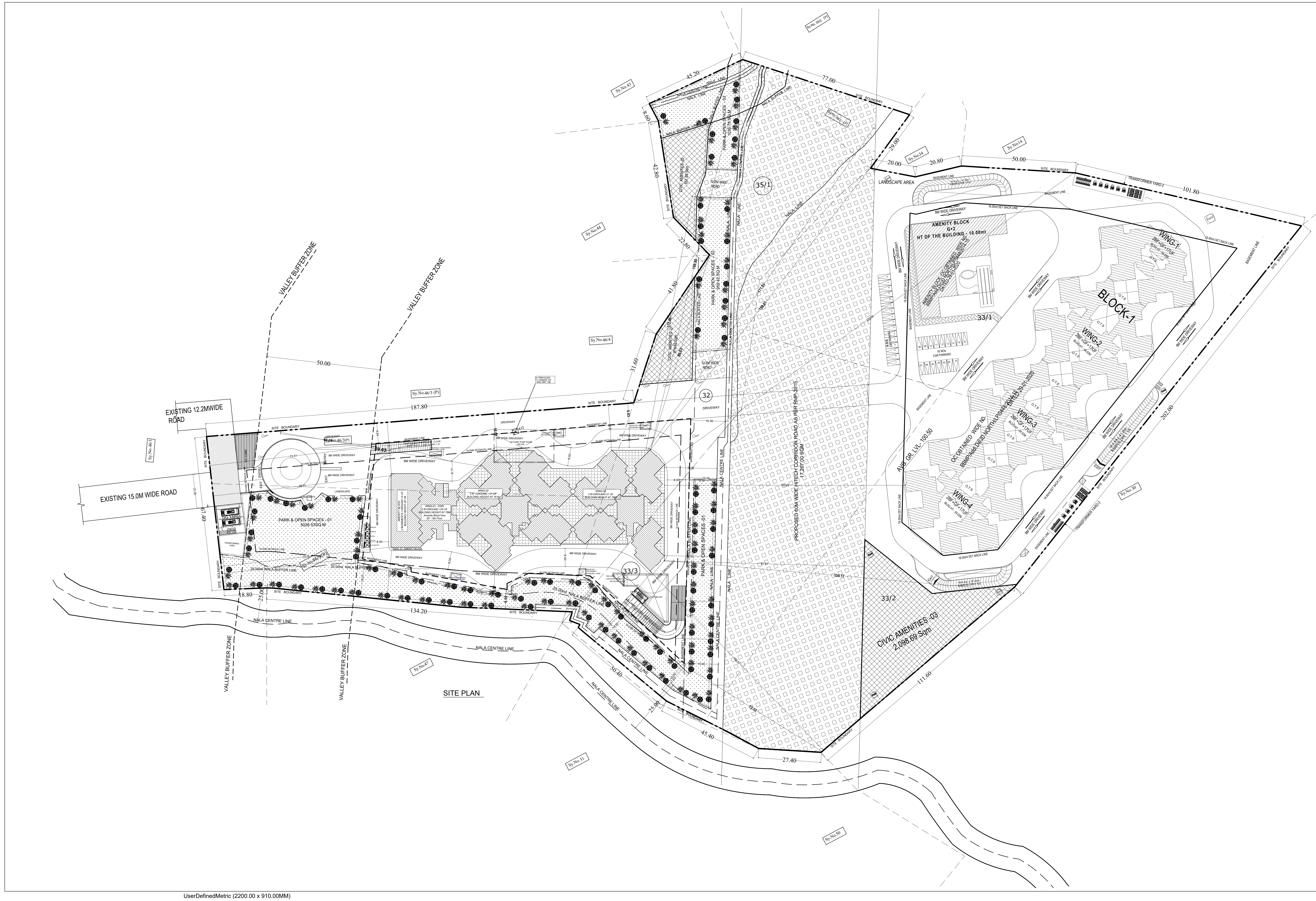


UserDefinedMetric (2200.00 x 910.00MM)

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

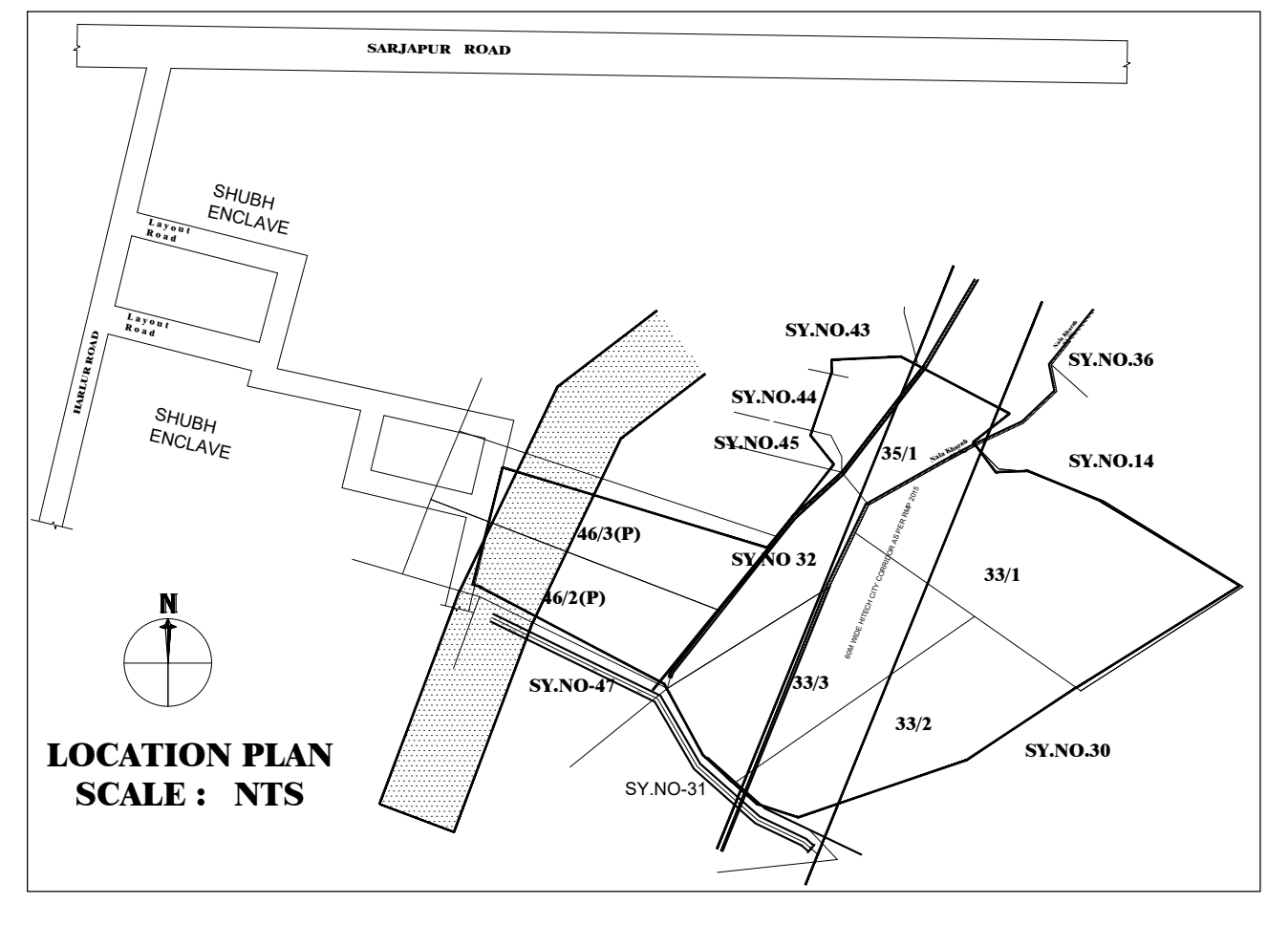
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
    a) sites measuring 180 Sqm up to 240 Sqm
    b) minimum of two trees for sites measuring with more than 240 Sqm.
    c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14	
	VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/8183/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

N

SCALE : 1: 450

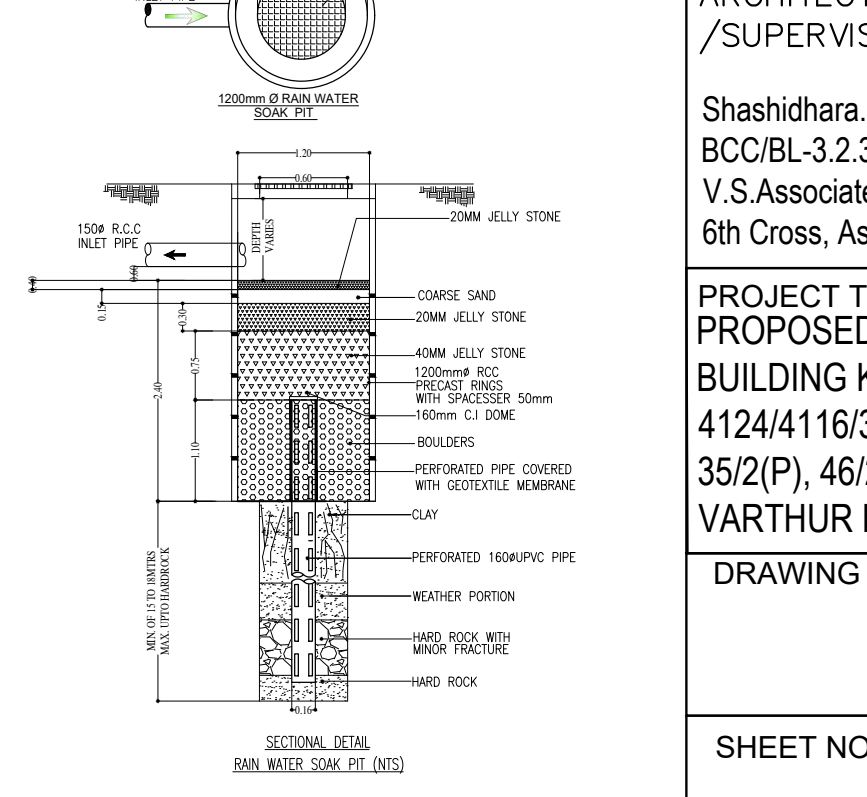
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
0.15
0.30
0.75
2.40
1.10
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
SITE PLAN

SHEET NO : 01 OF 17

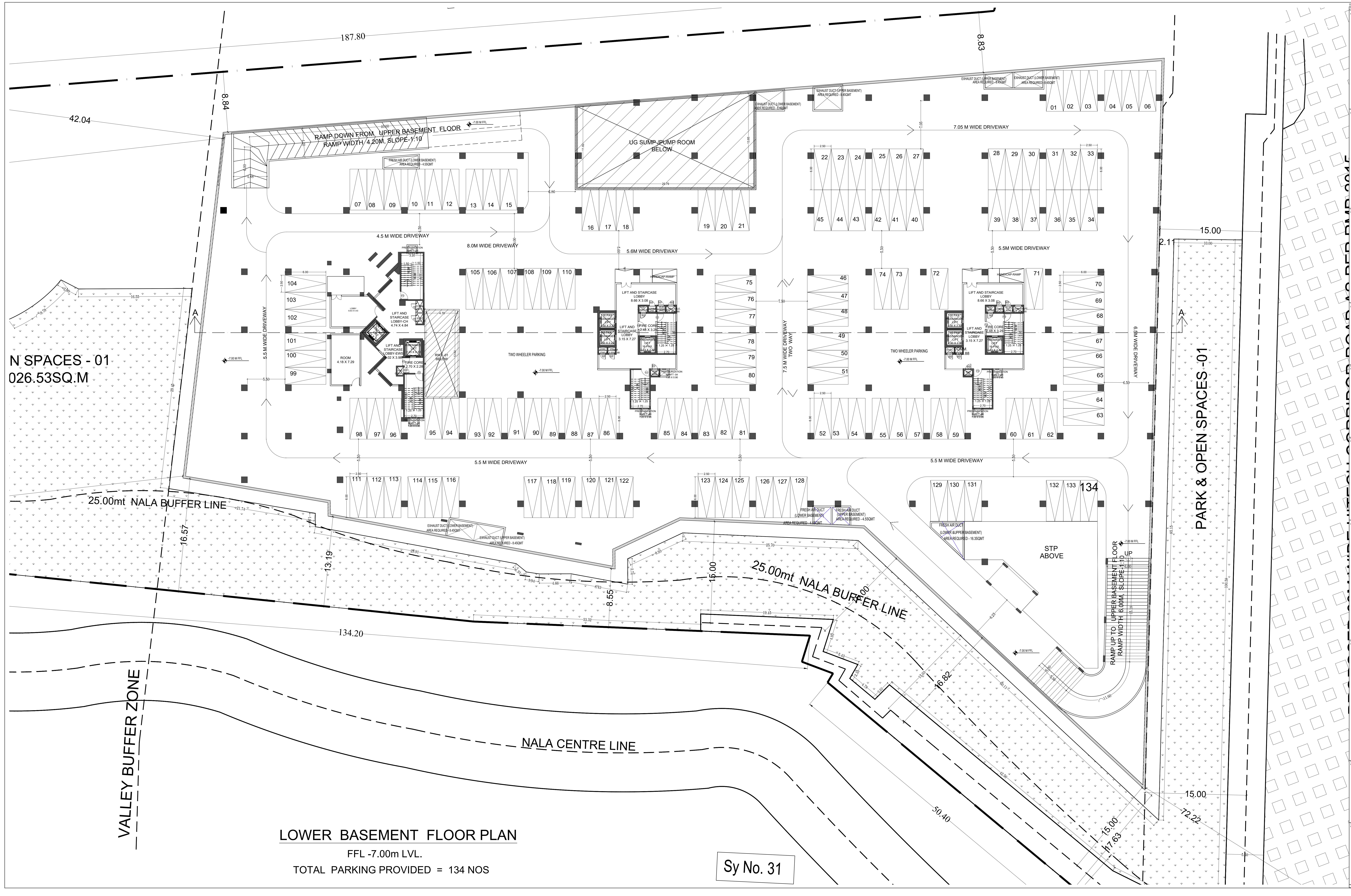
SANCTIONING AUTHORITY :

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

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

Bruhat Bengaluru Mahanagara Palike

NORTH



LOWER BASEMENT FLOOR PLAN

FFL -7.00m LVL.

