth Floor	1408.13	34.85	1373.28	76.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01
Thirteenth Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Twelfth Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Eleventh Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Tenth Floor	1392.00	34.85	1357.15	76.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01
Ninth Floor	1408.13	34.85	1373.28	76.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01
Eighth Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Seventh Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Sixth Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Fifth Floor	1392.00	34.85	1357.15	76.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01
Fourth Floor	1408.13	34.85	1373.28	76.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01
Third Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Second Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
First Floor	1391.83	34.85	1356.98	76.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Ground Floor	1747.72	11.80	1735.92	76.24	33.00	0.00	0.68	0.00	0.00	1627.00	0.00	1627.00	00	00
Upper Basement Floor	19872.34	0.00	19872.34	263.34	115.50	0.00	0.00	0.00	300.00	14983.50	0.00	0.00	00	00
Lower Basement Floor	19872.34	0.00	19872.34	263.34	115.50	0.00	0.00	0.00	300.00	14983.50	0.00	0.00	00	00
Total	66702.42	1089.15	65613.27	2510.63	1096.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24
Total Number of Same Blocks	1													
Total	66702.42	1089.15	65613.27	2510.63	1096.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24

Block :BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement	Tnmt (No.) EWS Units	Total Units
Terrace Floor	204.43	0.00	204.43	184.93	0.00	49.50	0.00	0.00	0.00	0.00	0.00	00	00
Twentyfourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01
Twentythird Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Twentysecond Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Twentyfirst Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Twentieth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Nineteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Eighteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Seventeenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Sixteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Fifteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Fourteenth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01
Thirteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Twelfth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Eleventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Tenth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01
Ninth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Eighth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Seventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Sixth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Fifth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Fourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01
Third Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
Second Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01
First Floor	2024.60	308.89	1715.91	112.86	49.50	0.00	1.02	0.00	1504.53	1504.53	0.00	10	01
Ground Floor	2533.12	15.18	2517.94	112.86	49.50	0.00	0.00	0.00	2355.72	2355.72	299.86	00	00
Total	50623.85	1739.10	48884.75	2976.43	1237.50	49.50	24.48	0.00	2355.72	42741.12	42741.12	299.86	286	24
Total Number of Same Blocks	1													
Total	50623.85	1739.10	48884.75	2976.43	1237.50	49.50	24.48	0.00	2355.72	42741.12	42741.12	299.86	286	24

CAR PARKING		
UPPER BASEMENT FLOOR NO OF CAR PARKING	=	305 Cars
LOWER BASEMENT FLOOR NO OF CAR PARKING	=	321 Cars
GROUND FLOOR (BUILDING-3) NO OF CAR PARKING	=	45 Cars
SURFACE CAR PARKING	=	43 Cars
TOTAL	=	714 Cars

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	1	66702.42	1089.15	65613.27	2510.63	1096.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	214	0.00
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	50623.85	1739.10	48884.75	2976.43	1237.50	49.50	24.48	0.00	2355.72	42741.12	0.00	42741.12	310	299.86
Grand Total:	2	117326.27	2828.25	114698.02	5487.06	2333.50	82.50	41.48	600.00	32342.72	72523.76	1627.00	74150.76	524.00	299.86

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D2	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D1	1.00	2.10	611
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 3 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	V	0.90	2.10	477
BUILDING 3 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	643

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 3.67 X 1 X 1	3.96	3.96
"TYPICAL - 2, 3, 6, 7, 8, 11, 12, 13, 16, 17, 18, 21, 22, 23 FLOOR PLAN	1.49 X 3.67 X 1 X 14	76.58	76.58
"TYPICAL - 4, 5, 14, 24 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.88	21.88
NINETEENTH FLOOR PLAN	1.49 X 3.67 X 1 X 1	5.47	5.47
"TYPICAL - 9, 10, 15, 20 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.92	21.92
Total	-	-	129.80

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	533	7328.75	714	9817.50
Visitor's Car Parking	51	701.25	0	0.00
Total Car	584	8030.00	714	9817.50
Two/Wheeler	-	756.25	0	0.00
Other Parking	-	-	-	22790.40
Total	-	8786.25	-	32607.90

Color Notes

COLOR INDEX

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

SCALE : 1:100

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19	
	VERSION DATE: 23/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/911/19/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	PlotSub Plot No.: 5914	
Nature of Sanction: NEW	City Survey No.: 391/365A, 392(B, 393, 402, 364	
Location: RING-III	Khata No. (As per Khata Extract): 5914	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33707.52
Deduction for NetPlot Area		
Surrender Free of Cost		5681.24
Total		5681.24
NET AREA OF PLOT	(A-Deductions)	28026.28
Deduction for Balance Plot Area		
R/W Area surrendered Free of Cost		5681.24
Amenity Area		1695.05
Total		7376.30
BALANCE AREA OF PLOT	(A-Deductions)	26381.22
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13190.61
Proposed Coverage Area (16.12 %)		4253.85
Achieved Net coverage area (16.12 %)		4253.85
Balance coverage area left (33.88 %)		8936.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		96167.40
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 (3.00)		96167.40
Residential FAR (97.81%)		72523.82
Commercial FAR (2.19%)		1627.00
Proposed FAR Area		74150.82
Achieved Net FAR Area (2.31)		74150.81
Balance FAR Area (0.65)		22036.59
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114698.02
Substructure Area Add in BUA (Layout Lvl)		25.00
Achieved BuiltUp Area		114723.02

Block USE/SUBUSE Details

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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S TRU INFRA PROJECTS AND REALITY LLP REP BY V NARASIMHA REDDY GPA HOLDER FOR D HARSHENDRA KUMAR #1523, Kattha no. 1176, Doddakannahalli Vill Carmelaram, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRINIJAM M &ET, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.5914 & 5916 , Sy.No: 364, 39/1, 39/2A, 39/2B, 393 & 402, VARTHUR VILLAGE, VARTHUR HOBLI, WARD No.149 ,BANGALORE.

DRAWING TITLE :
BUILDING - 02
GROUND FLOOR PLAN & FIRST FLOOR PLAN

SHEET NO : 5 OF 14

SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE 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.

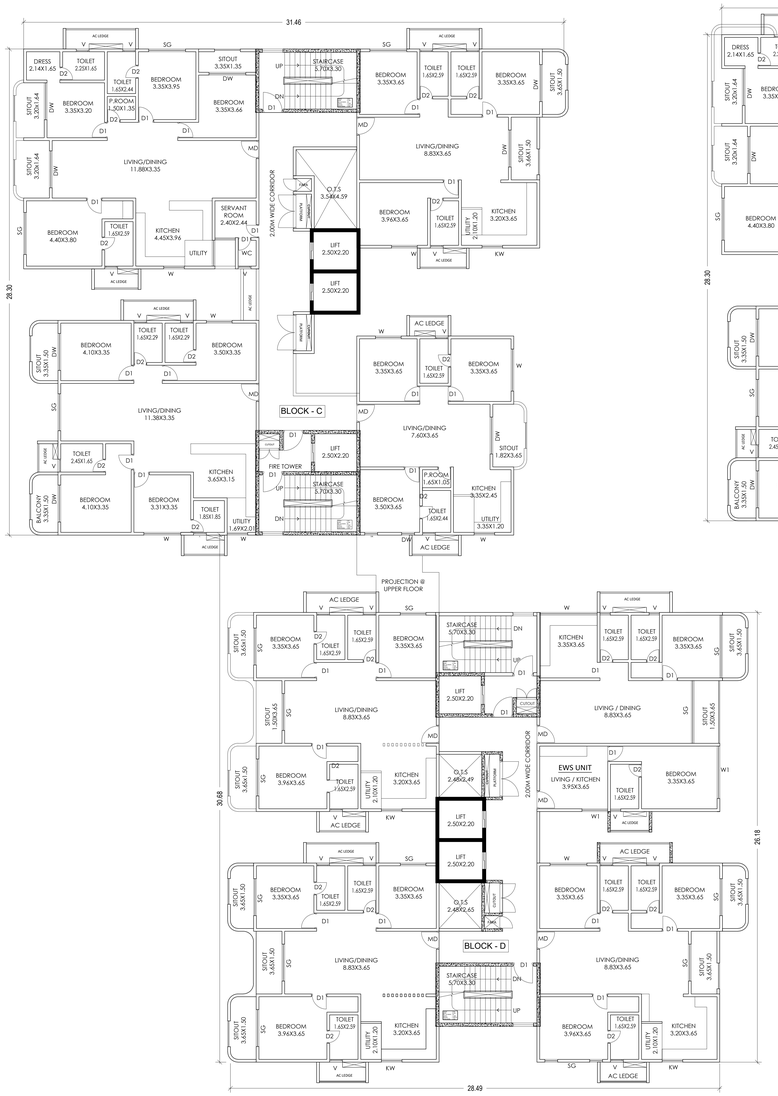
Digitally signed by V KANTHA RAJU
Date: 2024.08.06 12:37:16 IST
Reason: Approved
Location: Bangalore
Designation: Senior Architect
Competent Authority

HO – NORTH

QR CODE

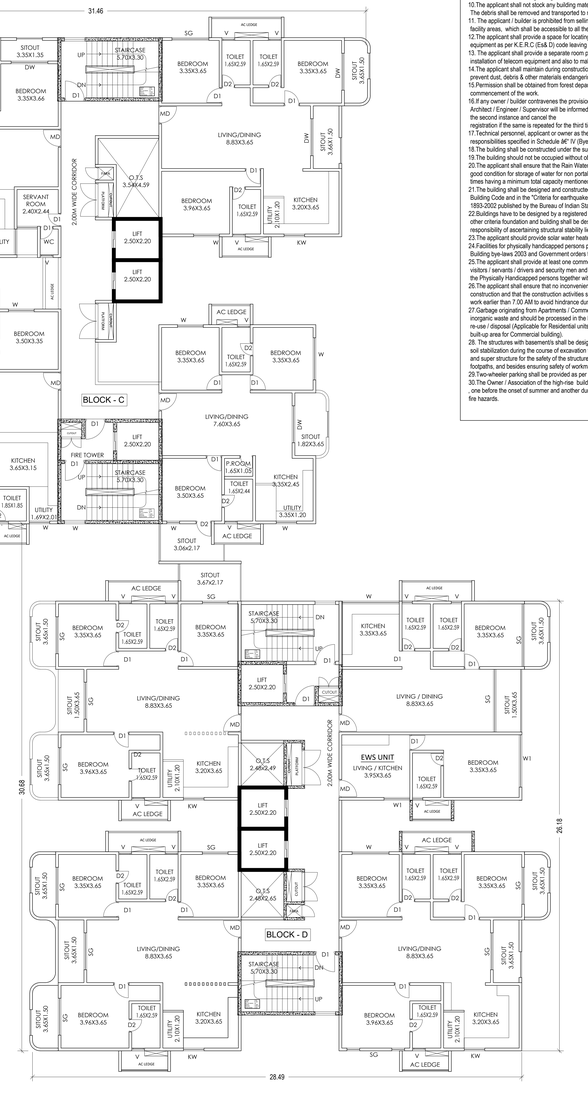
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (1500.00 x 900.00MM)



TYPICAL 2nd, 3rd, 6th, 7th, 8th, 11th, 12th, 13th, 16th, 17th, 18th, 21st, 22nd, 23rd FLOOR PLAN

No OF UNITS = 9X14=126 UNITS



TYPICAL 4th, 9th, 14th, 24th FLOOR PLAN

No OF UNITS = 9X4=36 UNITS

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 5914 , Varthur Village, Varthur Hobli, Bangalore, Bangalore.
a) Consist of for :2Basement + 1Ground + 24 for 1Ground + 24 UP only

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

3.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 occupiers.

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

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

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

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

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

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜IV (Bye-law No. 3.8) under sub section 9 (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-laws.

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 shall provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall strictly adhere 07:00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

30.The Owner / Association of the high-rise building shall conduct two mock â€˜ mize 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 â€“ 2020.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

Block :BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tent (No.)	
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial		Units	Total Units
Terrace Floor	139.99	0.00	139.99	102.95	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00
Fifteenfourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01
Twentythird Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Seventeenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentysixth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentyfirst Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Eighteenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01
Twentyseventh Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01
Fifteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentyfourth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Eleventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentieth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01
Eighth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Fifth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
Second Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01
First Floor	1379.80	275.80	1104.00	75.24	33.00	0.00	0.68	0.00	0.00	995.08	0.00	995.08	08	01
Ground Floor	1747.72	11.90	1735.82	75.24	33.00	0.00	0.68	0.00	0.00	1627.00	0.00	1627.00	00	00
Basement Floor	19672.34	0.00	19672.34	260.34	115.50	0.00	0.00	300.00	14993.50	0.00	0.00	0.00	00	00
Basement Floor	19672.34	0.00	19672.34	260.34	115.50	0.00	0.00	300.00	14993.50	0.00	0.00	0.00	00	00
Total:	89702.42	1089.15	88613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29762.64	1627.00	31409.64	190	24
Total Number of Same Blocks	1													
Total:	89702.42	1089.15	88613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29762.64	1627.00	31409.64	190	24

Block :BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Carpet Area (other than Tenament	Tent (No.)	
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.	Commercial			Units	Total Units
Terrace Floor	204.43	0.00	204.43	164.93	0.00	49.50	0.00	0.00	0.00	0.00	0.00	00	00	00
Fifteenfourth Floor	2016.04	61.81	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Twentysixth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentysecond Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentyfirst Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Seventeenth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Nineteenth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Eighteenth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentyseventh Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fifteenth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentyfourth Floor	2016.04	61.81	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Twelfth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentieth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Tenth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Ninth Floor	2016.04	61.81	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Eighth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Seventh Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Sixth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fifth Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fourth Floor	2016.04	61.81	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Third Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Second Floor	1999.86	61.81	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
First Floor	2024.80	306.89	1717.91	112.86	49.50	0.00	1.02	0.00	1564.53	1564.53	0.00	10	01	11
Ground Floor	2533.12	10.16	2517.84	112.86	49.50	0.00	0.00	0.00	2292.72	299.86	299.86	00	00	00
Total:	30823.95	1739.10	29084.75	2979.43	1237.50	49.50	24.48	0.00	2292.72	42741.12	42741.12	286	24	310
Total Number of Same Blocks	1													
Total:	30823.95	1739.10	29084.75	2979.43	1237.50	49.50	24.48	2292.72	42741.12	42741.12	286	24	310	

CAR PARKING		
UPPER BASEMENT FLOOR NO OF CAR PARKING	=	305 Cars
LOWER BASEMENT FLOOR NO OF CAR PARKING	=	321 Cars
GROUND FLOOR (BUILDING-3) NO OF CAR PARKING	=	45 Cars
SURFACE CAR PARKING	=	43 Cars
TOTAL	=	714 Cars

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built/Area (Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)	Carpet Area (other than Tenament
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	1	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29762.64	1627.00	31409.64	214	0.00	
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	30823.95	1739.10	29084.75	2979.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	0.00	42741.12	310	299.86	
Grand Total:	2	117526.27	2828.25	114698.02	5487.06	2293.50	82.50	41.48	600.00	32042.72	72503.76	1627.00	74150.76	524.00	299.86	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D2	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D1	1.00	2.10	611
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	V	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	643

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 3.67 X 1 X 1	3.95	3.95
TYPICAL - 2, 3, 6, 7, 8, 11, 12, 13, 16, 17, 18, 21, 22, 23 FLOOR PLAN	1.49 X 3.67 X 1 X 14	76.58	76.58
TYPICAL - 4, 9, 14, 24 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.88	21.86
GROUND FLOOR PLAN	1.49 X 3.67 X 1 X 1	5.47	5.47
TYPICAL - 5, 10, 15, 20 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.92	21.92
Total	-	-	129.80

Color Notes

COLOR INDEX

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

N

SCALE : 1:100

AREA STATEMENT (BBMP)	VERSION NO : 1.0.19 VERSION DATE : 23/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/5/915/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	PlotSub Plot No.: 5914	
Nature of Sanction: NEW	City Survey No.: 39/1,39/2A, 39/2B, 39/3, 40/2, 38/4	
Location: RING-III	Khata No. (As per Khata Extract): 5914	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 216-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33757.52
Deduction for NetPlot Area		
Surrender Free of Cost		5681.24
Total:		5681.24
NET AREA OF PLOT	(A-Deductions)	28076.28
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5681.24
Amenity Area		1056.05
Total:		7376.30
BALANCE AREA OF PLOT	(A-Deductions)	26381.22
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13190.61
Proposed Coverage Area (16.12 %)		4253.85
Achieved Net coverage area (16.12 %)		4253.85
Balance coverage area left (33.88 %)		8936.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		96187.40
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 (3.00)		96187.40
Residential FAR (81.81%)		73523.82
Commercial FAR (2.19%ï¿½		1627.00
Proposed FAR Area		74150.82
Achieved Net FAR Area (2.31)		74150.81
Balance FAR Area (0.69)		22036.59
BUILT-UP AREA CHECK		
Proposed Built-Up Area		114698.02
Substructure Area Add in BUA (Layout Lvl)		25.00
Achieved BuiltUp Area		114723.02

Approval Date :

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	Commercial	Retail Shop	> 0	50	1627.00	1	33	-
	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	190	-
			225 - 500	1	-	1	286	-
	Total :			-	-	-	533	714

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	533	7328.75	714	9817.50
Visitor's Car Parking	51	701.25	0	0.00
Total Car	584	8030.00	714	9817.50
Two/Threeler	-	708.25	0	0.00
Other Parking	-	-	-	22750.40
Total	-	8786.25	-	32567.90

HO - NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S TRIJ INFRA PROJECTS AND REALTY LLP REP BY V.MANJABHNA REDDY GPA HOLDER FOR D.HARSHENDRA KUMAR #1523, Katha no. 1176, Doddakannahalli Villay, Carmelaram, Bangalore.

ER_SIGN

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
SRIKUMAR M #261, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM BCC/BL-3.6/E-4111/19-15

SIGN

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.5914 & 5916 , Sy.No: 38/4, 39/1, 39/2A, 39/2B, 39/3 & 40/2, VARTHUR VILLAGE, VARTHUR HOBLI, WARD No.149 ,BANGALORE.

DRAWING TITLE :
BUILDING -02
TYPICAL 2nd, 3rd, 6th, 7th, 8th, 11th, 12th, 13th, 16th, 17th, 18th, 21st, 22nd, 23rd FLOOR PLAN
& TYPICAL 4th, 9th, 14th, 24th FLOOR PLAN

SHEET NO : 6 OF 14

SANCTIONING AUTHORITY :

ASSISTANT / DEPUTY DIRECTOR / ZONAL OFFICER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

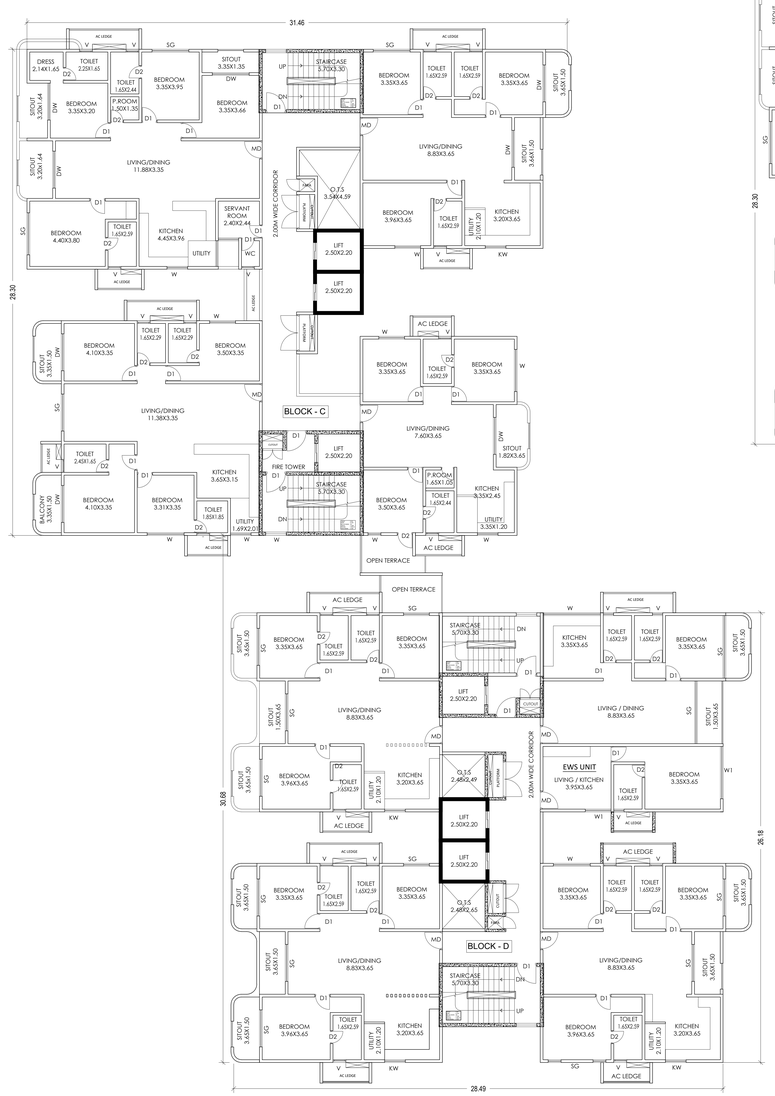
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by BANGALORE DEVELOPMENT AUTHORITY
Date: 30 Dec 2024 12:28:08
Location: Bangalore Development Authority
Reason: Approved
Building Plan Approval Authority
Planning (JD/ZO)
Varthur
VIMAPHASE ENVISION NORTH/0002/24-25

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

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

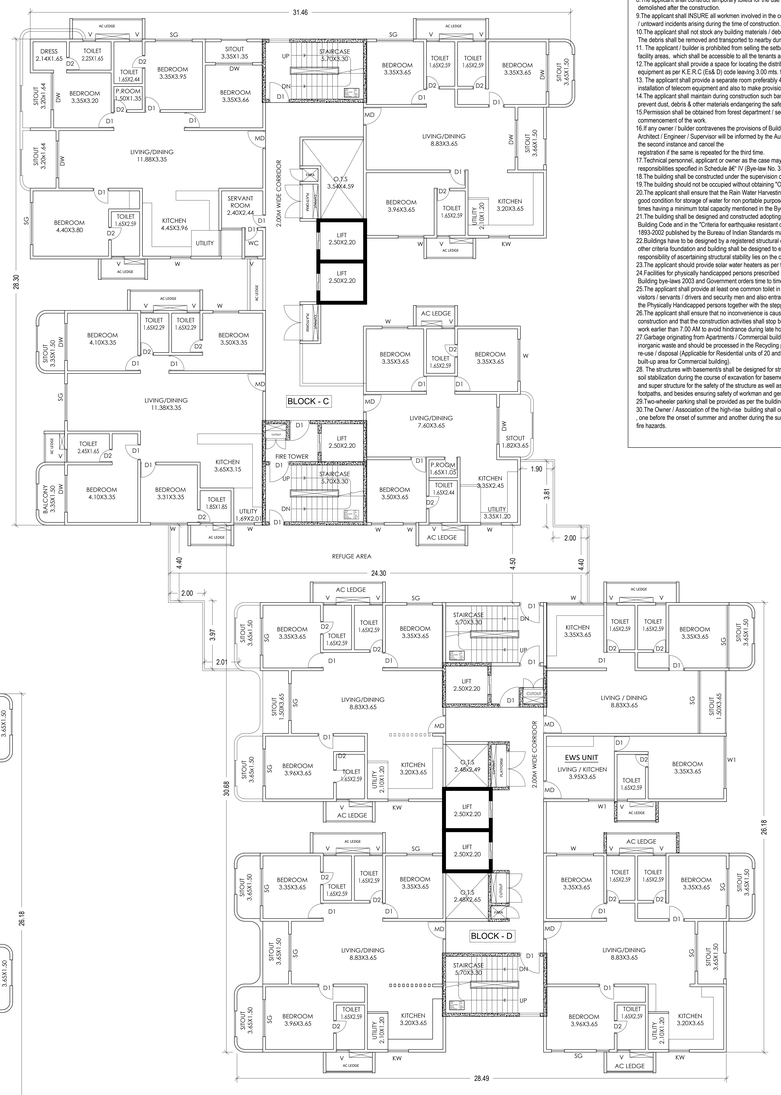
UserDefinedMetric (1500.00 x 900.00MM)



BUILDING - 02

TYPICAL 5th, 10th, 15th, 20th FLOOR PLAN

No OF UNITS = 9X4=36 UNITS



BUILDING - 02

19th FLOOR PLAN

No OF UNITS = 9 UNITS

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 5914 , Varthur Village, Varthur Hobli, Bangalore, Bangalore.
a).Consist of for :2Basement + 1Ground + 24 for 1Ground + 24 UF only

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

3.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 area, which shall be accessible to all the tenants and occupants.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07:00 PM and shall ensure the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

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. 23-09-2019 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 / mutli 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 devate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

Block :BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tent (No.)		
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial		Units	EWS Units	Total Units
Terrace Floor	139.96	0.00	139.96	102.95	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Twentyfourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Twentythird Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Twentysecond Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Twentyfirst Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Twentieth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Nineteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Eighteenth Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Seventeenth Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Sixteenth Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Fifteenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Fourteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Thirteenth Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Twelfth Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Eleventh Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Tenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Ninth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Eighth Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Seventh Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Sixth Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Fifth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Fourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Third Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Second Floor	1391.63	34.85	1356.78	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
First Floor	1379.80	270.80	1109.00	75.24	33.00	0.00	0.68	0.00	0.00	990.08	0.00	990.08	06	01	07
Ground Floor	1747.72	11.80	1735.92	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1248.86	08	01	09
Upper Basement Floor	1627.00	0.00	1627.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Lower Basement Floor	16472.34	0.00	16472.34	263.34	115.50	0.00	0.00	300.00	14893.50	0.00	0.00	0.00	00	00	00
Total :	66702.42	1089.16	65613.27	2510.83	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24	214
Total Number of Same Blocks	1														
Total	66702.42	1089.16	65613.27	2510.83	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24	214