TOTAL PARKING PROVIDED = 134 NOS

Sy No. 31

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Twentieth Floor # 05	FLAT	190.17	156.87	7	
SECOND FLOOR PLAN	Wing - 02 Second Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Second Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Second Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Second Floor # 05	FLAT	190.17	156.87	7	
THIRD FLOOR PLAN	Wing - 02 Third Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Third Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Third Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Third Floor # 05	FLAT	190.17	156.87	7	
FOURTH FLOOR PLAN	Wing - 01 First Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 First Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 02 Fourth Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Fourth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Fourth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Fourth Floor # 05	FLAT	190.17	156.87	7	
FIFTH FLOOR PLAN	Wing - 01 5th Floor # 01	EWS UNIT	38.08	31.62	4	16
	Wing - 01 5th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 5th Floor # 03	EWS UNIT	38.06	31.62	4	
	Wing - 01 5th Floor # 04	EWS UNIT	38.08	31.62	4	
	Wing - 02 5th Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 5th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 5th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 5th Floor # 05	FLAT	190.17	156.87	7	
TYPICAL - 8- 19 FLOOR PLAN	Wing - 01 8th to 19th Floor # 01	EWS UNIT	38.08	31.62	4	204
	Wing - 01 8th to 19th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 8th to 19th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 8th to 19th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 8th to 19th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Typical Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Typical Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Typical Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Typical Floor # 05	FLAT	190.17	156.87	7	
SEVENTH FLOOR PLAN	Wing - 01 7th Floor # 01	EWS UNIT	38.08	31.62	4	17
	Wing - 01 7th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 7th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 7th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 7th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Seventh Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Seventh Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Seventh Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Seventh Floor # 05	FLAT	190.17	156.87	7	
FIRST FLOOR PLAN	Wing - 02 First Floor # 01	FLAT	187.72	154.51	7	12
	Wing - 02 First Floor # 02	FLAT	158.46	129.95	7	
	Wing - 02 First Floor # 03	FLAT	161.43	132.66	7	
	Wing - 02 First Floor # 04	FLAT	161.42	132.65	7	
	Wing - 02 First Floor # 05	FLAT	158.46	129.84	7	
	Wing - 02 First Floor # 06	FLAT	158.46	130.27	7	
	Wing - 02 First Floor # 07	FLAT	161.42	133.09	7	
	Wing - 03 First Floor # 01	FLAT	190.46	156.84	7	
	Wing - 03 First Floor # 02	FLAT	190.30	156.82	7	
	Wing - 03 First Floor # 03	FLAT	161.42	132.66	7	
	Wing - 03 First Floor # 04	FLAT	158.46	129.84	7	
	Wing - 03 First Floor # 05	FLAT	187.74	154.53	7	
SIXTH FLOOR PLAN	Wing - 02 6th Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 6th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 6th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 6th Floor # 05	FLAT	190.17	156.87	7	
Total:	-	-	45435.75	37428.18	2052	327

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

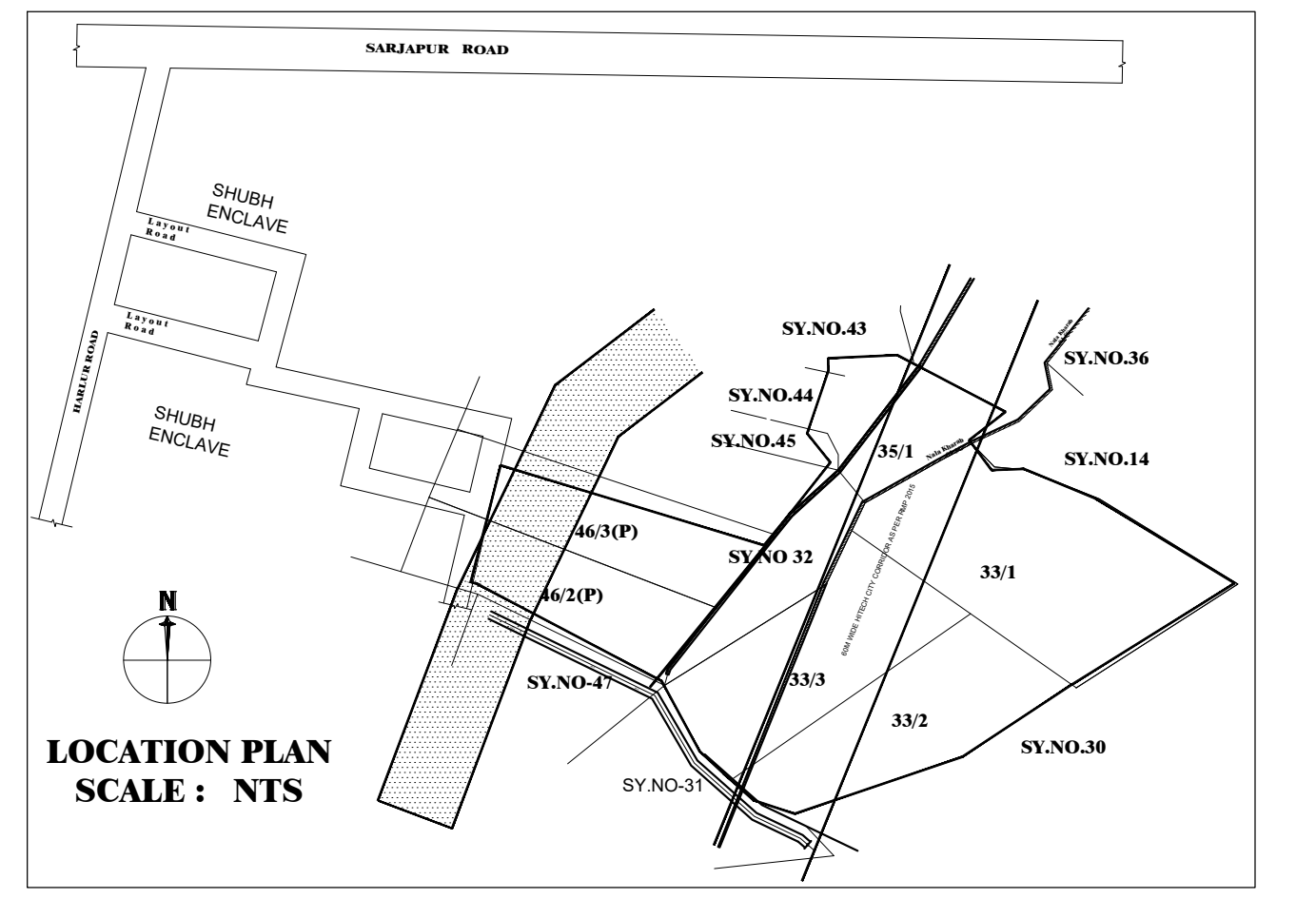
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
    a) sites measuring 180 Sqm up to 240 Sqm
    b) minimum of two trees for sites measuring with more than 240 Sqm.
    c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14 VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8183/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

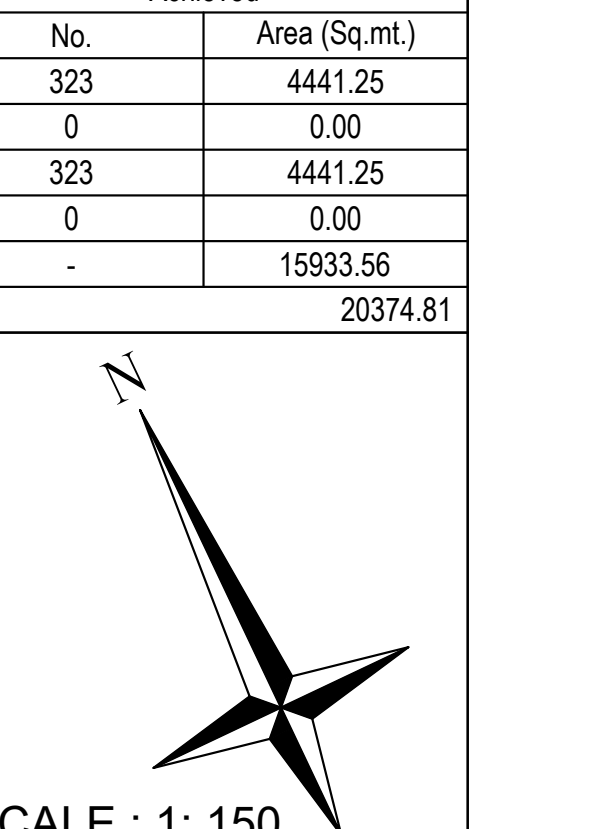
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81



SCALE : 1: 150

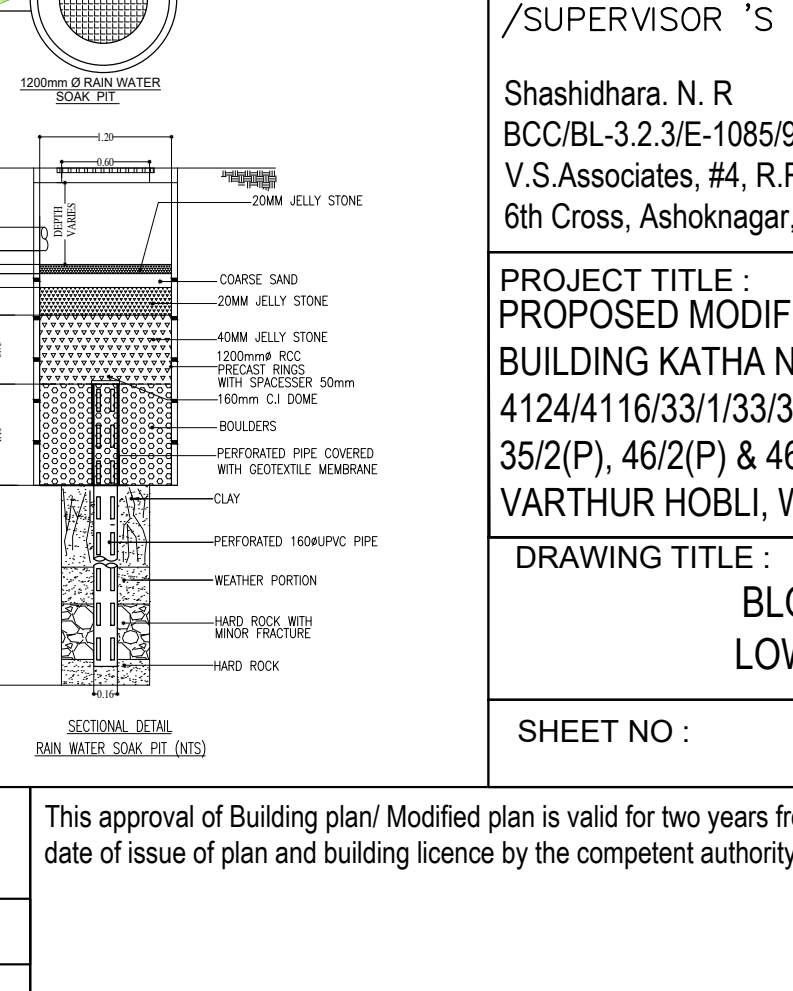
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
1.20
0.60
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
0.15
0.30
0.75
1.10
2.40
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
LOWER BASEMENT FLOOR PLAN

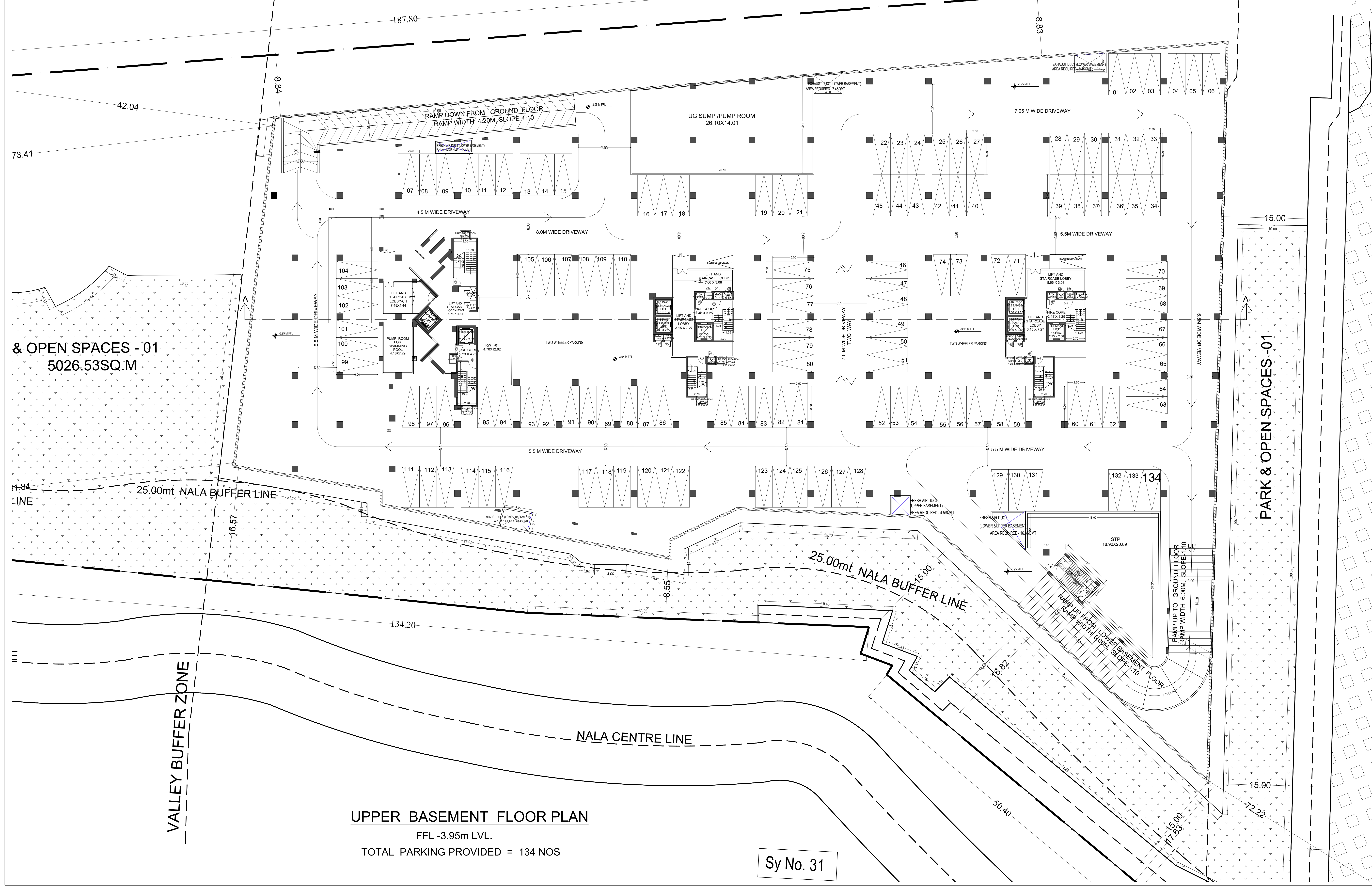
SHEET NO : 02 OF 17

SANCTIONING AUTHORITY :

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

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

NORTH



UPPER BASEMENT FLOOR PLAN

FFL -3.95m LVL.

TOTAL PARKING PROVIDED = 134 NOS

Sy No. 31

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Twentieth Floor # 05	FLAT	190.17	156.87	7	
SECOND FLOOR PLAN	Wing - 02 Second Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Second Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Second Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Second Floor # 05	FLAT	190.17	156.87	7	
THIRD FLOOR PLAN	Wing - 02 Third Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Third Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Third Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Third Floor # 05	FLAT	190.17	156.87	7	
FOURTH FLOOR PLAN	Wing - 01 First Floor # 01	EWS UNIT	38.08	31.62	4	

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

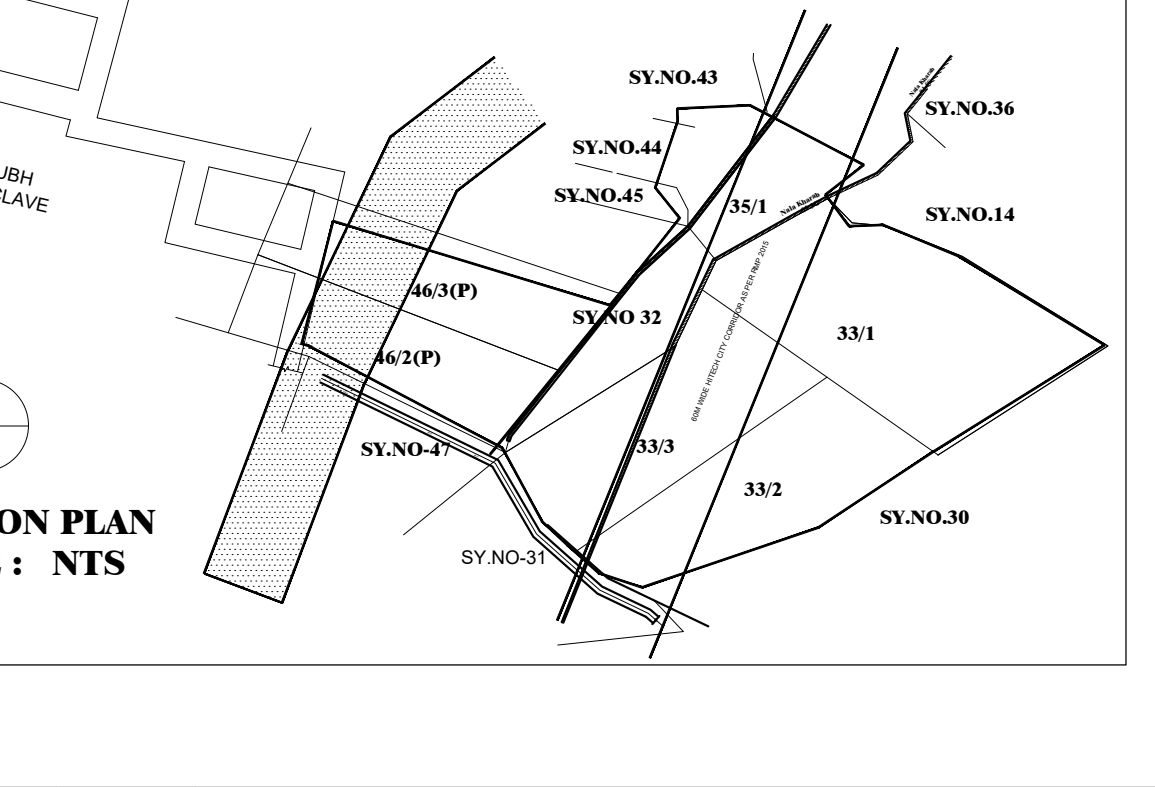
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14		
	VERSION DATE: 19/12/2023		
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Residential		
Project No: PRJ/8183/22-23	Plot SubUse: Apartment		
Application Type: General	Land Use Zone: Residential (Main)		
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3		
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)		
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3		
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3		
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG		
Ward: Ward-150			
Planning District: 318-Begur			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		67783.90
Deduction for NetPlot Area			
Surrender Free of Cost			17267.00
Kharabland Area			1972.82
Total			19239.82
NET AREA OF PLOT	(A-Deductions)		48544.08
Deduction for Balance Plot Area			
RW Area surrendered Free of Cost			17267.00
Amenity Area			3365.20
Kharabland Area			1972.82
Total			22605.02
BALANCE AREA OF PLOT	(A-Deductions)		45178.88
COVERAGE CHECK			
Permissible Coverage area (55.00 %)			24848.38
Proposed Coverage Area (9.69 %)			4379.67
Existing coverage area to be retained (12.6 %)			5691.57
Achieved Net coverage area (22.29 %)			10071.24
Balance coverage area left (32.71 %)			14777.14
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.25)			140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)			0.00
Allowable TDR Area (60% of Perm.FAR)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (2.25)			140503.23
Residential FAR (100.00%)			55449.11
Proposed FAR Area			55449.10
Existing FAR Area			81897.45
Achieved Net FAR Area (2.20)			137346.56
Balance FAR Area (0.05)			3156.67
BUILT UP AREA CHECK			
Proposed BuiltUp Area			81415.08
Existing BUA Area for Existing Structure			115167.67
Substructure Area Add in BUA (Layout Lvl)			15.00
Achieved BuiltUp Area			196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