Block :BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenament	Tent (No.)		
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			Units	EWS Units	Total Units
Terrace Floor	204.43	0.00	204.43	164.93	0.00	49.50	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Twentyfourth Floor	2016.54	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	0.00	1791.06	1791.06	0.00	12	01	13
Twentythird Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Twentysecond Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Twentyfirst Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Twentieth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Nineteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Eighteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Seventeenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Sixteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Fifteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Fourteenth Floor	2016.54	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	0.00	1791.06	1791.06	0.00	12	01	13
Thirteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Twelfth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Eleventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Tenth Floor	2016.54	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	0.00	1791.06	1791.06	0.00	12	01	13
Ninth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Eighth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Seventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Sixth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Fifth Floor	2016.54	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	0.00	1791.06	1791.06	0.00	12	01	13
Fourth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Third Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Second Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
First Floor	2024.80	308.89	1717.91	112.86	49.50	0.00	1.02	0.00	0.00	1554.53	1554.53	0.00	10	01	11
Ground Floor	2532.12	10.16	2517.96	112.86	49.50	0.00	0.00	0.00	2055.72	286.86	286.86	286.86	00	00	00
Total :	30823.85	1739.10	29084.75	2976.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	42741.12	286.86	286	24	310
Total Number of Same Blocks	1														
Total	30823.85	1739.10	29084.75	2976.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	42741.12	286.86	286	24	310

CAR PARKING	
UPPER BASEMENT FLOOR NO OF CAR PARKING	= 305 Cars
LOWER BASEMENT FLOOR NO OF CAR PARKING	= 321 Cars
GROUND FLOOR (BUILDING-3) NO OF CAR PARKING	= 45 Cars
SURFACE CAR PARKING	= 43 Cars
TOTAL	= 714 Cars

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area other than Tenament
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.	Commercial			
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	1	66702.42	1089.15	65613.27	2510.83	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	214	0.00
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	30823.85	1739.10	29084.75	2976.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	0.00	42741.12	310	299.86
Ground Floor	1	1747.72	11.80	1735.92	75.24	33.00	0.00	0.68	0.00	0.00	1248.86	0.00	1627.00	00	00
Upper Basement Floor	1	16472.34	0.00	16472.34	263.34	115.50	0.00	0.00	300.00	14893.50	0.00	0.00	0.00	00	00
Lower Basement Floor	1	16472.34	0.00	16472.34	263.34	115.50	0.00	0.00	300.00	14893.50	0.00	0.00	0.00	00	00
Total :	2	117526.27	2828.25	114698.02	5487.06	2293.50	82.50	41.48	600.00	32042.72	72523.76	1627.00	74150.76	524.00	299.86

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D2	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D1	1.00	2.10	611
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	V	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	643

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.0X 3.67 X 1 X 1	3.95	3.95
TYPICAL - 2, 3, 6, 7, 8, 11, 12, 13, 16, 17, 18, 21, 22, 23 FLOOR PLAN	1.49 X 3.67 X 1 X 14	76.58	76.58
TYPICAL - 4, 5, 14, 24 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.86	21.86
NINETEENTH FLOOR PLAN	1.49 X 3.67 X 1 X 1	5.47	5.47
TYPICAL - 9, 10, 15, 20 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.92	21.92
Total :	-	-	129.80

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	533	7328.75	714	9817.50
Visitor's Car Parking	51	0.00	0	0.00
Total Car	584	8030.00	714	9817.50
Two/Wheeler	-	756.25	-	0.00
Other Parking	-	-	-	22750.40
Total		8786.25		32567.90

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.19
	VERSION DATE: 23/07/2024
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/5770/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot/Sub Plot No.: 5914
Nature of Sanction: NEW	City Survey No.: 39/1,39/3A, 39/3B, 39/3, 40/2, 38/4
Location: RING-III	Khata No. (As per Khata Extract): 5914
Building Line Specified as per Z.R: NA	Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 216-Varthur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 33757.52
Deduction for NetPlot Area	
Surrender Free of Cost	5681.24
Total :	5681.24
NET AREA OF PLOT	(A-Deductions) 28076.28
Deduction for Balance Plot Area	
RW Area surrendered Free of Cost	5681.24
Amenity Area	1695.00
Total :	7376.30
BALANCE AREA OF PLOT	(A-Deductions) 20361.23
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	13180.61
Proposed Coverage Area (15.12 %)	4253.85
Achieved Net coverage area (16.12 %)	4253.85
Balance coverage area left (33.88 %)	8926.76
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	56187.40
Additional F.A.R within Ring I and II (for amalgamated plot -)	0.00
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Total Perm. FAR area (3.00)	56187.40
Residential FAR (97.81%)	72523.82
Commercial FAR (2.19%)	1627.00
Proposed FAR Area	74150.82
Achieved Net FAR Area (2.31)	74150.81
Balance FAR Area (0.69)	22006.59
BUILT UP AREA CHECK	
Proposed BuiltUp Area	114698.02
Substructure Area Add in BUA (Layout Lvl)	25.00
Achieved BuiltUp Area	114723.02

Approval Date :

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	Commercial	Retail Shop	> 0	00	1627.00	1	33	-
	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	190	-
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	286	-
	Total :		-	-	-	-	533	714

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S TRN INFRA PROJECTS AND REALITY LLP REP BY V NARASIMHA REDDY GPA HOLDER FOR D HARSHENDRA KUMAR #1523, Kathe no. 1176, Doddakannahalli Villar Carmelram, Bangalore.

ARCHITECT./ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M & #1, 8TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM, BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.5914 & 5916 , Sy No. 38/4, 39/1, 39/2A, 39/2B, 39/3 & 40/2, VARTHUR VILLAGE, VARTHUR HOBLI, WARD No.149 ,BANGALORE.

DRAWING TITLE :
BUILDING - 02
TYPICAL 5th, 10th, 15th, 20th FLOOR PLAN & 19th FLOOR PLAN

SHEET NO : 7 OF 14

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING (EAST)	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

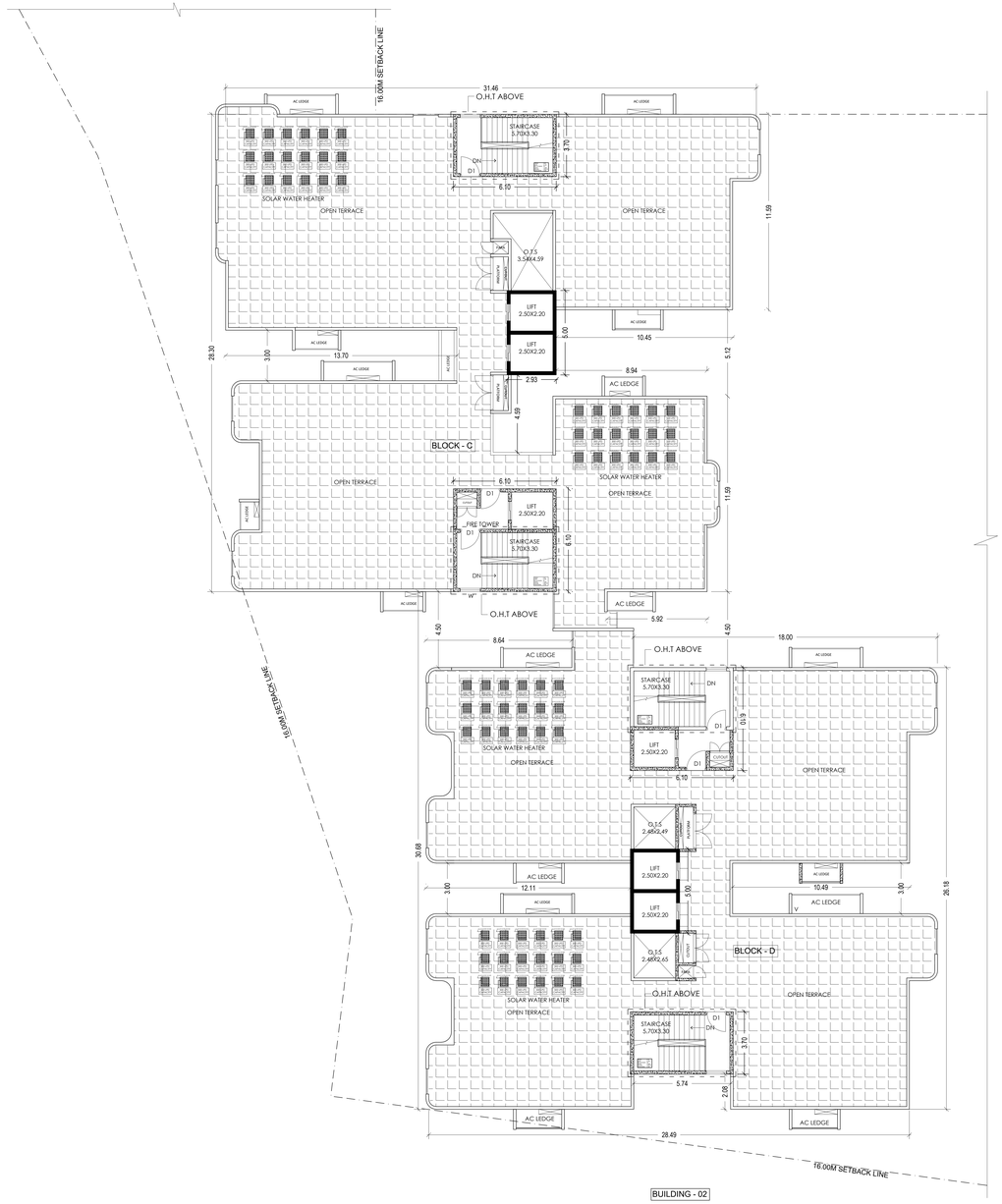
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

Digitally signed by Chief Executive Officer BBMP
Date: 2024.08.23 15:29:54 IST
Reason: Approved
Location: Bangalore
Bangalore Mahanagara Palike
Planning (CEOTP)
BBMP/ADDL/DA/JDA/DCP/1003/2024-25

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

UserDefinedMetric (1500.00 x 900.00MM)



BUILDING - 02

TERRACE FLOORS FLOOR

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence .
1.Sanction is accorded for the Residential Building plan at 5914 , Varthur Village, Varthur Hobli, Bangalore, Bangalore.

a) Consist of for :2Basement + 1Ground + 24
for : 1Ground + 24 UF only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use..
3.336O7.90 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 licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of 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 during the course of their employment 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 (EoA 0) 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 writing and proceeded against after the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX -V (Bye-law No. 3.8) under sub section IV-B (a) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "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 adequate 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-d Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4K" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D2	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D1	1.00	2.10	611
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	V	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	643

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.0X 3.67 X 1 X 1	3.95	3.95
TYPICAL - 2, 3, 4, 7, 8, 11, 12, 13, 16, 17, 18, 21, 22, 23 FLOOR PLAN	1.4X 3.67 X 1 X 14	76.58	76.58
TYPICAL - 4, 9, 14, 24 FLOOR PLAN	1.4X 3.67 X 1 X 4	21.88	21.88
TYPICAL - 5, 6, 10, 15 FLOOR PLAN	1.4X 3.67 X 1 X 1	5.47	5.47
TYPICAL - 19, 20 FLOOR PLAN	1.4X 3.67 X 1 X 4	21.92	21.92
Total	-	-	129.80

Block :BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buildup Area	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)		
		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial		Units	EWS Units	Total Units
Terrace Floor	135.95	0.00	135.95	102.95	0.00	33.00	0.00	0.00	0.00	0.00	00	00	00
Twentyfourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	08	01	09
Twentythird Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Twentysecond Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Twentyfirst Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Twentieth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	08	01	09
Nineteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	08	01	09
Eighteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Seventeenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Sixteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Fifteenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	08	01	09
Fourteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	08	01	09
Thirteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Twelfth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Eleventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Tenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	08	01	09
Ninth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	08	01	09
Eighth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Seventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Sixth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Fifth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	08	01	09
Fourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	08	01	09
Third Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
Second Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	08	01	09
First Floor	1379.80	275.80	1104.00	75.24	33.00	0.00	0.68	0.00	0.00	995.08	06	01	07
Ground Floor	1747.72	11.80	1735.92	75.24	33.00	0.00	0.68	0.00	0.00	1627.00	00	00	00
Upper Basement Floor	19672.34	0.00	19672.34	263.34	115.50	0.00	0.00	300.00	14993.50	0.00	00	00	00
Lower Basement Floor	19672.34	0.00	19672.34	263.34	115.50	0.00	0.00	300.00	14993.50	0.00	00	00	00
Total	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24	214
Total Number of Same Blocks	1														
Total	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24	214

Block :BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Buildup Area	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement	Tnmt (No.)		
		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			Units	EWS Units	Total Units
Terrace Floor	204.43	0.00	204.43	164.93	0.00	49.50	0.00	0.00	0.00	0.00	00	00	00
Twentyfourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	00	12	01
Twentythird Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Twentysecond Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Twentyfirst Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Twentieth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Nineteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Eighteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Seventeenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Sixteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Fifteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Fourteenth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	00	12	01
Thirteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Twelfth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Eleventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Tenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Ninth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	00	12	01
Eighth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Seventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Sixth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Fifth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Fourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	00	12	01
Third Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
Second Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	00	12	01
First Floor	2024.80	306.89	1717.91	112.86	49.50	0.00	1.02	0.00	1554.53	1554.53	00	10	01
Ground Floor	2533.12	15.18	2517.94	112.86	49.50	0.00	1.02	0.00	2055.72	299.86	00	00	00
Total	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	2055.72	42741.12	42741.12	299.86	286	24
Total Number of Same Blocks	1												
Total	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	2055.72	42741.12	42741.12	299.86	286	24