SCALE : 1: 150

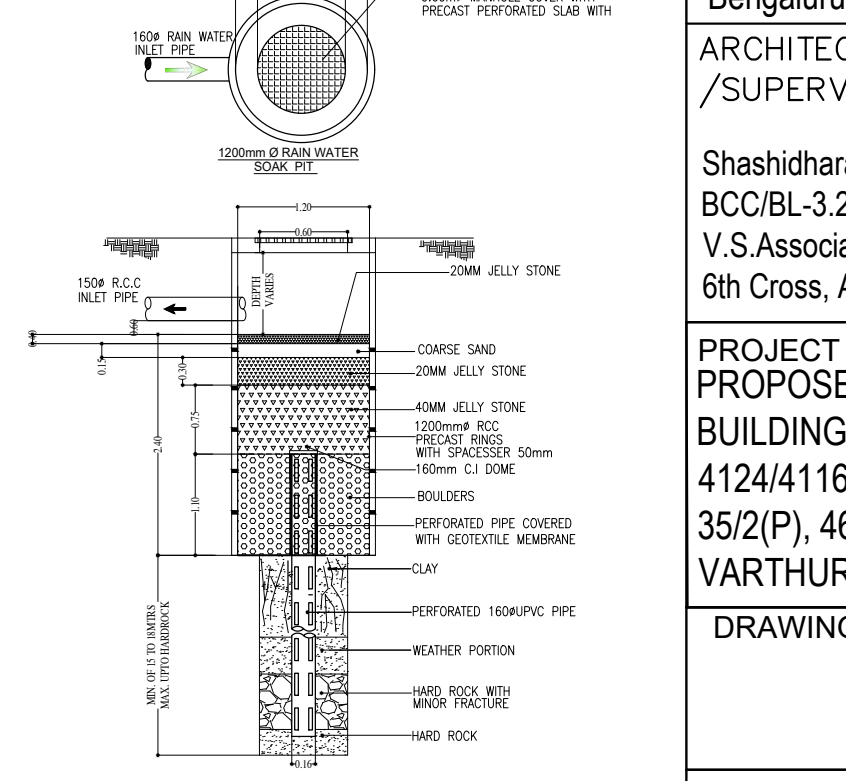
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur



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

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
UPPER BASEMENT FLOOR PLAN

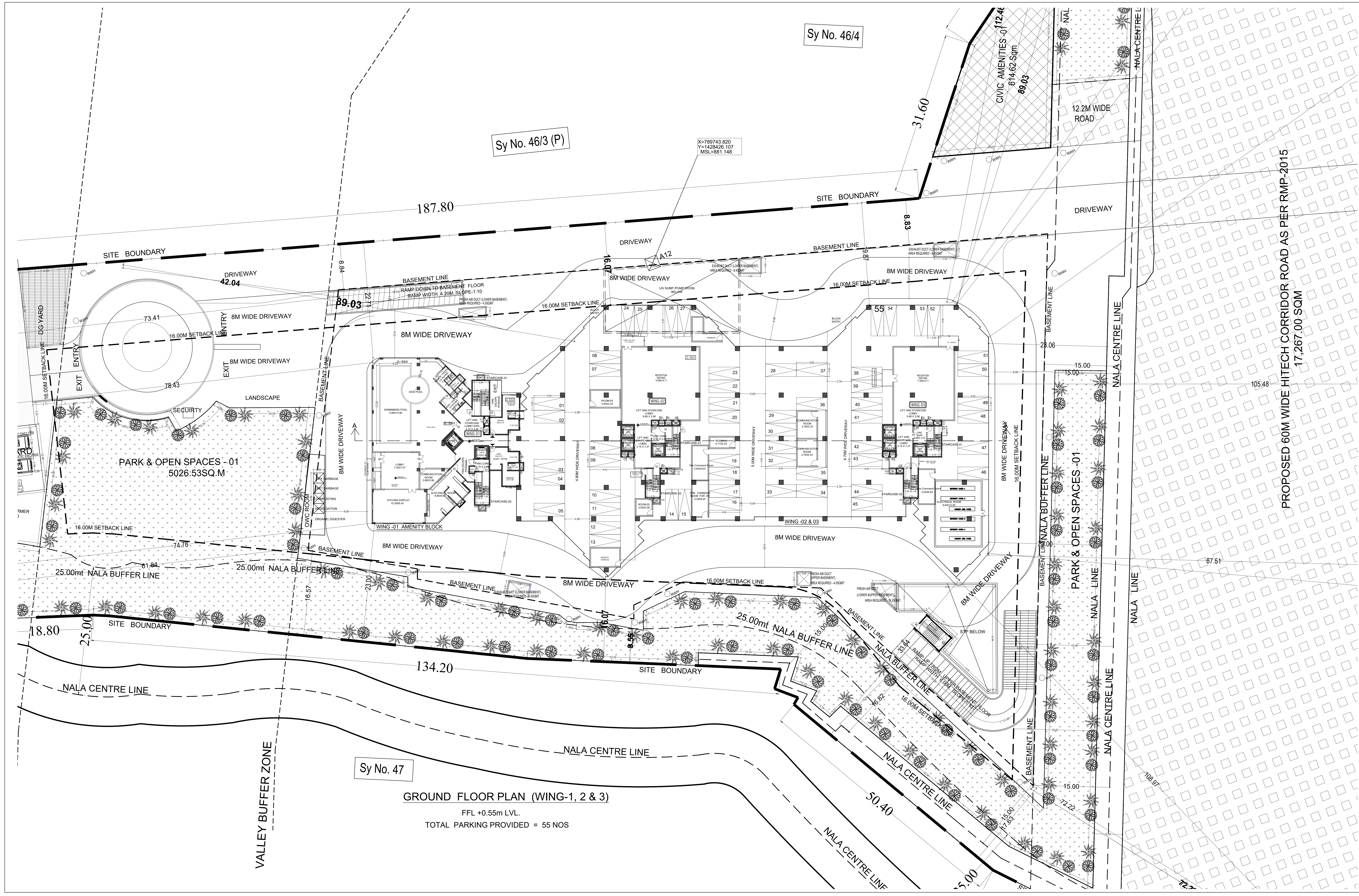
SHEET NO : 03 OF 17

SANCTIONING AUTHORITY :

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

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

NORTH



GROUND FLOOR PLAN (WING-1, 2 & 3)

FFL +0.55m LVL.

TOTAL PARKING PROVIDED = 55 NOS

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor	FLAT	161.86	133.09	7	
			45435.75	37428.18	2052	327

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

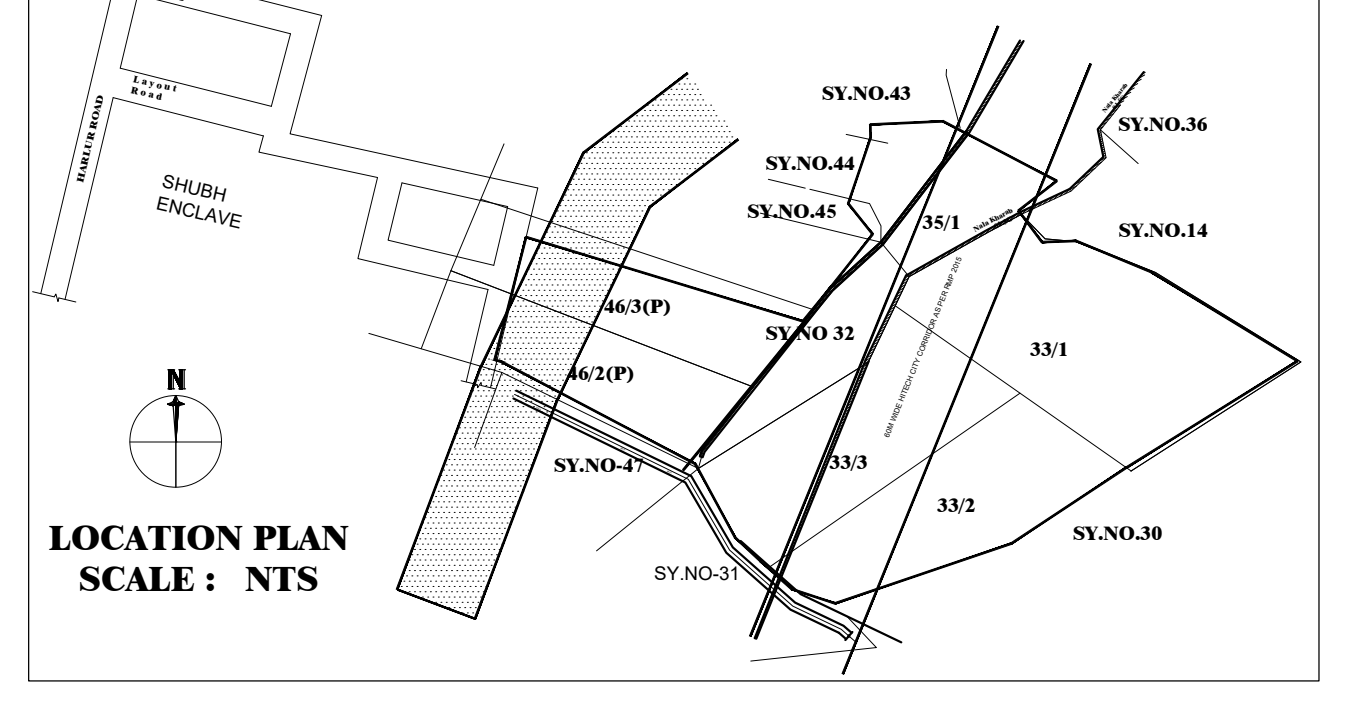
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

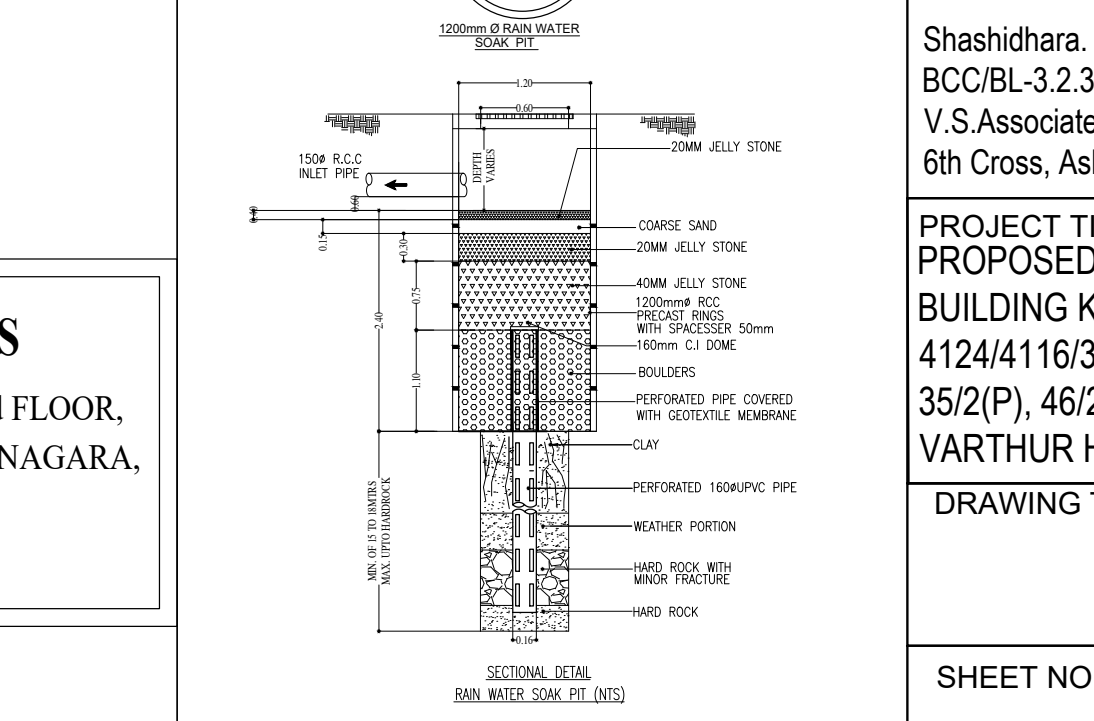
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
0.15
0.30
0.75
2.40
1.10
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8183/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

N

SCALE : 1: 150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :

PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :

BLOCK - 02, (WING - 01, 02 & 03)
GROUND FLOOR PLAN

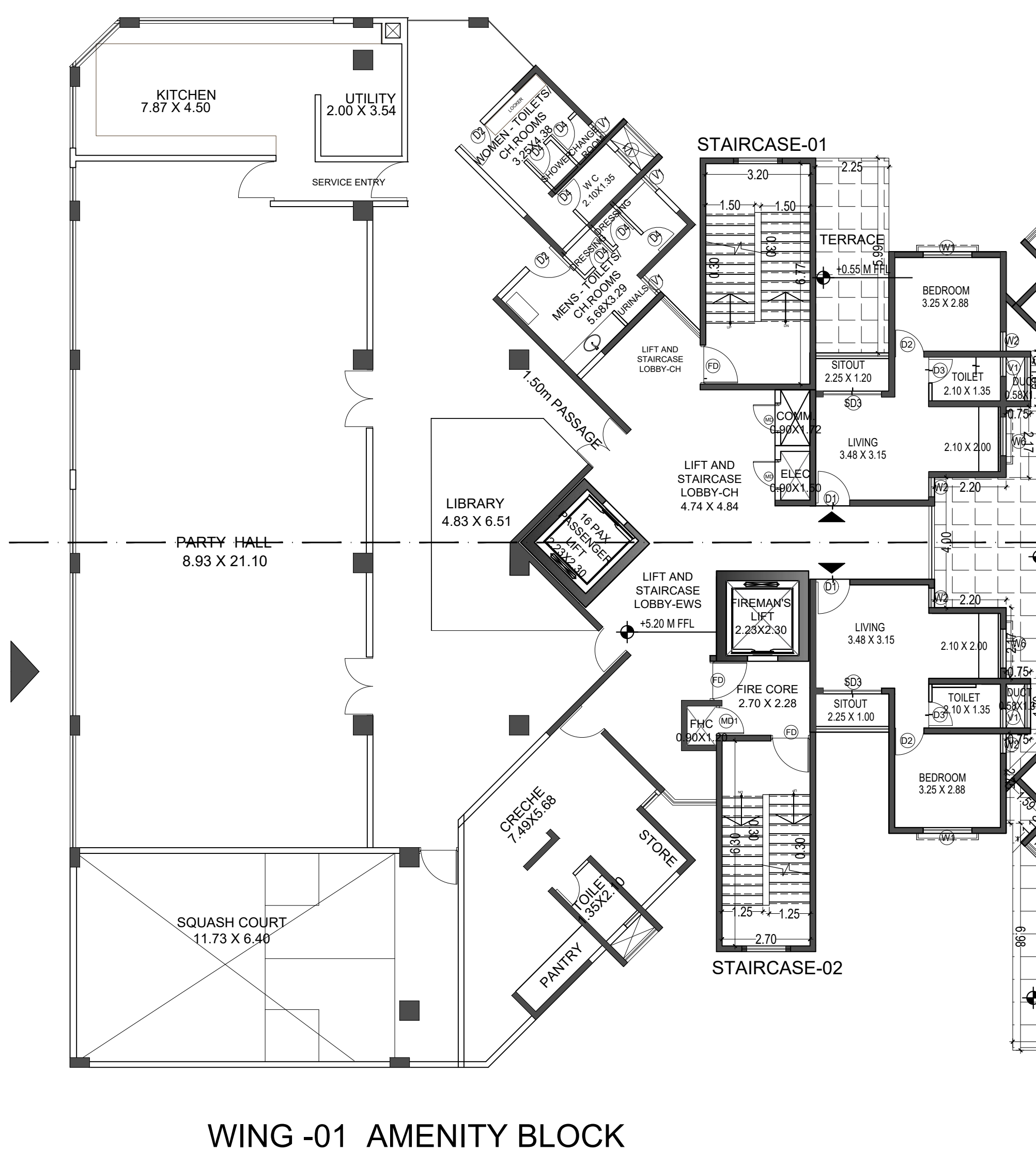
SHEET NO : 04 OF 17

SANCTIONING AUTHORITY :

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

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

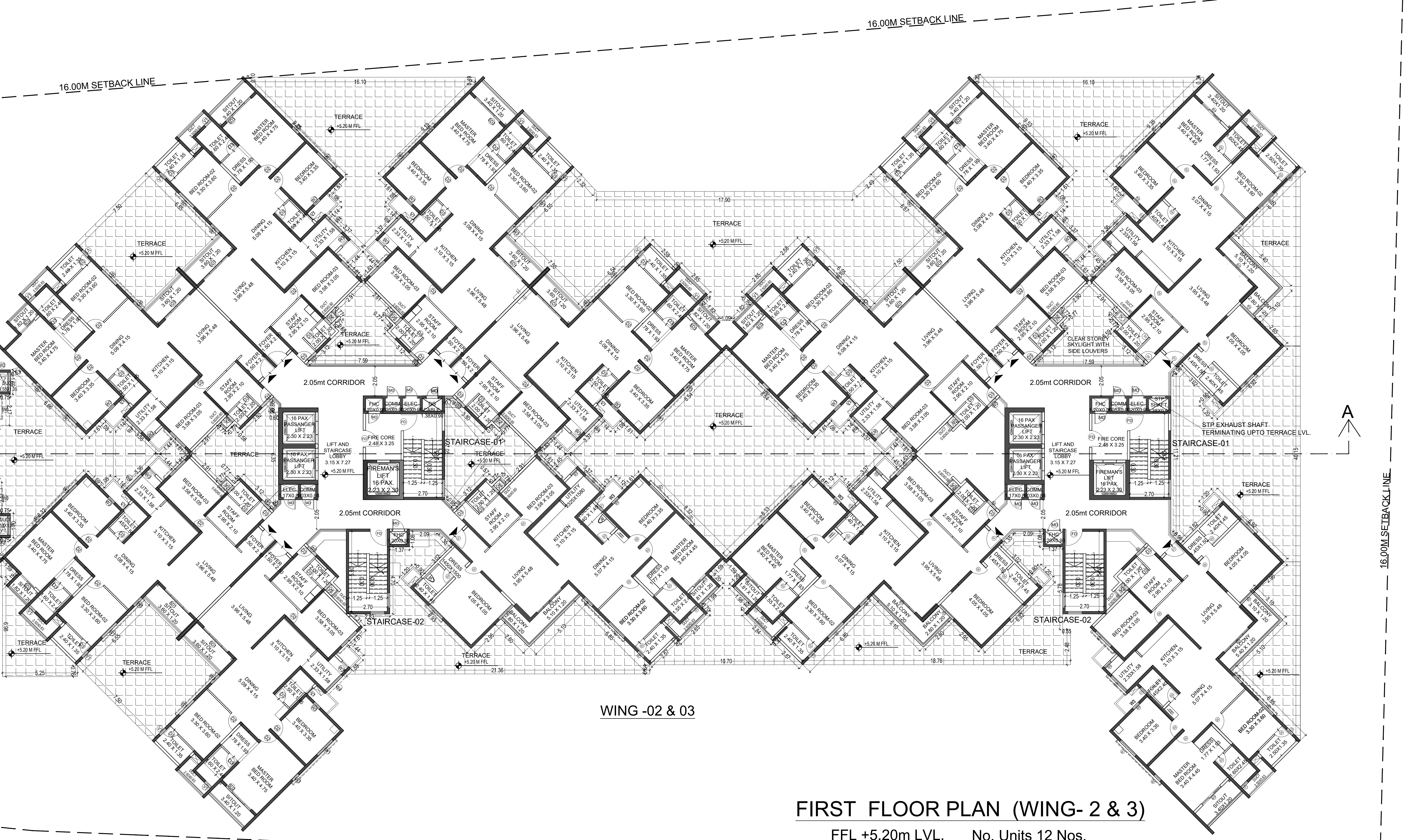
NORTH



FIRST FLOOR PLAN (WING-1)

FFL +5.20m LVL.

WING -01 AMENITY BLOCK



WING -02 & 03

FIRST FLOOR PLAN (WING- 2 & 3)

FFL +5.20m LVL. No. Units 12 Nos.

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Twentieth Floor # 05	FLAT	190.17	156.87	7	
SECOND FLOOR PLAN	Wing - 02 Second Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Second Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Second Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Second Floor # 05	FLAT	190.17	156.87	7	
THIRD FLOOR PLAN	Wing - 02 Third Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Third Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Third Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Third Floor # 05	FLAT	190.17	156.87	7	
FOURTH FLOOR PLAN	Wing - 01 First Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 First Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 02 Fourth Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Fourth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Fourth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Fourth Floor # 05	FLAT	190.17	156.87	7	
FIFTH FLOOR PLAN	Wing - 01 5th Floor # 01	EWS UNIT	38.08	31.62	4	16
	Wing - 01 5th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 5th Floor # 03	EWS UNIT	38.06	31.62	4	
	Wing - 01 5th Floor # 04	EWS UNIT	38.08	31.62	4	
	Wing - 02 5th Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 5th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 5th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 5th Floor # 05	FLAT	190.17	156.87	7	
TYPICAL - 8- 19 FLOOR PLAN	Wing - 01 8th to 19th Floor # 01	EWS UNIT	38.08	31.62	4	204
	Wing - 01 8th to 19th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 8th to 19th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 8th to 19th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 8th to 19th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Typical Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Typical Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Typical Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Typical Floor # 05	FLAT	190.17	156.87	7	
SEVENTH FLOOR PLAN	Wing - 01 7th Floor # 01	EWS UNIT	38.08	31.62	4	17
	Wing - 01 7th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 7th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 7th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 7th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Seventh Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Seventh Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Seventh Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Seventh Floor # 05	FLAT	190.17	156.87	7	
FIRST FLOOR PLAN	Wing - 02 First Floor # 01	FLAT	187.72	154.51	7	12
	Wing - 02 First Floor # 02	FLAT	158.46	129.95	7	
	Wing - 02 First Floor # 03	FLAT	161.43	132.66	7	
	Wing - 02 First Floor # 04	FLAT	161.42	132.65	7	
	Wing - 02 First Floor # 05	FLAT	158.46	129.84	7	
	Wing - 02 First Floor # 06	FLAT	158.46	130.27	7	
	Wing - 02 First Floor # 07	FLAT	161.42	133.09	7	
	Wing - 03 First Floor # 01	FLAT	190.46	156.84	7	
	Wing - 03 First Floor # 02	FLAT	190.30	156.82	7	
	Wing - 03 First Floor # 03	FLAT	161.42	132.66	7	
	Wing - 03 First Floor # 04	FLAT	158.46	129.84	7	
	Wing - 03 First Floor # 05	FLAT	187.74	154.53	7	
SIXTH FLOOR PLAN	Wing - 02 6th Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 6th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 6th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 6th Floor # 05	FLAT	190.17	156.87	7	
Total:	-	-	45435.75	37428.18	2052	327

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

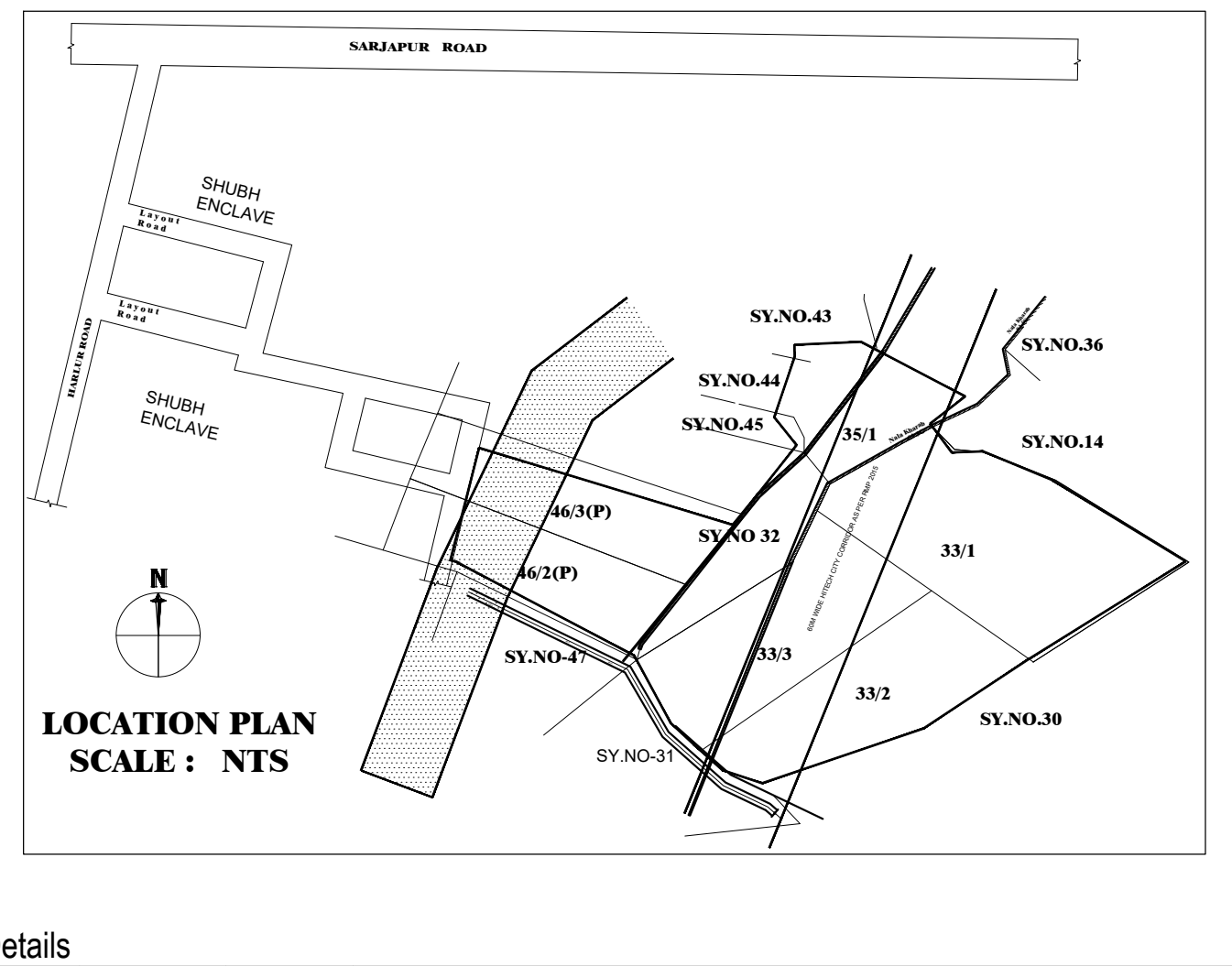
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8183/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

SCALE : 1: 100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

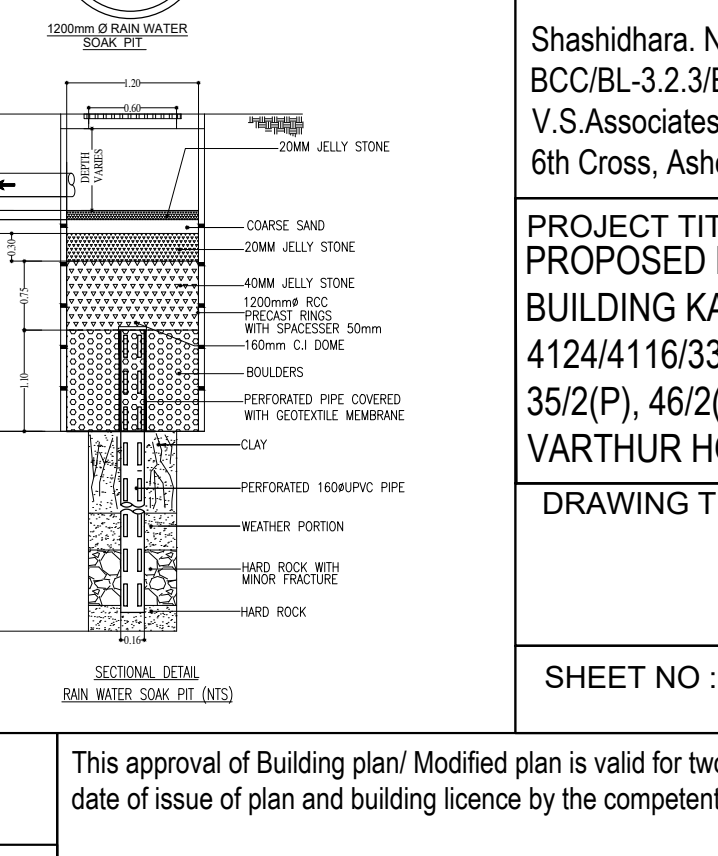
M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN OF 15 TO 18MTRS MAX. UPTO HARDROCK
2.40
1.10
0.75
0.30
0.15
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
FIRST FLOOR PLAN