CAR PARKING		
UPPER BASEMENT FLOOR NO OF CAR PARKING	=	305 Cars
LOWER BASEMENT FLOOR NO OF CAR PARKING	=	321 Cars
GROUND FLOOR (BUILDING-3) NO OF CAR PARKING	=	45 Cars
SURFACE CAR PARKING	=	43 Cars
TOTAL	=	714 Cars

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area in Cutout (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
					StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.	Commercial			
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	1	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	214	0.00
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	0.00	42741.12	310	299.86
Grand Total:	2	117526.27	2828.25	114698.02	5487.06	2293.50	82.50	41.48	600.00	32042.72	72523.76	1627.00	74150.76	524.00	299.86

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D2	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D1	1.00	2.10	611
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	V	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	643

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.0X 3.67 X 1 X 1	3.95	3.95
TYPICAL - 2, 3, 4, 7, 8, 11, 12, 13, 16, 17, 18, 21, 22, 23 FLOOR PLAN	1.4X 3.67 X 1 X 14	76.58	76.58
TYPICAL - 4, 9, 14, 24 FLOOR PLAN	1.4X 3.67 X 1 X 4	21.88	21.88
TYPICAL - 5, 6, 10, 15 FLOOR PLAN	1.4X 3.67 X 1 X 1	5.47	5.47
TYPICAL - 19, 20 FLOOR PLAN	1.4X 3.67 X 1 X 4	21.92	21.92
Total	-	-	129.80

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.19 VERSION DATE: 22/07/2024	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Project No: PR/5175/24-25		Plot Sub-Use: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 5914	
Nature of Sanction: NEW		City Survey No.: 39/1,39/2A, 39/2B, 39/3, 40/2, 38/4	
Location: RING-III		Khata No. (As per Khata Extract): 5914	
Building Line Specified as per Z.R: NA		Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore	
Zone: Mahadevapura			
Ward: Ward-149			
Planning District: 319-Varthur			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		33757.82
Deduction for NetPlot Area			
Surrender Free of Cost			5681.24
Total:			5681.24
NET AREA OF PLOT	(A-Deductions)		28076.28
Deduction for Balance Plot Area			
RW Area surrendered Free of Cost			5681.24
Amenity Area			1695.05
Total:			7376.30
BALANCE AREA OF PLOT	(A-Deductions)		20381.22
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			13190.61
Proposed Coverage Area (16.12 %)			4253.85
Achieved Net coverage area (16.12 %)			4253.85
Balance coverage area left (33.88 %)			8936.76
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.00)			96187.40
Additional F.A.R within Ring I and II (for amalgamated plot -)			0.00
Allowable TDR Area (50% of Perm.FAR)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (3.00)			96187.40
Residential FAR (97.81%)			72523.82
Commercial FAR (2.19%)			1627.00
Proposed FAR Area			74150.81
Achieved Net FAR Area (2.31)			74150.81
Balance FAR Area (0.69)			22036.59
BUILT UP AREA CHECK			
Proposed BuiltUp Area			114698.02
Substructure Area Add in BUA (Layout Lvl)			25.00
Achieved BuiltUp Area			114723.02

Approval Date :
Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	Commercial	Retail Shop	> 0	50	1627.00	1	33	-
	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	190	-
			0 - 50	2	-	1	12	-
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50 - 225	1	-	1	286	-
	Total		-	-	-	-	533	714

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	533	7328.75	714	9817.50
Visitor's Car Parking	51	701.25	0	0.00
Total Car	584	8030.00	714	9817.50
Two Wheeler	-	756.25	0	0.00
Other Parking	-	-	-	22790.40
Total	-	8786.25	-	32607.90

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S TRU INFRA PROJECTS AND REALITY LLP REP BY 1.NAGAMMA REDDY GPA HOLDER FOR D HARSHENDRA KUMAR #15323, Katha no. 1176, Doddakannahalli Village, Carmelram, Bangalore.

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M &81, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM, BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.5914 & 5916 , Sy.No.: 38/4, 39/1, 39/2A, 39/2B, 39/3 & 40/2, VARTHUR VILLAGE, VARTHUR HOBLI, WARD No.149 ,BANGALORE.

DRAWING TITLE :
BUILDING - 02
TERRACE FLOOR PLAN

SHEET NO : 8 OF 14

SANCTIONING AUTHORITY :

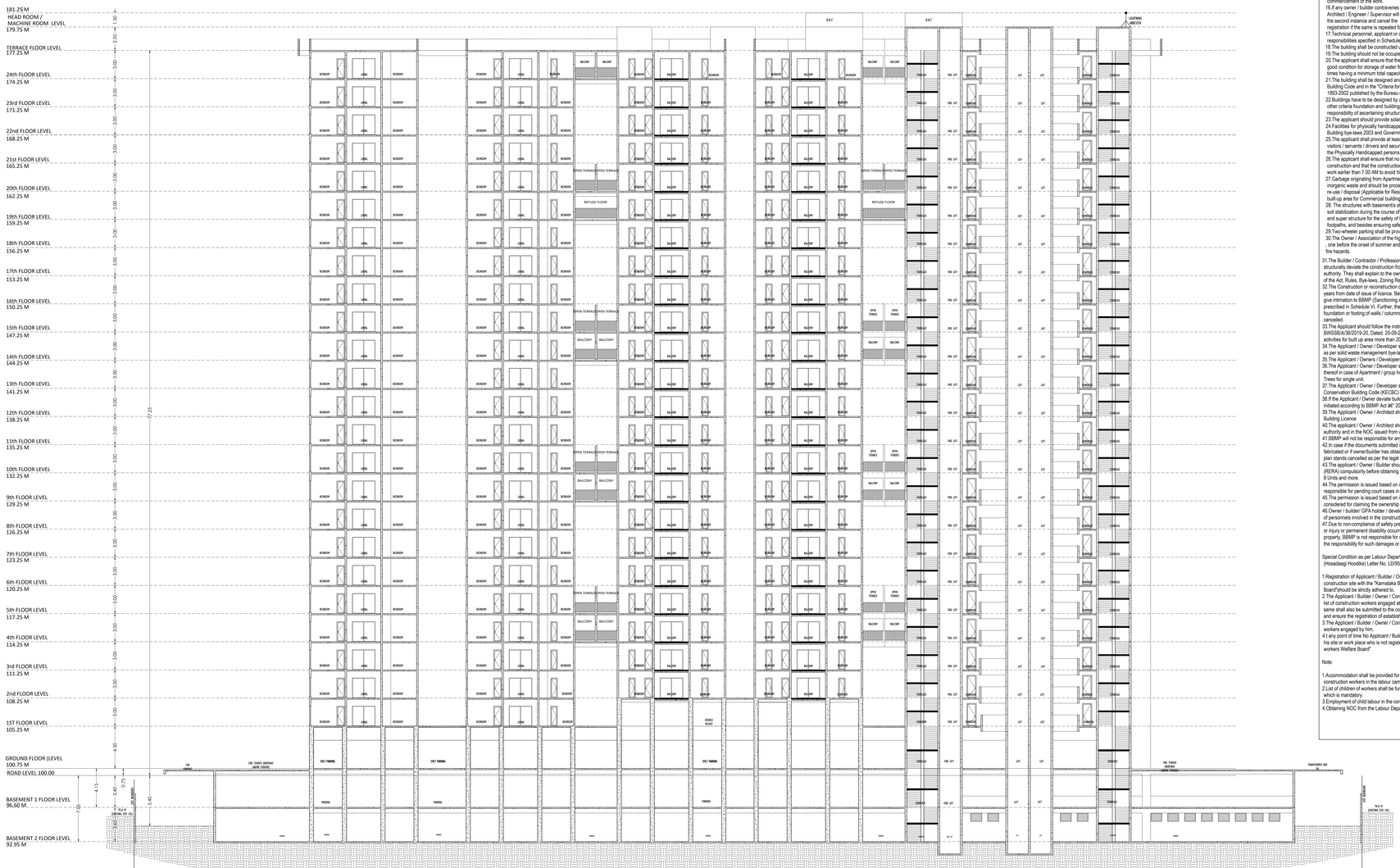
ASSISTANT / JUNIOR ENGINEER / ASSTT.DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

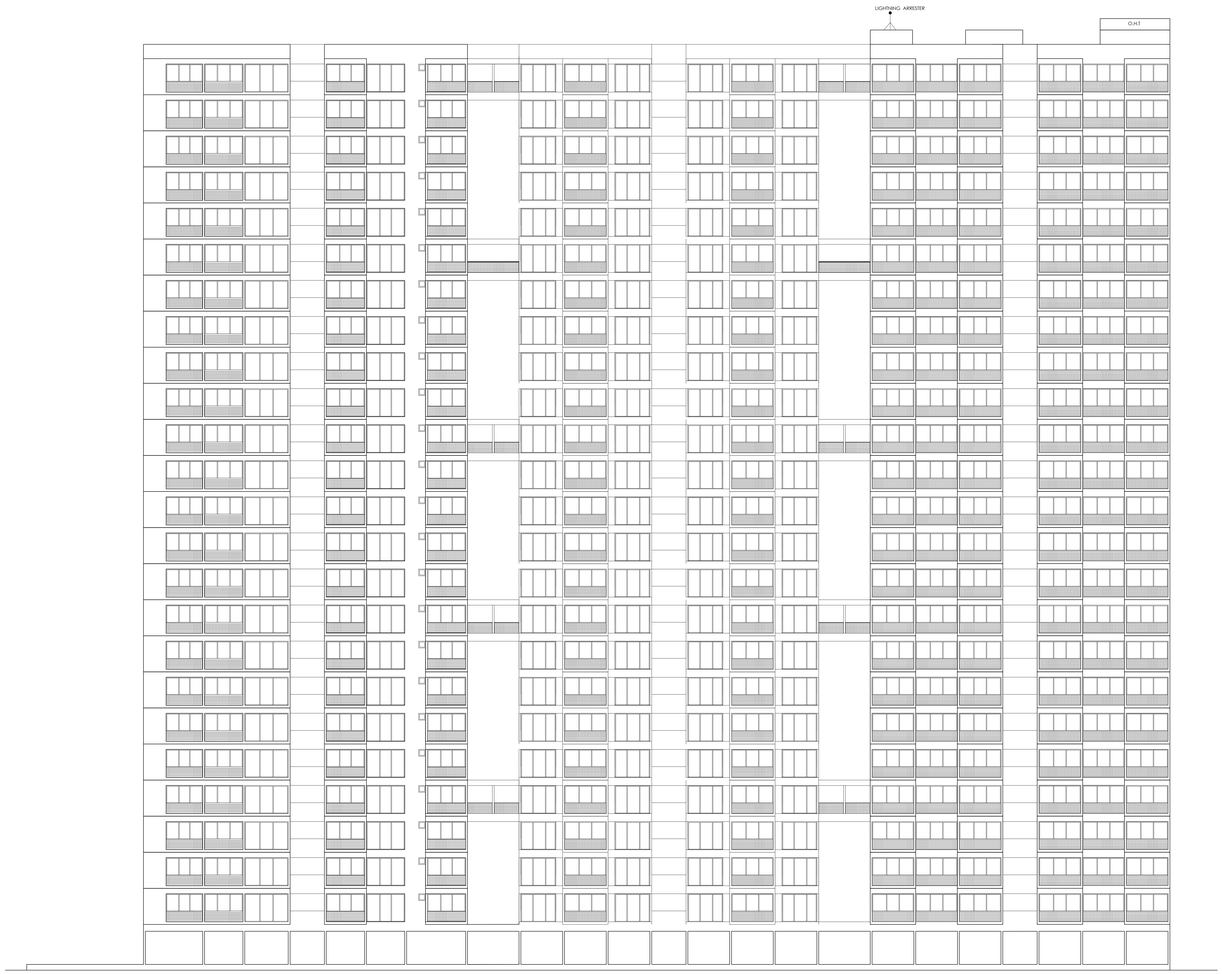
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

BBMP
Organisation Name: BRUHAT BENGALURU MAHANAGARA PALIKE
Unique No: BBMP/Addl.D.C./VOKALUR/0002/24-25
Location: Bruhat Bengaluru Mahanagara Palike
Reason: Approved
Date: 2024.08.01 15:08:39 +05:30

HO – NORTH

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


181.25 M
HEAD ROOM /
MACHINE ROOM LEVEL
179.75 M
TERRACE FLOOR LEVEL
177.25 M
24th FLOOR LEVEL
174.25 M
23rd FLOOR LEVEL
171.25 M
22nd FLOOR LEVEL
168.25 M
21st FLOOR LEVEL
165.25 M
20th FLOOR LEVEL
162.25 M
19th FLOOR LEVEL
159.25 M
18th FLOOR LEVEL
156.25 M
17th FLOOR LEVEL
153.25 M
16th FLOOR LEVEL
150.25 M
15th FLOOR LEVEL
147.25 M
14th FLOOR LEVEL
144.25 M
13th FLOOR LEVEL
141.25 M
12th FLOOR LEVEL
138.25 M
11th FLOOR LEVEL
135.25 M
10th FLOOR LEVEL
132.25 M
9th FLOOR LEVEL
129.25 M
8th FLOOR LEVEL
126.25 M
7th FLOOR LEVEL
123.25 M
6th FLOOR LEVEL
120.25 M
5th FLOOR LEVEL
117.25 M
4th FLOOR LEVEL
114.25 M
3rd FLOOR LEVEL
111.25 M
2nd FLOOR LEVEL
108.25 M
1ST FLOOR LEVEL
105.25 M
GROUND FLOOR (LEVEL
100.75 M
ROAD LEVEL 100.00
BASEMENT 1 FLOOR LEVEL
96.60 M.
BASEMENT 2 FLOOR LEVEL
92.95 M
77.25
7.65
4.15
3.40
0.75
1.40
3.00
4.00
BEDROOM
LIVING
BALCONY
OPEN TERRACE
REFUGE FLOOR
OPEN TERRACE
OPEN TERRACE
OPEN TERRACE