SHEET NO : 05 OF 17

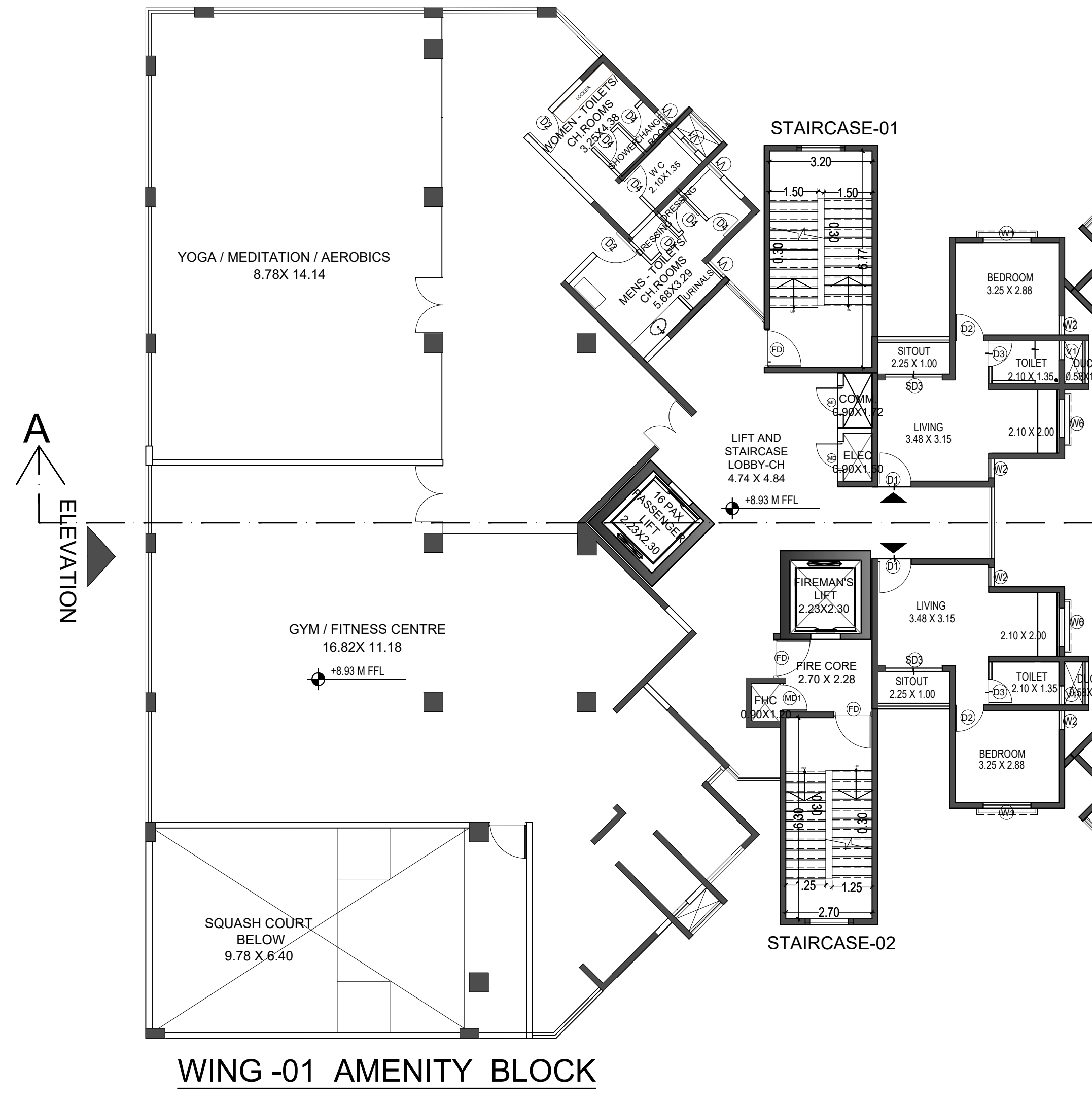
SANCTIONING AUTHORITY :

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

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

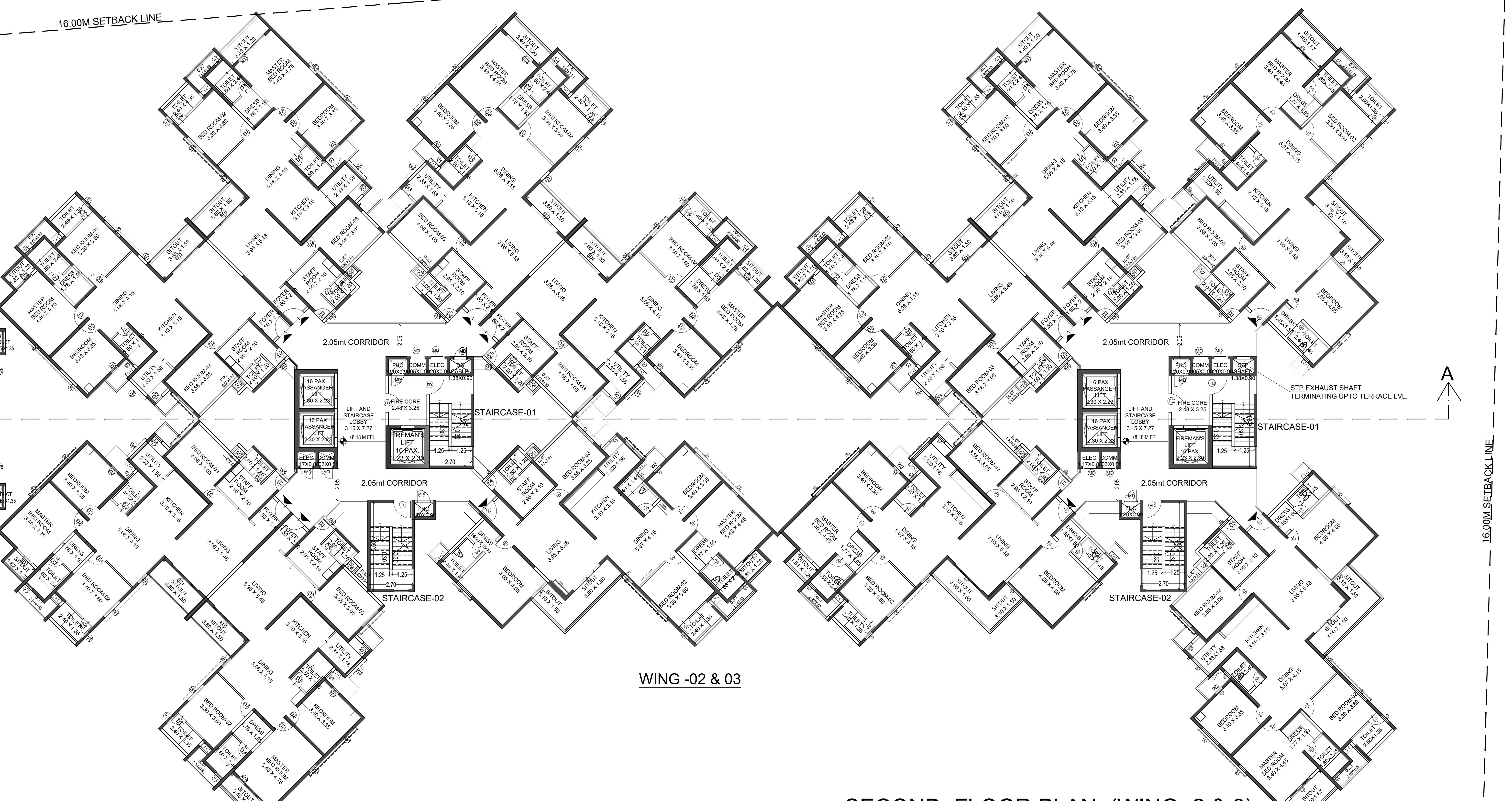
NORTH

UserDefinedMetric (2150.00 x 910.00MM)


16.00M SETBACK LINE
YOGA / MEDITATION / AEROBICS 8.78X 14.14
GYM / FITNESS CENTRE 16.82X 11.18
SQUASH COURT BELOW 9.78 X 6.40
STAIRCASE-01
STAIRCASE-02
LIFT AND STAIRCASE LOBBY-CH
FIRE CORE
ELEVATION
A
WING -01 AMENITY BLOCK

SECOND FLOOR PLAN (WING-1)

FFL +8.93m LVL.



SECOND FLOOR PLAN (WING- 2 & 3)

FFL +8.18m LVL. No. Units 12 Nos.

UserDefinedMetric (2150.00 x 910.00MM)

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 04	FLAT	158.89	130.27	7	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
			5.75	37428.18	2052	327

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

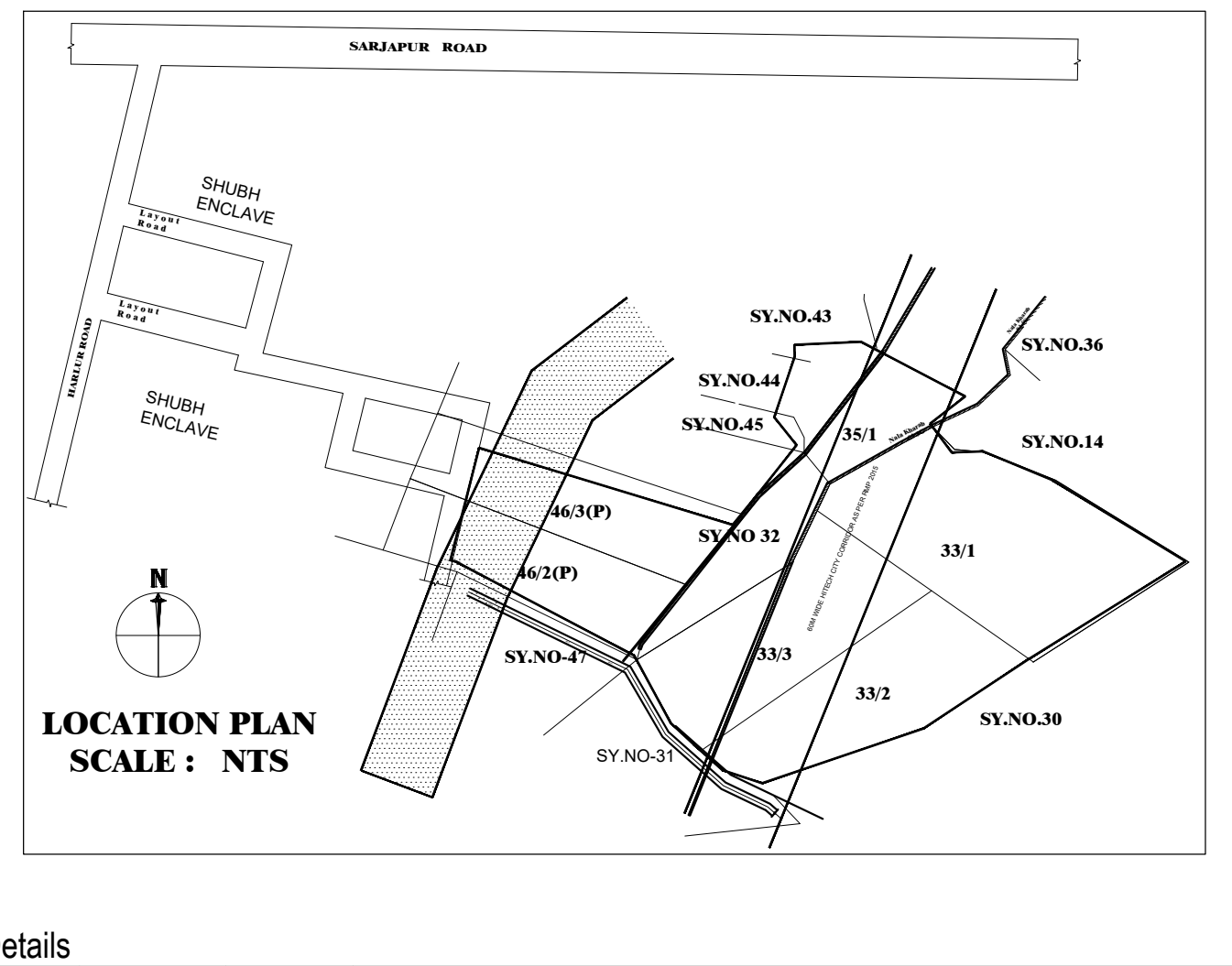
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

ENGINEER :-
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8183/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

SCALE : 1: 100

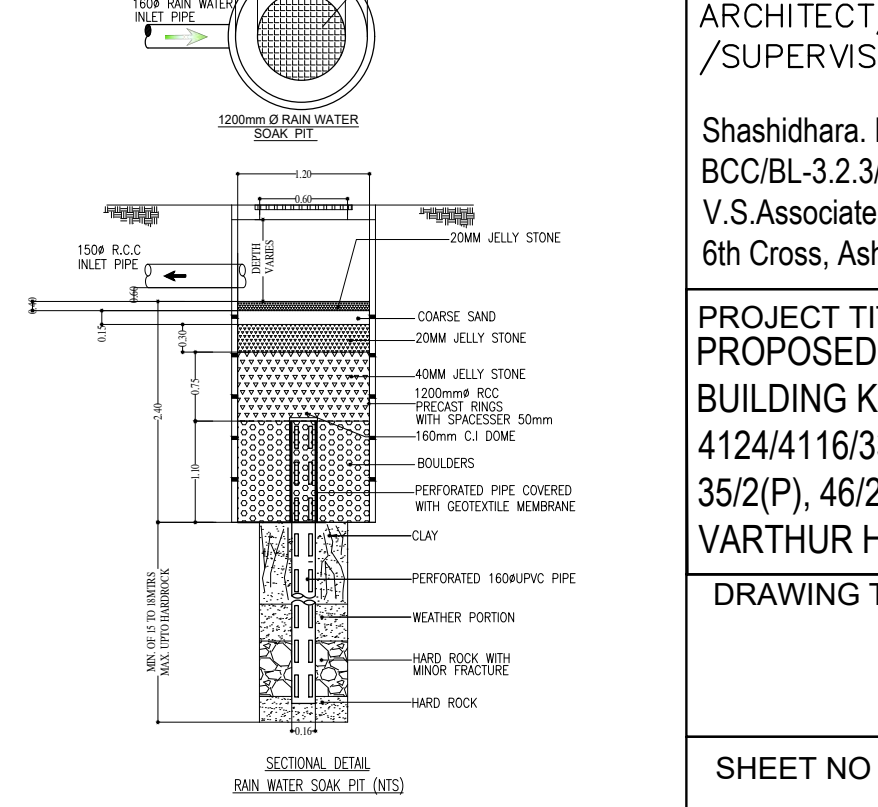
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
2.40
0.75
1.10
0.30
0.15
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
SECOND FLOOR PLAN

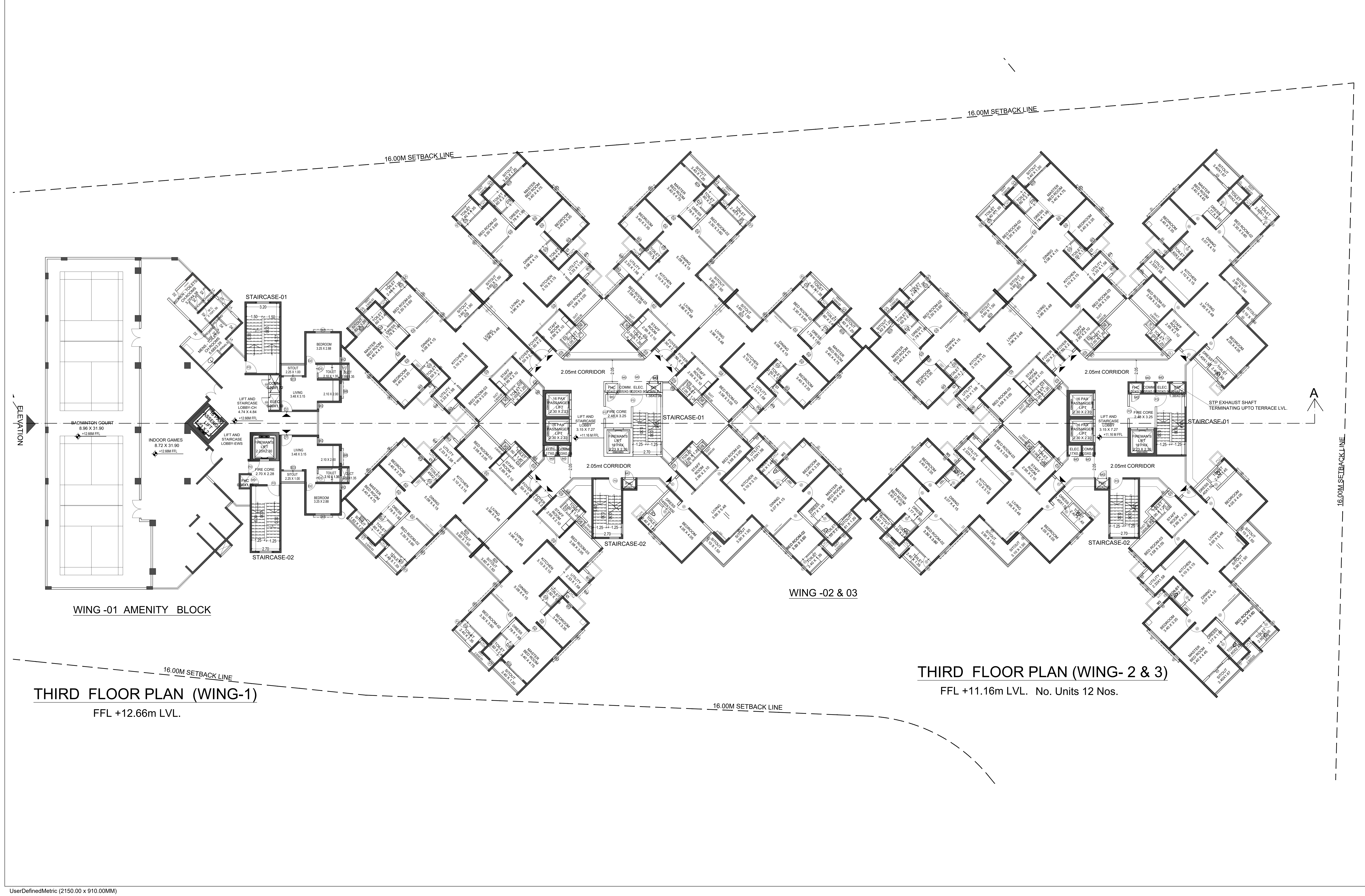
SHEET NO : 06 OF 17

SANCTIONING AUTHORITY :

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

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

NORTH



THIRD FLOOR PLAN (WING-1)

FFL +12.66m LVL.

THIRD FLOOR PLAN (WING- 2 & 3)

FFL +11.16m LVL. No. Units 12 Nos.

UserDefinedMetric (2150.00 x 910.00MM)

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Twentieth Floor # 05	FLAT	190.17	156.87	7	
SECOND FLOOR PLAN	Wing - 02 Second Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Second Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Second Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Second Floor # 05	FLAT	190.17	156.87	7	
THIRD FLOOR PLAN	Wing - 02 Third Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Third Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Third Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Third Floor # 05	FLAT	190.17	156.87	7	
FOURTH FLOOR PLAN	Wing - 01 First Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 First Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 02 Fourth Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Fourth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Fourth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Fourth Floor # 05	FLAT	190.17	156.87	7	
FIFTH FLOOR PLAN	Wing - 01 5th Floor # 01	EWS UNIT	38.08	31.62	4	16
	Wing - 01 5th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 5th Floor # 03	EWS UNIT	38.06	31.62	4	
	Wing - 01 5th Floor # 04	EWS UNIT	38.08	31.62	4	
	Wing - 02 5th Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 5th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 5th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 5th Floor # 05	FLAT	190.17	156.87	7	
TYPICAL - 8- 19 FLOOR PLAN	Wing - 01 8th to 19th Floor # 01	EWS UNIT	38.08	31.62	4	204
	Wing - 01 8th to 19th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 8th to 19th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 8th to 19th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 8th to 19th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Typical Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Typical Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Typical Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Typical Floor # 05	FLAT	190.17	156.87	7	
SEVENTH FLOOR PLAN	Wing - 01 7th Floor # 01	EWS UNIT	38.08	31.62	4	17
	Wing - 01 7th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 7th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 7th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 7th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Seventh Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Seventh Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Seventh Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Seventh Floor # 05	FLAT	190.17	156.87	7	
FIRST FLOOR PLAN	Wing - 02 First Floor # 01	FLAT	187.72	154.51	7	12
	Wing - 02 First Floor # 02	FLAT	158.46	129.95	7	
	Wing - 02 First Floor # 03	FLAT	161.43	132.66	7	
	Wing - 02 First Floor # 04	FLAT	161.42	132.65	7	
	Wing - 02 First Floor # 05	FLAT	158.46	129.84	7	
	Wing - 02 First Floor # 06	FLAT	158.46	130.27	7	
	Wing - 02 First Floor # 07	FLAT	161.42	133.09	7	
	Wing - 03 First Floor # 01	FLAT	190.46	156.84	7	
	Wing - 03 First Floor # 02	FLAT	190.30	156.82	7	
	Wing - 03 First Floor # 03	FLAT	161.42	132.66	7	
	Wing - 03 First Floor # 04	FLAT	158.46	129.84	7	
	Wing - 03 First Floor # 05	FLAT	187.74	154.53	7	
SIXTH FLOOR PLAN	Wing - 02 6th Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 6th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 6th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 6th Floor # 05	FLAT	190.17	156.87	7	
Total:	-	-	45435.75	37428.18	2052	327

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

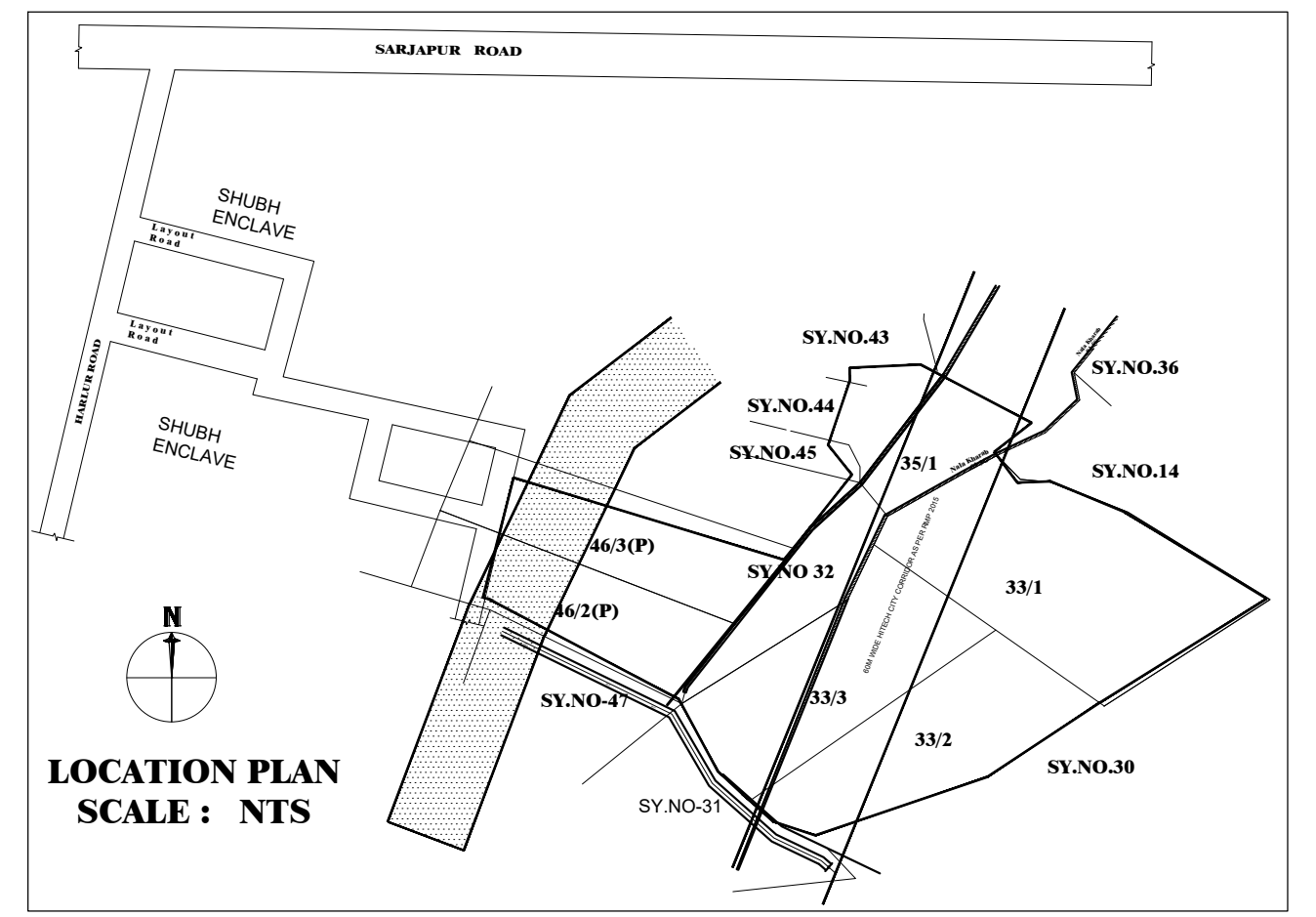
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
    a) sites measuring 180 Sqm up to 240 Sqm
    b) minimum of two trees for sites measuring with more than 240 Sqm.
    c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

ENGINEER :-
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

SANCTIONING AUTHORITY :

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8183/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

SCALE : 1: 100

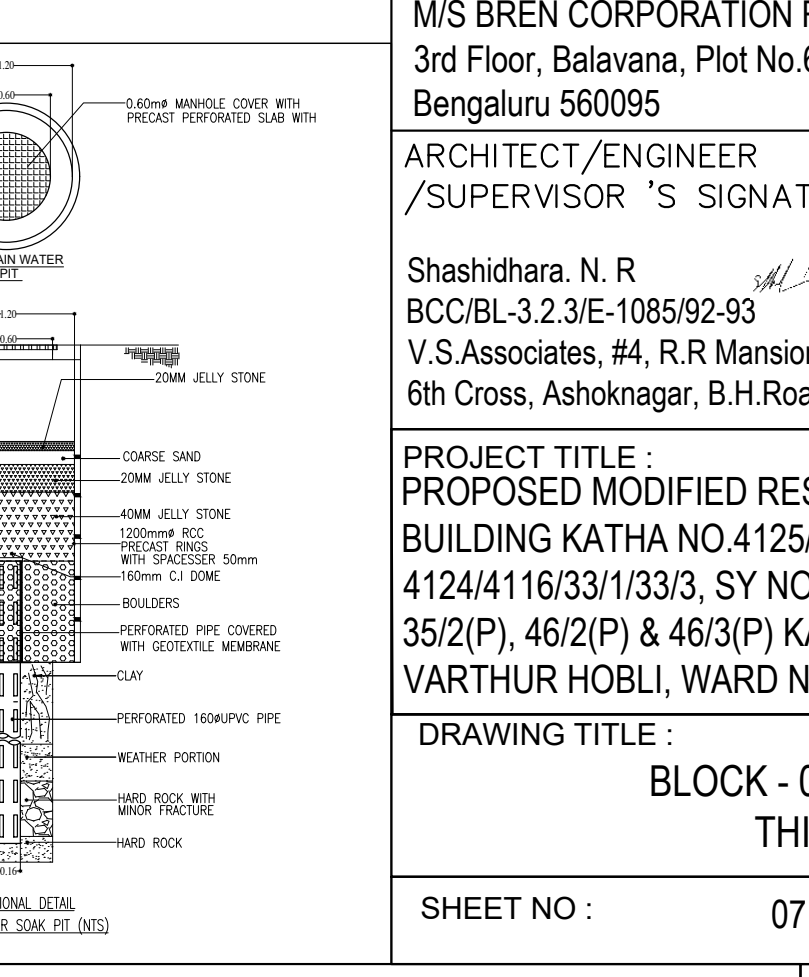
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur


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

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

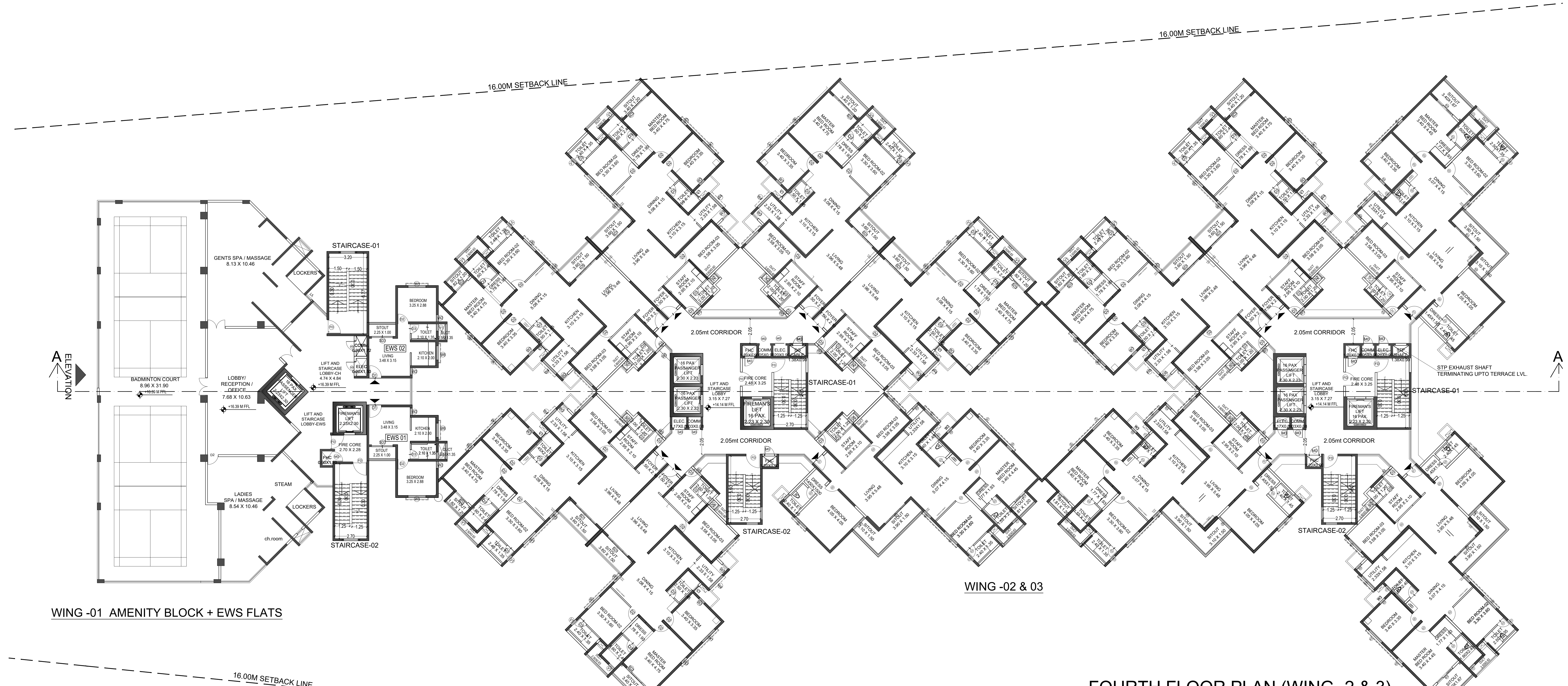
PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
THIRD FLOOR PLAN

SHEET NO : 07 OF 17

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

NORTH


16.00M SETBACK LINE
16.00M SETBACK LINE
16.00M SETBACK LINE
16.00M SETBACK LINE
ELEVATION
A
A
GENTS SPA / MASSAGE 8.13 X 10.46
LADIES SPA / MASSAGE 8.54 X 10.46
BADMINTON COURT 8.96 X 21.90
LOBBY/ RECEPTION / DECK 7.68 X 10.63
STEAM
LOCKERS
STAIRCASE-01
STAIRCASE-02
EWS 01
EWS 02
2.05mt CORRIDOR
FIRE CORE
STP EXHAUST SHAFT TERMINATING UPTO TERRACE LVL.
WING -02 & 03

WING -01 AMENITY BLOCK + EWS FLATS

FOURTH FLOOR PLAN (WING-1)

FFL +16.39m LVL. No. EWS Units 02 Nos.

FOURTH FLOOR PLAN (WING- 2 & 3)

FFL +14.14m LVL. No. Units 12 Nos.