ELEVATION

Block :BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built-up Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial		Units	EWS Units	Total Units
Terrace Floor	135.95	0.00	135.95	102.95	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Twentyfourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Twentyfirst Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twentysecond Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twentythird Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twentieth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Nineteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Eighteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Seventeenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Sixteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Fifteenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Fourteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Thirteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twelth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Eleventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Tenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Ninth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Eighth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Seventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Sixth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Fifth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Fourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Third Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Second Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	1248.06	0.00	1248.06	08	01	09
First Floor	1379.80	275.80	1104.00	75.24	33.00	0.00	0.68	0.00	0.00	995.08	0.00	995.08	06	01	07
Ground Floor	1747.72	11.80	1735.92	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1627.00	1627.00	00	00	00
Upper Basement Floor	15872.34	0.00	15872.34	263.34	115.50	0.00	0.00	300.00	14993.50	0.00	0.00	0.00	00	00	00
Lower Basement Floor	15872.34	0.00	15872.34	263.34	115.50	0.00	0.00	300.00	14993.50	0.00	0.00	0.00	00	00	00
Total:	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24	214
Total Number of Same Blocks	1														
Total:	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24	214

Block :BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built-up 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.)	Carpet Area other than Tenement	Tnmt (No.)		
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			Units	EWS Units	Total Units
Terrace Floor	204.43	0.00	204.43	154.93	0.00	49.50	0.00	0.00	0.00	0.00	0.00	00	00	00
Twentyfourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Twentyfirst Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentysecond Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentythird Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twentieth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Nineteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Eighteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Seventeenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Sixteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fifteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fourteenth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Thirteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Twelth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Eleventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Tenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Ninth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Eighth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Seventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Sixth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fifth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Fourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	12	01	13
Third Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
Second Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	12	01	13
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Ground Floor	2533.12	15.18	2517.94	112.86	49.50	0.00	0.00	0.00	2055.72	299.86	299.86	299.86	00	00	00
Total:	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	42741.12	299.86	286	24	310
Total Number of Same Blocks	1														
Total:	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	42741.12	299.86	286	24	310

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 59/14 , Varthur Village, Varthur Hobli, Bangalore, Bangalore.
a) Consist of 3nr .2Basement + 1Ground + 24 for 1Ground + 24 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.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 â€˜Vâ€™ (Bye-law No. 3.6) under sub section IV-B (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€˜drillsâ€™ 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 â€“ 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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.

CAR PARKING		
UPPER BASEMENT FLOOR NO OF CAR PARKING	=	305 Cars
LOWER BASEMENT FLOOR NO OF CAR PARKING	=	321 Cars
GROUND FLOOR (BUILDING-3) NO OF CAR PARKING	=	45 Cars
SURFACE CAR PARKING	=	43 Cars
TOTAL	=	714 Cars

N

SCALE : 1:100

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.19
		VERSION DATE : 23/07/2024
PROJECT DETAIL :		
Authority: BBMP		Plot Use: Residential
Project No: PRJ/9179/24-25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 59/4
Nature of Sanction: NEW		City Survey No.: 39/1,39/3A, 39/3B, 39/3, 40/2, 38/4
Location: RING-III		Khata No. (As per Khata Extract): 59/14
Building Line Specified as per Z.R: NA		Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 319-Varthur		
AREA DETAILS :		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33757.52
Deduction for NetPlot Area		
Surrender Free of Cost		5681.24
Total :		5681.24
NET AREA OF PLOT	(A-Deductions)	28076.28
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5681.24
Amenity Area		1595.05
Total :		7276.30
BALANCE AREA OF PLOT	(A-Deductions)	26361.22
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13180.61
Proposed Coverage Area (16.12 %)		4253.85
Achieved Net coverage area (16.12 %)		4253.85
Balance coverage area left (33.88 %)		8926.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		96187.40
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 (3.00)		96187.40
Residential FAR (87.81%)		73523.81
Commercial FAR (2.19%)		1627.00
Proposed FAR Area		74150.81
Achieved Net FAR Area (2.31)		74150.81
Balance FAR Area (0.69)		22036.59
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114698.02
Substructure Area Add in BUA (Layout Lvl)		25.00
Achieved BuiltUp Area		114723.02

Approval Date :

Block Use/SubUse Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	Commercial	Retail Shop	> 0	00	1627.00	1	33	-
	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	190	-
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	286	-
	Total			-	-	-	533	714

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	533	7328.75	714	9817.50
Visitor's Car Parking	51	701.25	0	0.00
Total Car	584	8030.00	714	9817.50
TwoWheeler	-	756.25	0	0.00
Other Parking	-	-	-	22790.40
Total		8786.25		32607.90

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial				
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	1	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	214	0.00
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	42741.12	299.86	310	299.86
Grand Total:	2	117526.27	2828.25	114698.02	5487.06	2293.50	82.50	41.48	600.00	32042.72	72523.76	1627.00	74150.76	524.00	299.86

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D2	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D1	1.00	2.10	611
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	V	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	643

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 3.67 X 1 X 1	3.95	3.95
TYPICAL - 2, 3, 6, 7, 8, 11, 12, 13, 16, 17, 18, 21, 22, 23 FLOOR PLAN	1.49 X 3.67 X 1 X 14	76.58	76.58
TYPICAL - 4, 5, 14, 24 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.88	21.88
NINETEENTH FLOOR PLAN	1.49 X 3.67 X 1 X 1	5.47	5.47
TYPICAL - 9, 10, 15, 20 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.92	21.92
Total :			129.80

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S TRU INFRA PROJECTS AND REALITY LLP REP BY V NARASIMHA REDDY GPA HOLDER FOR D HARSHENDRA KUMAR #1523, Katha no. 1176, Doddakannahalli Villa, Carmelram, Bangalore.

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M #J/81, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM, BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.59/14 & 59/15 , Sy No: 39/4, 39/1, 39/2A, 39/2B, 39/3 & 40/2, VARTHUR VILLAGE., VARTHUR HOBLI, WARD No.149 ,BANGALORE.

DRAWING TITLE :
ELEVATION

SHEET NO : 10 OF 14

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

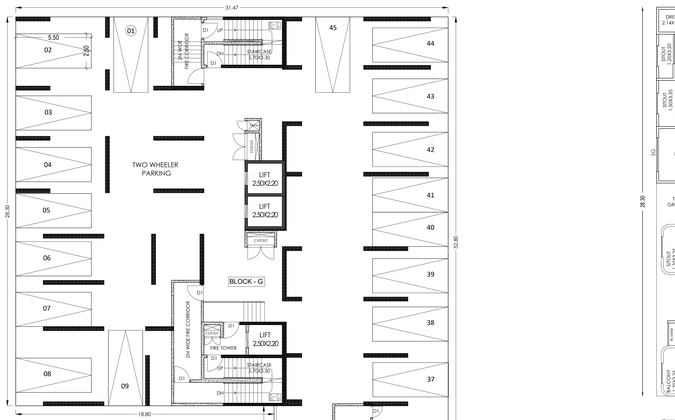
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by Secretary BDA
Date: 2024.08.27 12:07:28 IST
Reason: BBMP/ADDL/1364/2024-25
Location: Bruhat Bengaluru Mahanagara Palike
DIGI SIGN-ADDL/BBMP/1364/2024-25/Town Planning (JD/TP)
Signature Not Verified

HO - NORTH

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

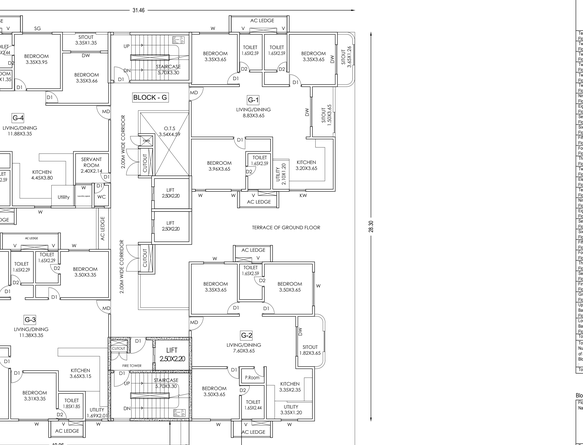
UserDefinedMetric (1500.00 x 900.00MM)



BUILDING - 03

GROUND FLOOR PLAN

No OF CAR PARKING = 45 CARS



BUILDING - 03

FIRST FLOOR PLAN

No OF UNITS = 11 UNITS

Block BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built-up 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.)	Tenet (No.)		
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial			Units	EWS / LIG	Total Units
Terrace Floor	139.96	0.00	139.96	102.95	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Twentyfourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Twentythird Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twentysecond Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twentyfirst Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twentieth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Nineteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Eighteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Seventeenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Sixteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Fifteenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Fourteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Thirteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twelfth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Eleventh Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Tenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Ninth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Eighth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Seventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Sixth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Fifth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Fourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Third Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Second Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
First Floor	1379.80	275.89	1104.00	75.24	33.00	0.00	0.88	0.00	0.00	0.00	995.08	0.00	995.08	06	01	07
Ground Floor	1747.72	11.80	1735.92	75.24	33.00	0.00	0.88	0.00	0.00	0.00	0.00	1627.00	1627.00	00	00	00
Basement Floor	19672.34	0.00	19672.34	283.34	115.50	0.00	0.00	300.00	14993.50	0.00	0.00	0.00	0.00	00	00	00
Basement Floor	19672.34	0.00	19672.34	283.34	115.50	0.00	0.00	300.00	14993.50	0.00	0.00	0.00	0.00	00	00	00
Total	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	190	24	214
Total Number of Same Blocks	1															

Block BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built-up 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.)	Carpet Area (Area other than Tenement	Tenet (No.)		
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.					Units	EWS / LIG	Total Units
Terrace Floor	204.43	0.00	204.43	194.93	0.00	49.50	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00	00
Twentyfourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1791.05	12	01	13	
Twentythird Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Twentysecond Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Twentyfirst Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Twentieth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Nineteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Eighteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Seventeenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Sixteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Fifteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Fourteenth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1791.05	12	01	13	
Thirteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Twelfth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Eleventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Tenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Ninth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1791.05	12	01	13	
Eighth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Seventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Sixth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Fifth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1791.05	12	01	13	
Fourth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Third Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13	
Second Floor	2024.80	306.89	1717.91	112.86	49.50	0.00	1.02	0.00	1554.53	1554.53	0.00	1554.53	10	01	11	
First Floor	2033.12	16.19	2017.94	112.86	49.50	0.00	0.00	0.00	2055.72	299.86	299.86	299.86	00	00	00	
Ground Floor	2033.12	16.19	2017.94	112.86	49.50	0.00	0.00	0.00	2055.72	299.86	299.86	299.86	00	00	00	
Total	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	42741.12	299.86	286	24	310	
Total Number of Same Blocks	1															

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 59/14 , Varthur Village, Varthur Hobli, Bangalore, Bangalore.
a) Consist of /or :2Basement + 1Ground + 24 for 1/Ground + 24 UF only

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

3.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 plans and specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07:00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

30.The Owner / Association of the high-rise building shall conduct two mock â€˜driseâ€™ 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 â€˜20.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

CAR PARKING		
UPPER BASEMENT FLOOR NO OF CAR PARKING	=	305 Cars
LOWER BASEMENT FLOOR NO OF CAR PARKING	=	321 Cars
GROUND FLOOR (BUILDING-3) NO OF CAR PARKING	=	45 Cars
SURFACE CAR PARKING	=	43 Cars
TOTAL	=	714 Cars

N

SCALE : 1:125

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.19 VERSION DATE : 22/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/J/0179/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 59/14	
Nature of Sanction: NEW	City Survey No.: 39/1,39/2A, 39/2B, 39/3, 40/2, 38/4	
Location: RING-III	Khata No. (As per Khata Extract): 59/14	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 219-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33707.92
Deduction for NetPlot Area		
Surrender Free of Cost		5681.24
Total		5681.24
NET AREA OF PLOT	(A-Deductions)	28026.28
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		5681.24
Amenity Area		1696.05
Total		7376.30
BALANCE AREA OF PLOT	(A-Deductions)	26301.22
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13150.61
Proposed Coverage Area (16.12 %)		4253.85
Achieved Net coverage area (16.12 %)		4253.85
Balance coverage area left (33.88 %)		8938.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		96187.40
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (3.00)		96187.40
Residential FAR (37.81%)		72523.82
Commercial FAR (2.19%)		1627.00
Proposed FAR Area		74150.82
Achieved Net FAR Area (2.31)		74150.81
Balance FAR Area (0.69)		22036.59
BUILT UP AREA CHECK		
Proposed BuiltUp Area		116898.02
Subsctructure Area Add in BUA (Layout Lvl)		25.00
Achieved BuiltUp Area		114723.02