UserDefinedMetric (2150.00 x 910.00MM)

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

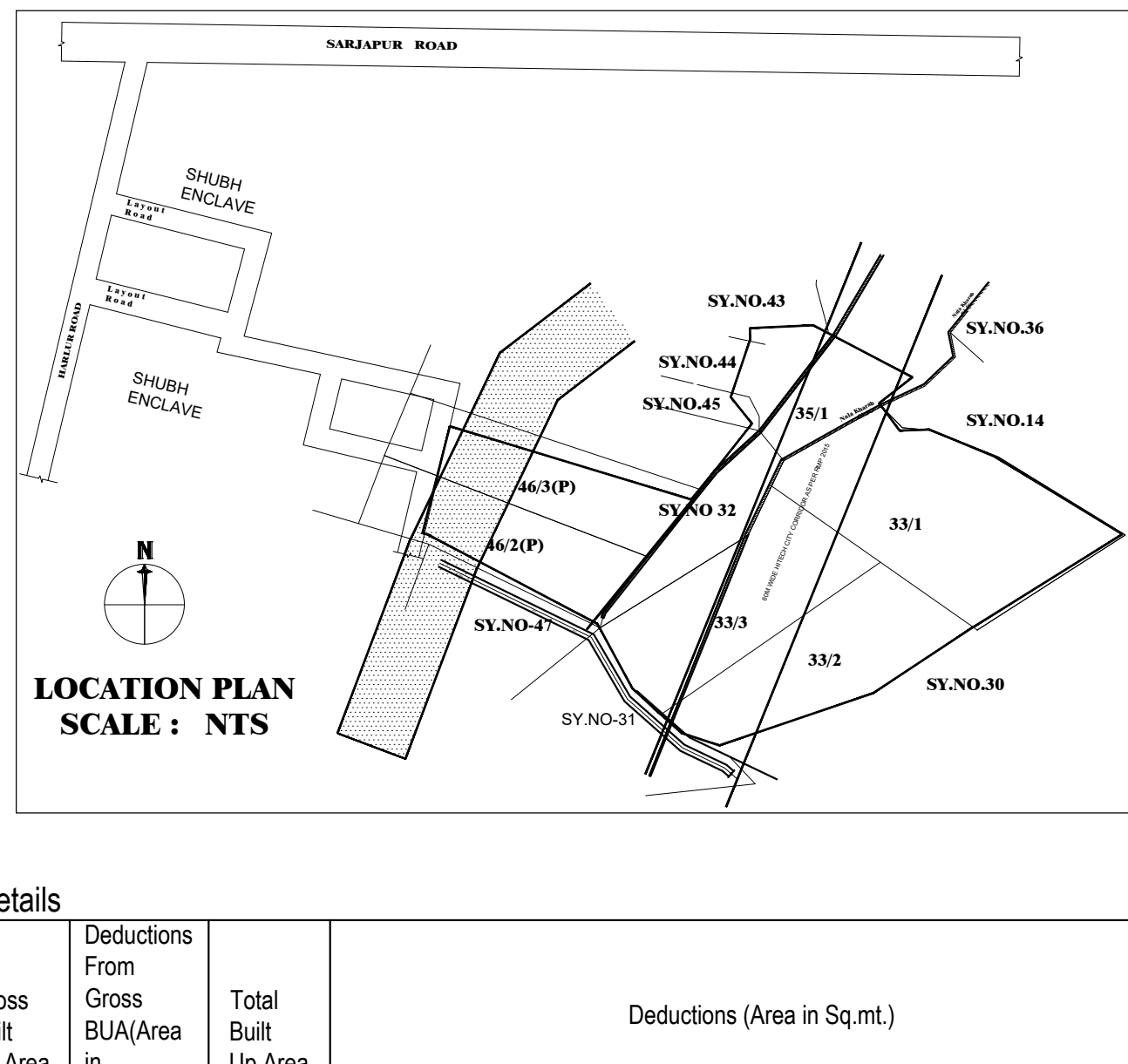
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

Approval Condition : **PRJ/8183/2022-23**

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
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17. The building shall be constructed under the supervision of a registered structural engineer.
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20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14 VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/8183/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

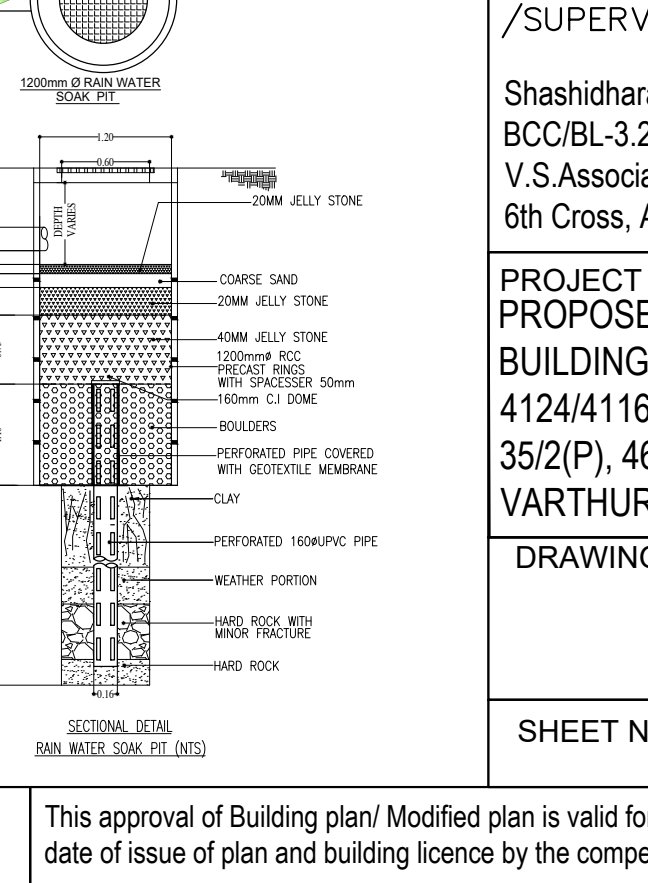
Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

SCALE : 1: 100


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

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
FOURTH FLOOR PLAN

SHEET NO : 08 OF 17

ENGINEER :-
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

FAR &Tenement Details

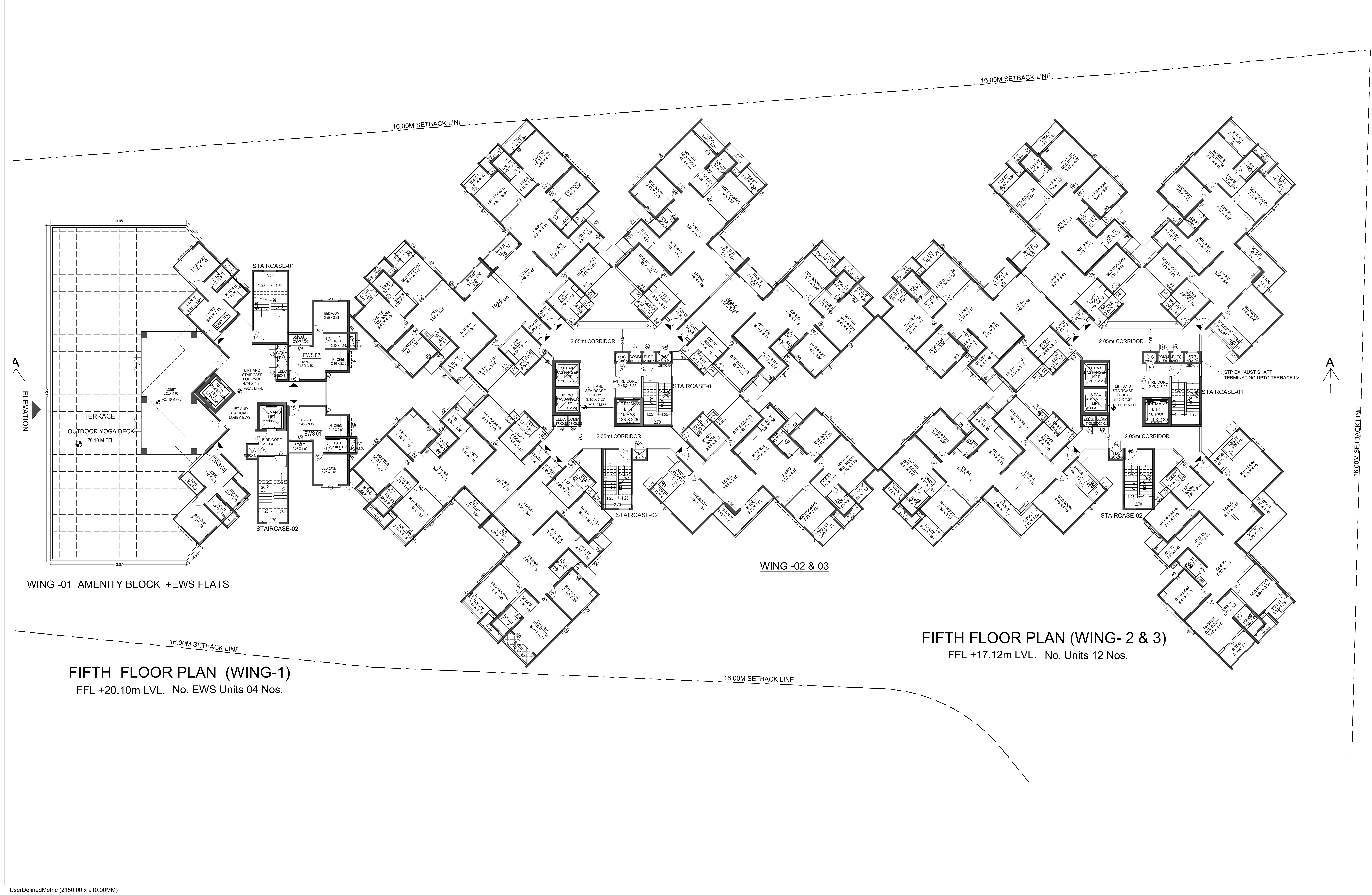
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

SANCTIONING AUTHORITY :

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

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

NORTH



WING -01 AMENITY BLOCK +EWS FLATS

WING -02 & 03

FIFTH FLOOR PLAN (WING-1)

FFL +20.10m LVL. No. EWS Units 04 Nos.

FIFTH FLOOR PLAN (WING- 2 & 3)

FFL +17.12m LVL. No. Units 12 Nos.

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Twentieth Floor # 05	FLAT	190.17	156.87	7	
SECOND FLOOR PLAN	Wing - 02 Second Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Second Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Second Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Second Floor # 05	FLAT	190.17	156.87	7	
THIRD FLOOR PLAN	Wing - 02 Third Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Third Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Third Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Third Floor # 05	FLAT	190.17	156.87	7	
FOURTH FLOOR PLAN	Wing - 01 First Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 First Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 02 Fourth Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Fourth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Fourth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Fourth Floor # 05	FLAT	190.17	156.87	7	
FIFTH FLOOR PLAN	Wing - 01 5th Floor # 01	EWS UNIT	38.08	31.62	4	16
	Wing - 01 5th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 5th Floor # 03	EWS UNIT	38.06	31.62	4	
	Wing - 01 5th Floor # 04	EWS UNIT	38.08	31.62	4	
	Wing - 02 5th Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 5th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 5th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 5th Floor # 05	FLAT	190.17	156.87	7	
TYPICAL - 8- 19 FLOOR PLAN	Wing - 01 8th to 19th Floor # 01	EWS UNIT	38.08	31.62	4	204
	Wing - 01 8th to 19th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 8th to 19th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 8th to 19th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 8th to 19th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Typical Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Typical Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Typical Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Typical Floor # 05	FLAT	190.17	156.87	7	
SEVENTH FLOOR PLAN	Wing - 01 7th Floor # 01	EWS UNIT	38.08	31.62	4	17
	Wing - 01 7th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 7th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 7th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 7th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Seventh Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Seventh Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Seventh Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Seventh Floor # 05	FLAT	190.17	156.87	7	
FIRST FLOOR PLAN	Wing - 02 First Floor # 01	FLAT	187.72	154.51	7	12
	Wing - 02 First Floor # 02	FLAT	158.46	129.95	7	
	Wing - 02 First Floor # 03	FLAT	161.43	132.66	7	
	Wing - 02 First Floor # 04	FLAT	161.42	132.65	7	
	Wing - 02 First Floor # 05	FLAT	158.46	129.84	7	
	Wing - 02 First Floor # 06	FLAT	158.46	130.27	7	
	Wing - 02 First Floor # 07	FLAT	161.42	133.09	7	
	Wing - 03 First Floor # 01	FLAT	190.46	156.84	7	
	Wing - 03 First Floor # 02	FLAT	190.30	156.82	7	
	Wing - 03 First Floor # 03	FLAT	161.42	132.66	7	
	Wing - 03 First Floor # 04	FLAT	158.46	129.84	7	
	Wing - 03 First Floor # 05	FLAT	187.74	154.53	7	
SIXTH FLOOR PLAN	Wing - 02 6th Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 6th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 6th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 6th Floor # 05	FLAT	190.17	156.87	7	
Total:	-	-	45435.75	37428.18	2052	327

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

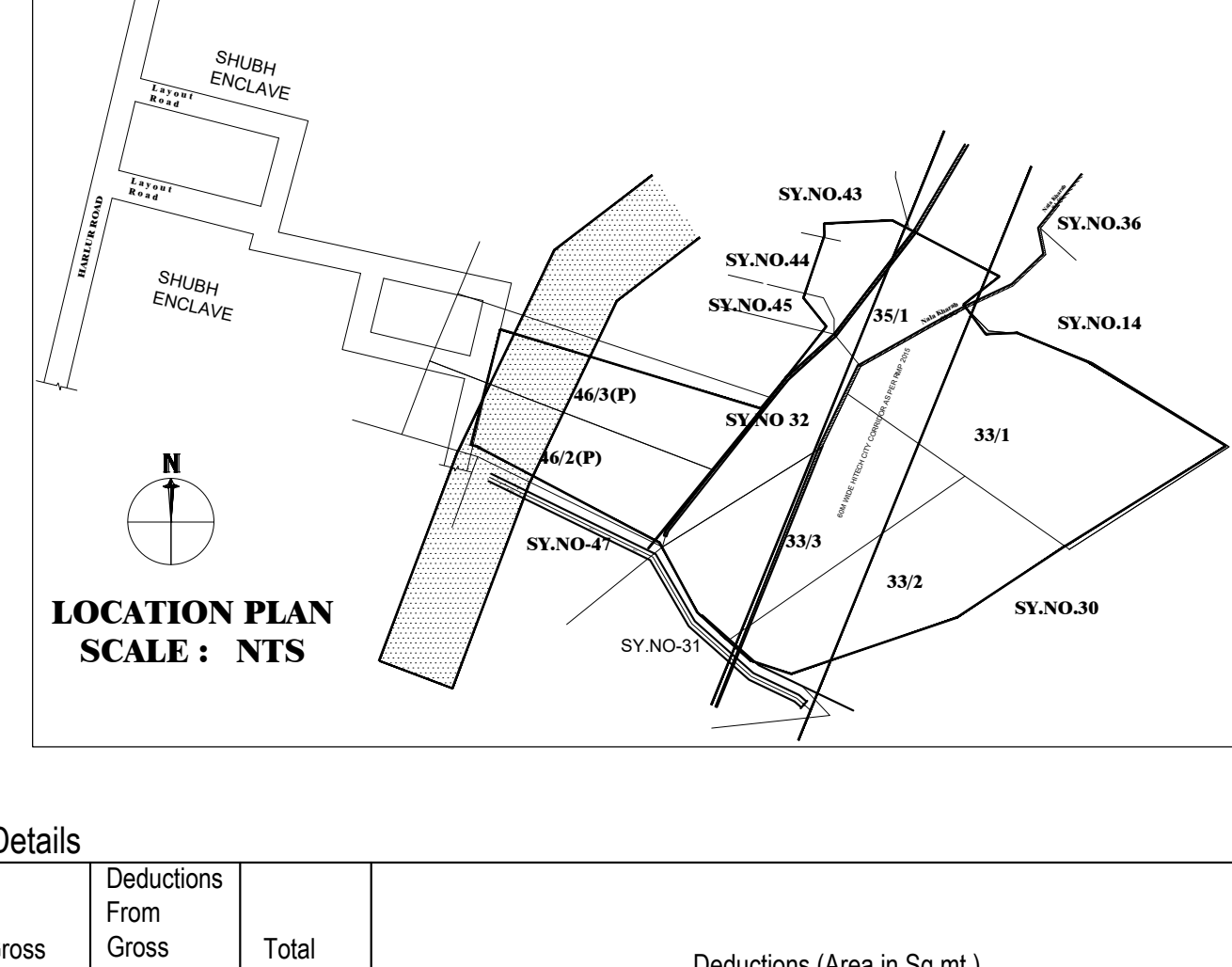
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
    a) sites measuring 180 Sqm up to 240 Sqm
    b) minimum of two trees for sites measuring with more than 240 Sqm.
    c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14	
	VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/8183/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