Abnormal Disks :
BLOCK USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	Commercial	Retail Shop	> 0	50	1627.00	1	33	-
	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	190	-
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	286	-
Total :			-	-	-	-	533	714

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	533	7328.75	714	9817.50
Visitor's Car Parking	51	701.25	0	0.00
Total Car	584	8030.00	714	9817.50
Two/Three Wheeler	-	756.25	0	0.00
Other Parking	-	-	-	22790.40
Total	-	8786.25	-	32607.90

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenant (No.)			Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.	Commercial		Units	EWS / LIG	Total Units	
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	1	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	214	0	214	0.00
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	50823.86	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	0.00	42741.12	310	0	310	299.86
Grand Total:	2	117526.27	2828.25	114698.02	5487.06	2293.50	82.50	41.48	600.00	32042.72	72523.76	1627.00	74150.76	524.00	0	524	299.86

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D2	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D1	1.00	2.10	611
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	V	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	643

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 3.67 X 1 X 1	3.95	3.95
TYPICAL - 2, 3, 6, 7, 8, 11, 12, 15, 16, 17, 18, 21, 22, 23 FLOOR PLAN	1.49 X 3.67 X 1 X 14	76.58	76.58
TYPICAL - 4, 5, 9, 14, 24 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.88	21.88
NINETEENTH FLOOR PLAN	1.49 X 3.67 X 1 X 1	5.47	5.47
TYPICAL - 5, 10, 19, 20 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.92	21.92
Total :	-	-	129.80

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S TRIJ INFRA PROJECTS AND REALTY LLP REP BY V NARASIMHA REDDY GPA HOLDER FOR D HARSHENDRA KUMAR #152/3, Kathha no. 1176, Doddakannahalli Village, Carmelram, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M & R1, 9TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.59/14 & 59/16 , Sy No: 38/4, 39/1, 39/2A, 39/2B, 39/3 & 40/2, VARTHUR VILLAGE, VARTHUR HOBLI, WARD No.149 ,BANGALORE.

DRAWING TITLE :
BUILDING - 03
GROUND FLOOR & FIRST FLOOR PLAN

SHEET NO : 11 OF 14

SANCTIONING AUTHORITY :

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

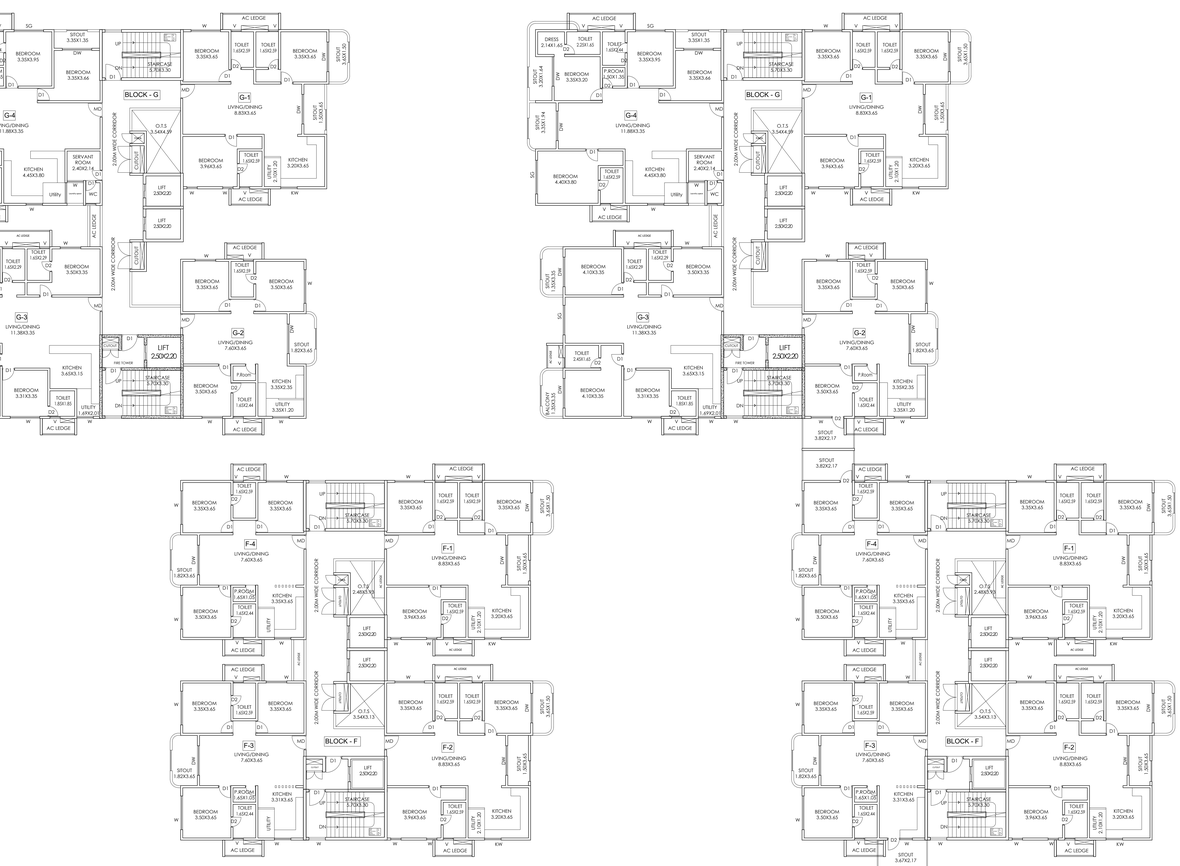
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by V NARASIMHA REDDY
Date: 2024.08.06 12:07:16 IST
Reason: Approved
Location: Bangalore
Authorized Signatory
Bangalore Mahanagara Palike

HO – NORTH

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

UserDefinedMetric (1500.00 x 900.00MM)

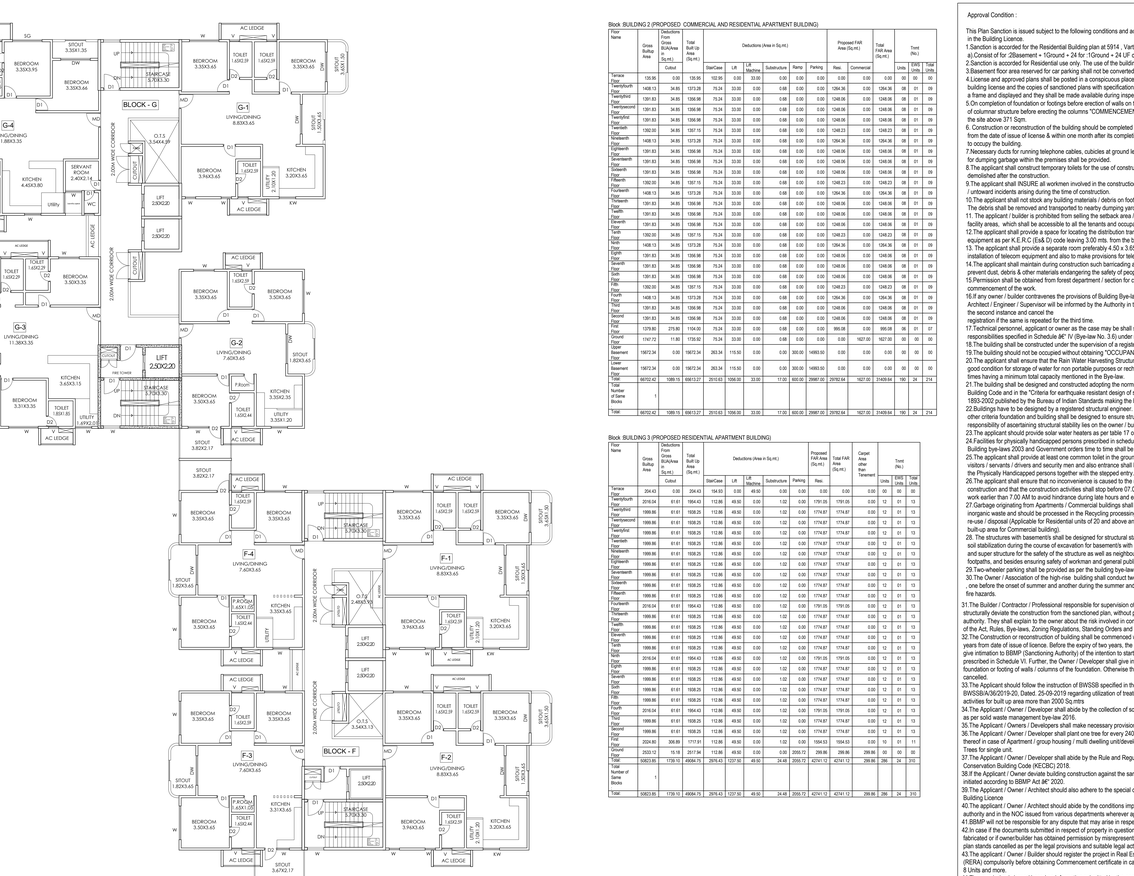


BUILDING - 03

TYPICAL 2nd, 3rd, 6th, 7th, 8th, 11th, 12th,

13th, 16th, 17th, 18th, 21st, 22nd, 23rd FLOOR PLAN

No OF UNITS = 13 X 14=182 UNITS



BUILDING - 03

TYPICAL 4th, 9th, 14th, 24th FLOOR PLAN

No OF UNITS = 13 X 4 = 52 UNITS

Block BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial		Units	EWS / LIG
Terrace Floor	136.98	0.00	136.98	102.95	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00
Twentyfourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.88	0.00	0.00	1264.36	0.00	1264.36	08	01
Twentythird Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentysecond Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentyfirst Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Twentieth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.88	0.00	0.00	1264.36	0.00	1264.36	08	01
Nineteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Eighteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Seventeenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Sixteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Fifteenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.88	0.00	0.00	1248.23	0.00	1248.23	08	01
Fourteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.88	0.00	0.00	1264.36	0.00	1264.36	08	01
Thirteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Twelfth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Eleventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Tenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.88	0.00	0.00	1248.23	0.00	1248.23	08	01
Ninth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.88	0.00	0.00	1264.36	0.00	1264.36	08	01
Eighth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Seventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Sixth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Fifth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.88	0.00	0.00	1248.23	0.00	1248.23	08	01
Fourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.88	0.00	0.00	1264.36	0.00	1264.36	08	01
Third Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
Second Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.88	0.00	0.00	1248.06	0.00	1248.06	08	01
First Floor	1379.80	275.80	1104.00	75.24	33.00	0.00	0.88	0.00	0.00	999.08	0.00	999.08	06	01
Ground Floor	1392.00	11.80	1380.20	75.24	33.00	0.00	0.88	0.00	0.00	0.00	1027.00	1027.00	00	00
Basement Floor	1967.24	0.00	1967.24	283.34	115.50	0.00	0.00	0.00	1483.00	0.00	0.00	0.00	00	00
Basement Floor	1967.24	0.00	1967.24	283.34	115.50	0.00	0.00	0.00	1483.00	0.00	0.00	0.00	00	00
Total	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29967.00	29782.64	1627.00	31409.64	154	24
Total Number of Same Blocks	1													
Total	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29967.00	29782.64	1627.00	31409.64	154	24

Block BUILDING 3 (PROSCRIBED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area after Wall Thickness Taken	Tnmt (No.)	
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.				Units	EWS / LIG	Total Units
Terrace Floor	264.40	0.00	264.40	194.93	0.00	46.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Twentyfourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1612.01	12	01	13
Twentythird Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Twentysecond Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Twentyfirst Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Twentieth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Nineteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Eighteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Seventeenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Sixteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Fifteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Fourteenth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1612.01	12	01	13
Thirteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Twelfth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Eleventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Tenth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1612.01	12	01	13
Ninth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Eighth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Seventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Sixth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Fifth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1612.01	12	01	13
Fourth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Third Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
Second Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1612.01	12	01	13
First Floor	2024.80	306.89	1717.91	112.86	49.50	0.00	1.02	0.00	1554.53	1554.53	0.00	1612.01	10	01	11
Ground Floor	2032.12	10.18	2017.94	112.86	49.50	0.00	0.00	0.00	2000.72	298.86	0.00	1612.01	00	00	00
Total	50631.85	1739.10	48984.75	3016.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	298.86	1612.01	286	24	310
Total Number of Same Blocks	1														
Total	50631.85	1739.10	48984.75	3016.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	298.86	1612.01	286	24	310

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 5914, Varthur Village, Varthur Hobli, Bangalore.
a) Consist of for 2Basement + 1Ground + 24 for 1Ground + 24 UF only

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

N

SCALE : 1:125

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.19	
	VERSION DATE : 20/07/2024	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/5179/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposed Type: Building Permission	Plot/Sub Plot No.: 5914	
Nature of Sanction: NEW	City Survey No.: 39/1,39/2A, 39/2B, 39/3, 40/2, 38/4	
Location: RING-III	Khata No. (As per Khata Extract): 5914	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore	
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	33757.52
Deduction for NetPlot Area		
Surrender Free of Cost		5681.24
Total		5681.24
NET AREA OF PLOT	(A-Deductions)	28076.28
Deduction for Balance Plot Area		
R/W Area surrendered Free of Cost		5681.24
Amenity Area		5595.05
Total		7376.30
BALANCE AREA OF PLOT	(A-Deductions)	20381.22
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		13190.61
Proposed Coverage Area (16.12 %)		4253.85
Achieved Net coverage area (16.12 %)		4253.85
Balance coverage area left (33.88 %)		8936.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		96187.40
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 Permissible FAR area (3.00)		96187.40
Residential FAR (97.81%)		72523.82
Commercial FAR (2.19%)		1627.00
Proposed FAR Area		74150.82
Achieved Net FAR Area (2.31)		74150.81
Balance FAR Area (0.69)		22036.59
BUILT UP AREA CHECK		
Proposed BuiltUp Area		114698.02
Subsctructure Area Add in BUA (Layout Lvl)		25.00
Achieved BuiltUp Area		114723.02

Approval Date :

BLOCK USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	Commercial	Retail Shop	>3	50	1627.00	1	33	-
	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	190	-
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	286	-
	Total		-	-	-	-	533	714

Parking Check (Table 7b)

Vehicle Type	Reqd		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	533	7329.75	714	9817.50
Visitor's Car Parking	51	701.25	0	0.00
Total Car	584	8030.00	714	9817.50
Two/Wheeler	5	56.25	0	0.00
Other Parking	-	-	-	22790.40
Total	-	8786.25	-	32607.90

CAR PARKING		
UPPER BASEMENT FLOOR NO OF CAR PARKING	=	305 Cars
LOWER BASEMENT FLOOR NO OF CAR PARKING	=	321 Cars
GROUND FLOOR (BUILDING-3) NO OF CAR PARKING	=	45 Cars
SURFACE CAR PARKING	=	43 Cars
TOTAL	=	714 Cars

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.	Commercial			
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	1	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29967.00	29782.64	1627.00	31409.64	214	0.00
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	50631.85	1739.10	48984.75	3016.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	298.86	1612.01	310	299.86
Grand Total:	2	117326.27	2828.25	114698.02	5487.06	2293.50	82.50	41.48	600.00	32042.72	72523.75	1627.00	74150.76	524.00	299.86

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D2	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D1	1.00	2.10	611
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	V	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	643

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.08 X 3.67 X 1 X 1	3.95	3.95
TYPICAL - 2, 5, 6, 7, 8, 11, 12, 13, 16, 17, 18, 21, 22, 23, FLOOR PLAN	1.49 X 3.67 X 1 X 14	76.58	76.58
TYPICAL - 4, 9, 14, 24 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.88	21.88
NINETEENTH FLOOR PLAN	1.49 X 3.67 X 1 X 1	5.47	5.47
TYPICAL - 3, 10, 15, 20 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.92	21.92
Total	-	-	129.80

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S TNJ INFRA PROJECTS AND REALTY LLP REP BY V NARASIMHA REDDY GPA HOLDER FOR D HARSHENDRA KUMAR #1523, Katha no. 1178, Doddakammanahalli Villa Carmelram, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKANTH M & #1, 5TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.5914 & 5916 , Sy No: 38/4, 39/1, 39/2A, 39/2B, 39/3 & 40/2, VARTHUR VILLAGE, VARTHUR HOBLI, WARD No.149 ,BANGALORE.

DRAWING TITLE :
BUILDING - 03
TYPICAL 2nd, 3rd, 6th, 7th, 8th, 11th, 12th, 13th, 16th, 17th, 18th, 21st, 22nd, 23rd FLOOR PLAN & TYPICAL 4th, 9th, 14th, 24th FLOOR PLAN

SHEET NO : 12 OF 14

SANCTIONING AUTHORITY :

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

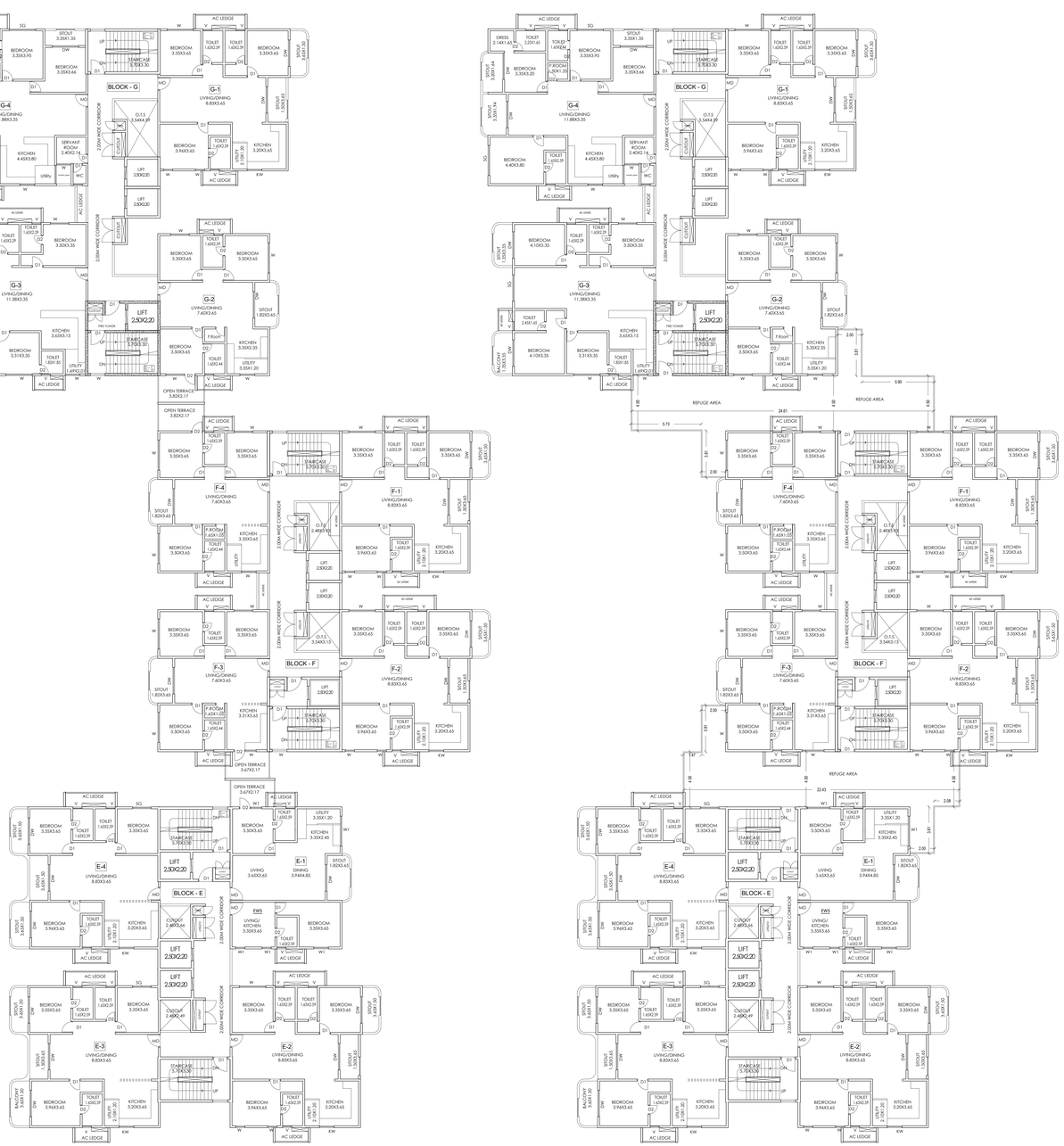
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by KHATA Date: 2024.09.26 12:27:16 Project No: PRJ/5179/24-25/1 Application Type: General Proposal Type: Building Permission Nature of Sanction: NEW Location: RING-III Khata No.: 5914 Plot No.: 5914 Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore

HO — NORTH

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

UserDefinedMetric (1500.00 x 900.00MM)



Block BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenant (No.)		
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial		Units	EWS Units	Total Units
Terrace Floor	139.96	0.00	139.95	102.95	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Twenty/fourth Floor	1406.13	34.85	1371.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.39	0.00	1264.39	08	01	09
Twenty/third Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Twenty/second Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Twenty/first Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Twentieth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.23	0.00	1249.23	08	01	09
Nineteenth Floor	1406.13	34.85	1371.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.39	0.00	1264.39	08	01	09
Eighteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Seventeenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Sixteenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.23	0.00	1249.23	08	01	09
Fifteenth Floor	1406.13	34.85	1371.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.39	0.00	1264.39	08	01	09
Fourteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Thirteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Twelfth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.23	0.00	1249.23	08	01	09
Eleventh Floor	1406.13	34.85	1371.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.39	0.00	1264.39	08	01	09
Tenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Ninth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Eighth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Seventh Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.23	0.00	1249.23	08	01	09
Sixth Floor	1406.13	34.85	1371.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.39	0.00	1264.39	08	01	09
Fifth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Fourth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.08	0.00	1249.08	08	01	09
Third Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1249.23	0.00	1249.23	08	01	09
Second Floor	1406.13	34.85	1371.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.39	0.00	1264.39	08	01	09
First Floor	2024.80	306.89	1717.91	112.86	49.50	0.00	1.02	0.00	154.53	154.53	0.00	10	01	11
Ground Floor	2533.12	15.18	2517.94	112.86	49.50	0.00	0.00	2555.72	299.86	299.86	299.86	00	00	00
Total	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	2555.72	42741.12	42741.12	299.86	286	24	310
Total Number of Same Blocks	1														
Total	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	2555.72	42741.12	42741.12	299.86	286	24	310

Block BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area after Rain Tenement	Tenant (No.)		
		Cutout			StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			Units	EWS Units	Total Units
Terrace Floor	254.43	0.00	254.43	194.93	49.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Twenty/fourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	0.00	1791.05	1791.05	0.00	12	01	13
Twenty/third Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Twenty/second Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Twenty/first Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Twentieth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Nineteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Eighteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Seventeenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Sixteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Fifteenth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	0.00	1791.05	1791.05	0.00	12	01	13
Fourteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Thirteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Twelfth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Eleventh Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	0.00	1791.05	1791.05	0.00	12	01	13
Tenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Ninth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Eighth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Seventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Sixth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Fifth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	0.00	1791.05	1791.05	0.00	12	01	13
Fourth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Third Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
Second Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	0.00	1774.87	1774.87	0.00	12	01	13
First Floor	2024.80	306.89	1717.91	112.86	49.50	0.00	1.02	0.00	154.53	154.53	0.00	10	01	11	
Ground Floor	2533.12	15.18	2517.94	112.86	49.50	0.00	0.00	2555.72	299.86	299.86	299.86	00	00	00	
Total	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	2555.72	42741.12	42741.12	299.86	286	24	310	
Total Number of Same Blocks	1														
Total	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	2555.72	42741.12	42741.12	299.86	286	24	310	

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 59/14 , Varthur Village, Varthur Hobli, Bangalore, Bangalore.
a) Consist of 2nr 2Basement + 1Ground + 24 for 1Ground + 24 UF only

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

3.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 â€˜IV (Bye-law No. 3.8) under sub section IV-B (e) to (k).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before 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.mts

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

CAR PARKING		
UPPER BASEMENT FLOOR NO OF CAR PARKING	=	305 Cars
LOWER BASEMENT FLOOR NO OF CAR PARKING	=	321 Cars
GROUND FLOOR (BUILDING-3) NO OF CAR PARKING	=	45 Cars
SURFACE CAR PARKING	=	43 Cars
TOTAL	=	714 Cars

N

SCALE : 1:125

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.19 VERSION DATE : 22/07/2024	
PROJECT DETAIL :			
Authority: BBMP		Plot Use: Residential	
Project No: PR/201/7924-25		Plot Sub Use: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		Plot/Sub Plot No.: 59/4	
Nature of Sanction: NEW		City Survey No.: 391,392A, 392B, 393, 402, 3814	
Location: RING-II		Khata No. (As per Khata Extract): 59/4	
Building Line Specified as per Z.R: NA		Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore	
Zone: Mahadevapura			
Ward: Ward-149			
Planning District: 319-Varthur			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		33707.52
Deduction for NetPlot Area			
Surrender Free of Cost			5681.24
Total			5681.24
NET AREA OF PLOT	(A-Deductions)		28026.28
Deduction for Balance Area			
RW Area surrendered Free of Cost			5681.24
Amenity Area			1695.05
Total			7376.30
BALANCE AREA OF PLOT	(A-Deductions)		20381.22
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			13190.61
Proposed Coverage Area (16.12 %)			4253.85
Achieved Net coverage area (16.12 %)			4253.85
Balance coverage area left (33.88 %)			8936.76
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.00)			96187.40
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 (3.00)			96187.40
Residential FAR (97.81%)			72523.82
Commercial FAR (2.19%)			1627.00
Proposed FAR Area			74150.82
Achieved Net FAR Area (2.31)			74150.81
Balance FAR Area (0.69)			21536.59
BUILT UP AREA CHECK			
Proposed BuiltUp Area			116898.02
Substructure Area Add in BUA (Layout Lvl)			25.00
Achieved BuiltUp Area			116723.02

Approval Date:

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	Commercial	Retail Shop	> 0	50	1627.00	1	33	-
	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	190	-
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	0 - 50	2	-	1	12	-
			50 - 225	1	-	1	286	-
	Total :		-	-	-	-	533	714

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	533	7328.75	714	9817.50
Visitor's Car Parking	55	701.25	0	0.00
Total Car	588	8030.00	714	9817.50
Bicycle	-	756.25	0	0.00
Other Parking	-	-	-	22790.40
Total	-	8786.25	-	32607.90

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenant (No.)		Carpet Area after rain Tenement
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial		Units	EWS Units	Total Units	
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	1	66702.42	1089.15	65613.27	2510.63	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	214	0.00	
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2555.72	42741.12	0.00	42741.12	310	299.86	
Grand Total:	2	117526.27	2828.25	114698.02	5487.06	2293.50	82.50	41.48	600.00	32542.72	72523.76	1627.00	74150.76	524.00	299.86	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D2	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D1	1.00	2.10	611
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	V	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	643

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.68 X 3.67 X 1 X 1	3.95	3.95
TYPICAL - 2, 3, 6, 7, 8, 11, 12, 13, 16, 17, 18, 21, 22, 23 FLOOR PLAN	1.49 X 3.67 X 1 X 14	76.58	76.58
TYPICAL - 4, 5, 14, 24 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.88	21.88
NINETEENTH FLOOR PLAN	1.49 X 3.67 X 1 X 1	5.47	5.47
TYPICAL - 9, 10, 19, 20 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.52	21.52
Total :	-	-	129.80

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S TRU INFRA PROJECTS AND REALTY LLP REP BY V NARASIMHA REDDY GPA HOLDER FOR D HARSHENDRA KUMAR #1523, Kattha no. 1176, Doddakannahalli Vill : Carmelram, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M.E.E., 5TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.59/4 & 59/5 , Sy No: 38/4, 39/1, 39/2A, 39/2B, 39/3 & 40/2 , VARTHUR VILLAGE, VARTHUR HOBLI, WARD No.149 ,BANGALORE.

DRAWING TITLE :
BUILDING - 03
TYPICAL 5th, 10th, 15th, 20th FLOOR PLAN & 19th FLOOR PLAN.

SHEET NO : 13 OF 14

SANCTIONING AUTHORITY :			
ASSISTANT / EXECUTIVE ENGINEER / TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

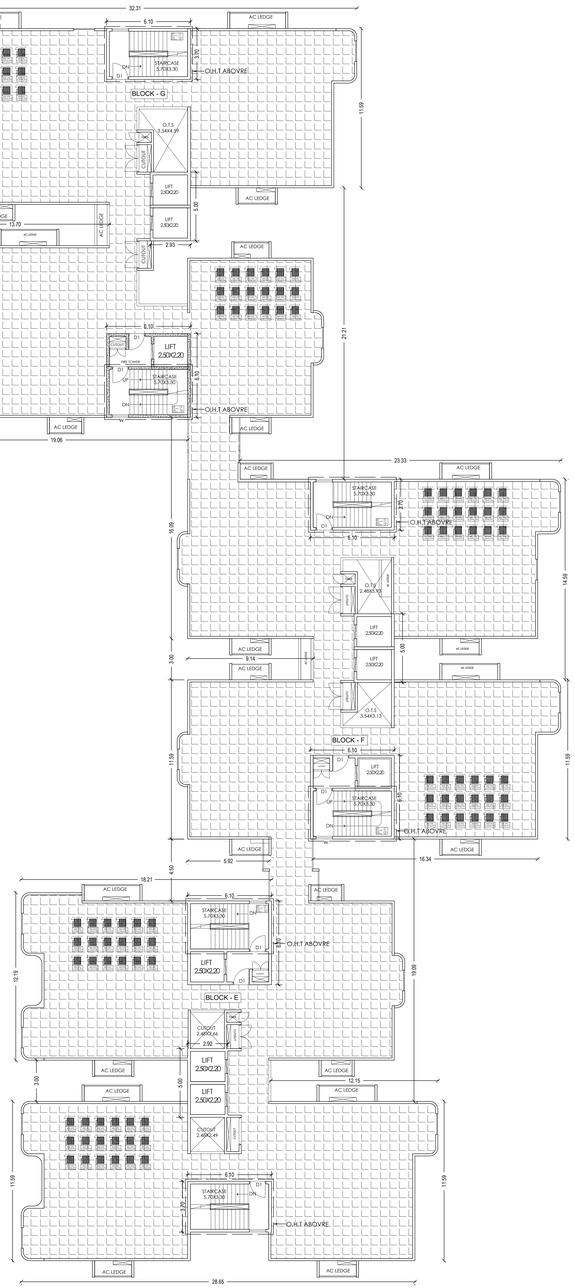
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

Digitally signed by V NARASIMHA REDDY
Date: 2024.08.06 12:07:16 IST
Reason: Approved
Location: Bangalore
Bangalore Mahanagara Palike
Name:
BBMP Head Office
Date:

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

UserDefinedMetric (1500.00 x 900.00MM)



BUILDING - 03

TERRACE FLOOR PLAN

Block BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Bulup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)		
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Commercial		Units	Extr Units	Total Units
Terrace Floor	139.96	0.00	139.96	102.95	0.00	33.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Twenty(fourth) Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Twenty(third) Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twenty(second) Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twenty(first) Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Nineteenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Eighteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Seventeenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Sixteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Fifteenth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Fourteenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Thirteenth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Twelfth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Eleventh Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Tenth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Ninth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Eighth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Seventh Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Sixth Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Fifth Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Fourth Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Third Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Second Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
First Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Ground Floor	1408.13	34.85	1373.28	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1264.36	0.00	1264.36	08	01	09
Basement Floor	1391.83	34.85	1356.98	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.06	0.00	1248.06	08	01	09
Basement Floor	1392.00	34.85	1357.15	75.24	33.00	0.00	0.68	0.00	0.00	0.00	1248.23	0.00	1248.23	08	01	09
Total	66702.42	1089.15	65613.27	2510.83	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	192	24	214
Total Number of Same Blocks	1														
Total	66702.42	1089.15	65613.27	2510.83	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	192	24	214

Block BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Bulup 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.)	Carpet Area other than Tenament	Tnmt (No.)		
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.				Units	Extr Units	Total Units
Terrace Floor	204.43	0.00	204.43	164.83	0.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00	00
Twenty(fourth) Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1791.05	12	01	13
Twenty(third) Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Twenty(second) Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Twenty(first) Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Nineteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Eighteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Seventeenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Sixteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Fifteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Fourteenth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1791.05	12	01	13
Thirteenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Twelfth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Eleventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Tenth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Ninth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1791.05	12	01	13
Eighth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Seventh Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Sixth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Fifth Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Fourth Floor	2016.04	61.61	1954.43	112.86	49.50	0.00	1.02	0.00	1791.05	1791.05	0.00	1791.05	12	01	13
Third Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
Second Floor	1999.86	61.61	1938.25	112.86	49.50	0.00	1.02	0.00	1774.87	1774.87	0.00	1774.87	12	01	13
First Floor	2024.80	306.89	1717.91	112.86	49.50	0.00	1.02	0.00	1554.53	1554.53	0.00	1554.53	10	01	11
Ground Floor	2033.12	15.18	2017.94	112.86	49.50	0.00	0.00	0.00	2000.72	299.86	299.86	299.86	00	00	00
Total	50823.85	1739.10	49084.75	2976.43	1237.50	40.50	24.48	0.00	42741.12	42741.12	0.00	42741.12	299.86	24	310
Total Number of Same Blocks	1														
Total	50823.85	1739.10	49084.75	2976.43	1237.50	40.50	24.48	0.00	42741.12	42741.12	0.00	42741.12	299.86	24	310

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 5914 , Varthur Village, Varthur Hobli, Bangalore, Bangalore.
a).Consist of for :2Basement + 1Ground + 24 for 1Ground + 24 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.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 equipments as per K.E.R.C (Es&.D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜Vâ€™ (Bye-law No. 3.6) under sub section IV-A (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. 29.0 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€˜ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/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.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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.

CAR PARKING		
UPPER BASEMENT FLOOR NO OF CAR PARKING	=	305 Cars
LOWER BASEMENT FLOOR NO OF CAR PARKING	=	321 Cars
GROUND FLOOR (BUILDING-3) NO OF CAR PARKING	=	45 Cars
SURFACE CAR PARKING	=	43 Cars
TOTAL	=	714 Cars

N

SCALE: 1:125

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.19 VERSION DATE: 22/07/2024	
PROJECT DETAIL:			
Authority: BBMP		Plot Use: Residential	
Project No: PRJ/5179/24-25		Plot SubUse: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Proposal Type: Building Permission		PlotSub Plot No.: 5914	
Nature of Sanction: NEW		City Survey No.: 39/1,39/2A, 39/2B, 39/3, 40/2, 38/4	
Location: RING-III		Khata No. (As per Khata Extract): 5914	
Building Line Specified as per Z.R: NA		Locality / Street of the property: Varthur Village, Varthur Hobli, Bangalore	
Zone: Mahadevapura			
Ward: Ward-149			
Planning District: 378-Varthur			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		33757.52
Deduction for NetPlot Area			
Surrender Free of Cost			5681.24
Total:			5681.24
NET AREA OF PLOT	(A-Deductions)		28076.28
Deduction for Balance FAR Area			
RW Area surrendered Free of Cost			5681.24
Amenity Area			1695.25
Total:			7376.30
BALANCE AREA OF PLOT	(A-Deductions)		20381.22
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			13190.61
Proposed Coverage Area (16.12 %)			4253.85
Achieved Net coverage area (16.12 %)			4253.85
Balance coverage area left (33.88 %)			8936.76
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (3.00)			96187.40
Additional F.A.R within Ring I and II (for amalgamated plot -)			0.00
Allowable TDR Area (60% of Perm.F.A.R.)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (3.00)			96187.40
Residential FAR (97.81%)			72523.82
Commercial FAR (2.19%)			1627.00
Proposed FAR Area			74150.81
Achieved Net FAR Area (2.31)			74150.81
Balance FAR Area (0.69)			22036.59
BUILT UP AREA CHECK			
Proposed BuiltUp Area			114698.02
Substructure Area Add in BUA (Layout Lvl)			25.00
Achieved BuiltUp Area			114723.02

Approval Date :

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd.	Prop.
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	Commercial	Retail Shop	>0	50	1627.00	1	33
	Residential	Apartment	0 - 50	2	-	1	12
			50 - 225	1	-	1	190
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	0 - 50	2	-	1	12
			50 - 225	1	-	1	286
	Total			-	-	-	533
							714

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	533	7328.75	714	9817.50
Visitor's Car Parking	51	701.25	0	0.00
Total Car	584	8030.00	714	9817.50
Two/Wheeler	-	756.25	0	0.00
Other Parking	-	-	-	22790.40
Total	-	8786.25	-	32607.90

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.	Commercial			
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	1	66702.42	1089.15	65613.27	2510.83	1056.00	33.00	17.00	600.00	29987.00	29782.64	1627.00	31409.64	214	0.00
BUILDING 3 (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	50823.85	1739.10	49084.75	2976.43	1237.50	49.50	24.48	0.00	2055.72	42741.12	0.00	42741.12	310	299.86
Grand Total:	2	117526.27	2828.25	114698.02	5487.06	2293.50	82.50	41.48	600.00	32042.72	72523.76	1627.00	74150.76	524.00	299.86

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D2	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D1	1.00	2.10	611
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	D	1.20	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	V	0.90	2.10	477
BUILDING 2 (PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING)	W	1.80	2.10	643

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.00 X 3.67 X 1 X 1	3.95	3.95
TYPICAL - 2, 3, 6, 7, 9, 11, 12, 13, 16, 17, 18, 21, 22, 23 FLOOR PLAN	1.49 X 3.67 X 1 X 14	76.58	76.58
TYPICAL - 4, 5, 14, 24 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.88	21.88
NINETEENTH FLOOR PLAN	1.49 X 3.67 X 1 X 1	5.47	5.47
TYPICAL - 8, 10, 15, 20 FLOOR PLAN	1.49 X 3.67 X 1 X 4	21.92	21.92
Total	-	-	129.80

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S TRIJ INFRA PROJECTS AND REALTY LLP REP BY
V NARASIMHA REDDY GPA HOLDER FOR D HARSHENDRA KUMAR
#1523, Katha no. 1176, Doddakannahalli Vill,
Carmelram, Bangalore.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
SRIKUMAR M & #1, 5TH A CROSS, NEAR DEVAIAH PARK, L N PURAM, SRIRAMPURAM. BCC/BL-3.6/E-4013/2014-15

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.5914 & 5916 , Sy No: 38/4, 39/1, 39/2A, 39/2B, 39/3 & 40/2, VARTHUR VILLAGE, VARTHUR HOBLI, WARD No.149 ,BANGALORE.

DRAWING TITLE :
BUILDING - 02
TERRACE FLOOR PLAN

SHEET NO : 14 OF 14

SANCTIONING AUTHORITY :

ASSISTANT / EXPAR DIVISION / Chief Engineer	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 KAVITHA
Location: IN
Date: 2024.08.06 12:27:18
Project No: PRJ/5179/24-25/1
Approval Type: Building Permission
Application Name: Proposed Residential Development (Sanction)/Layout Plan
Valid upto: 06-08-2026
Affected Road: INNER RING ROAD(WIDTH-60/80/120 Mts)

HO – NORTH

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

UserDefinedMetric (1500.00 x 900.00MM)