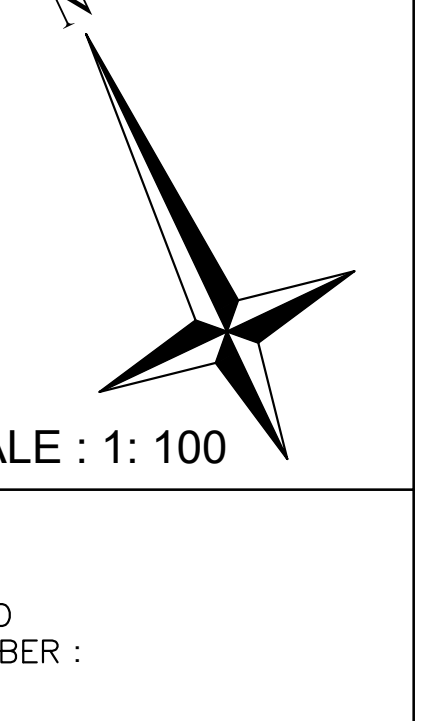
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total	4757.50		20374.81	



SCALE : 1: 100

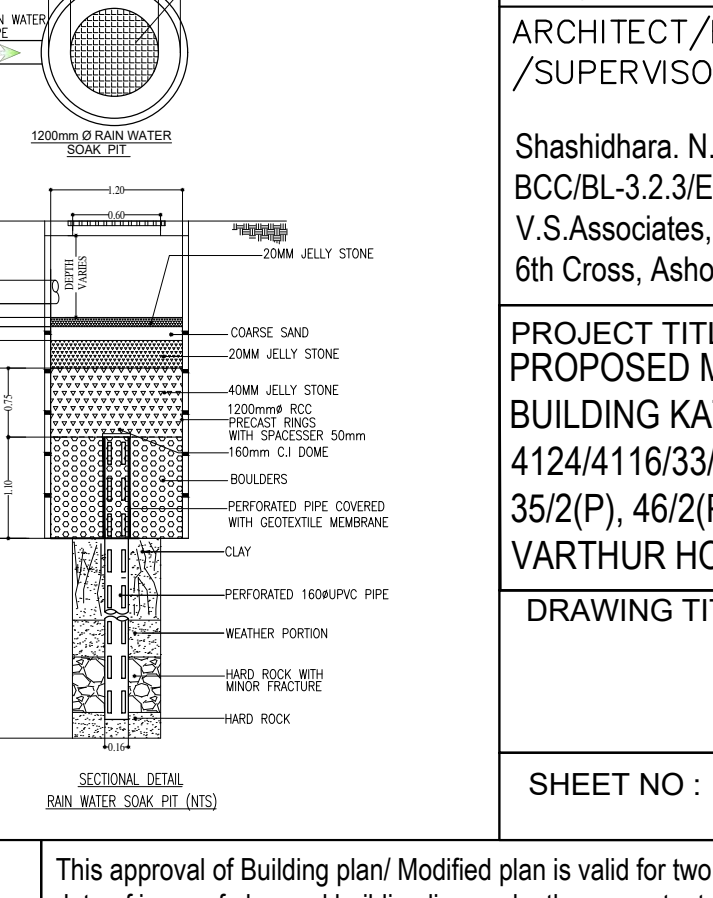
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
1.20
0.60
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
0.15
0.30
0.75
2.40
1.10
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
FIFTH FLOOR PLAN

SHEET NO : 09 OF 17

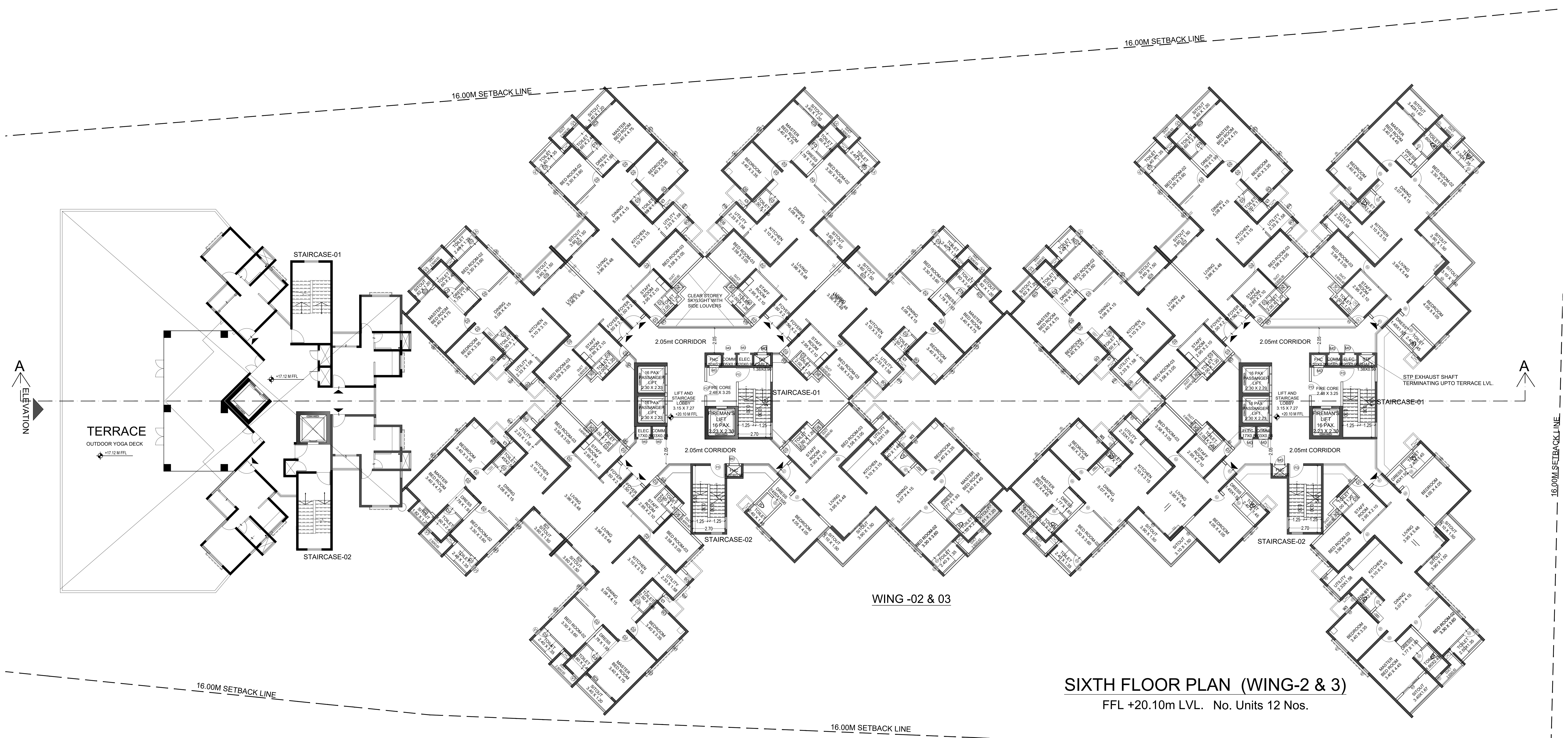
SANCTIONING AUTHORITY :

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

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

NORTH

UserDefinedMetric (2150.00 x 910.00MM)



SIXTH FLOOR PLAN (WING-2 & 3)

FFL +20.10m LVL. No. Units 12 Nos.

UserDefinedMetric (2150.00 x 910.00MM)

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Twentieth Floor # 05	FLAT	190.17	156.87	7	
SECOND FLOOR PLAN	Wing - 02 Second Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Second Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Second Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Second Floor # 05	FLAT	190.17	156.87	7	
THIRD FLOOR PLAN	Wing - 02 Third Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Third Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Third Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Third Floor # 05	FLAT	190.17	156.87	7	
FOURTH FLOOR PLAN	Wing - 01 First Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 First Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 02 Fourth Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Fourth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Fourth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Fourth Floor # 05	FLAT	190.17	156.87	7	
FIFTH FLOOR PLAN	Wing - 01 5th Floor # 01	EWS UNIT	38.08	31.62	4	16
	Wing - 01 5th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 5th Floor # 03	EWS UNIT	38.06	31.62	4	
	Wing - 01 5th Floor # 04	EWS UNIT	38.08	31.62	4	
	Wing - 02 5th Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 5th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 5th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 5th Floor # 05	FLAT	190.17	156.87	7	
TYPICAL - 8- 19 FLOOR PLAN	Wing - 01 8th to 19th Floor # 01	EWS UNIT	38.08	31.62	4	204
	Wing - 01 8th to 19th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 8th to 19th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 8th to 19th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 8th to 19th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Typical Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Typical Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Typical Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Typical Floor # 05	FLAT	190.17	156.87	7	
SEVENTH FLOOR PLAN	Wing - 01 7th Floor # 01	EWS UNIT	38.08	31.62	4	17
	Wing - 01 7th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 7th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 7th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 7th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Seventh Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Seventh Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Seventh Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Seventh Floor # 05	FLAT	190.17	156.87	7	
FIRST FLOOR PLAN	Wing - 02 First Floor # 01	FLAT	187.72	154.51	7	12
	Wing - 02 First Floor # 02	FLAT	158.46	129.95	7	
	Wing - 02 First Floor # 03	FLAT	161.43	132.66	7	
	Wing - 02 First Floor # 04	FLAT	161.42	132.65	7	
	Wing - 02 First Floor # 05	FLAT	158.46	129.84	7	
	Wing - 02 First Floor # 06	FLAT	158.46	130.27	7	
	Wing - 02 First Floor # 07	FLAT	161.42	133.09	7	
	Wing - 03 First Floor # 01	FLAT	190.46	156.84	7	
	Wing - 03 First Floor # 02	FLAT	190.30	156.82	7	
	Wing - 03 First Floor # 03	FLAT	161.42	132.66	7	
	Wing - 03 First Floor # 04	FLAT	158.46	129.84	7	
	Wing - 03 First Floor # 05	FLAT	187.74	154.53	7	
SIXTH FLOOR PLAN	Wing - 02 6th Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 6th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 6th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 6th Floor # 05	FLAT	190.17	156.87	7	
Total:	-	-	45435.75	37428.18	2052	327

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

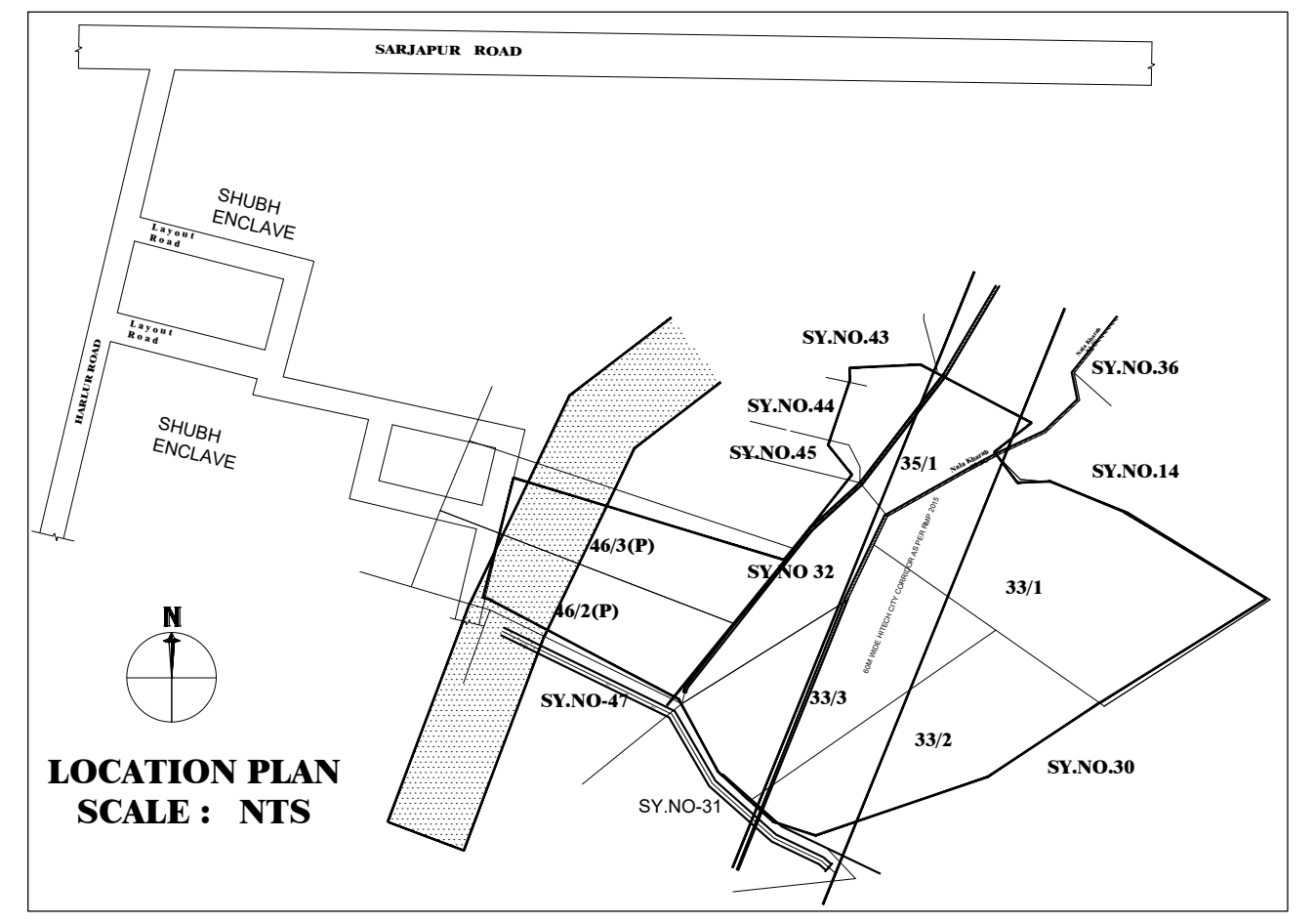
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14	
	VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/8183/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

N

SCALE : 1: 100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

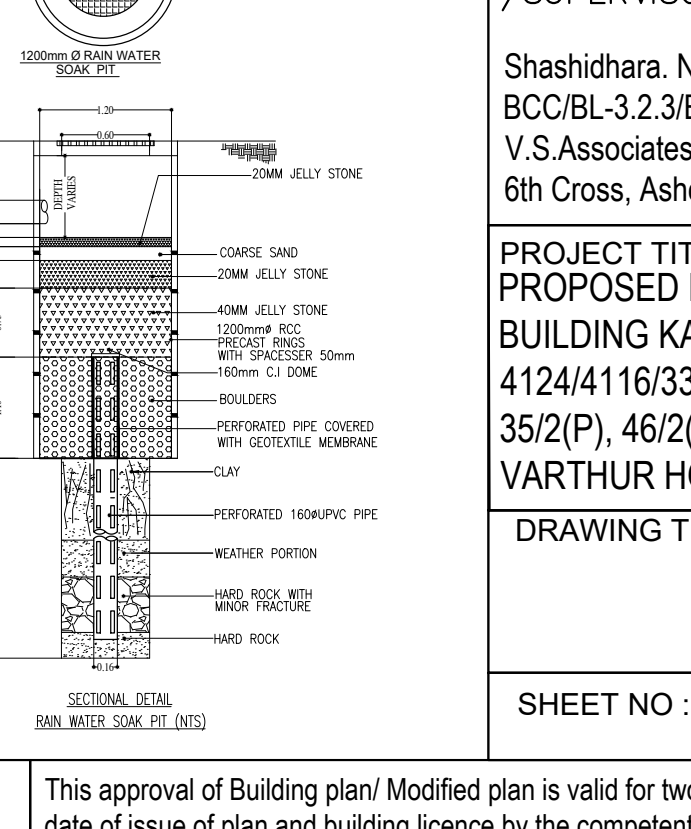
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 02 & 03)
SIXTH FLOOR PLAN

SHEET NO : 10 OF 17


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
0.15
0.30
0.75
2.40
1.10
0.16

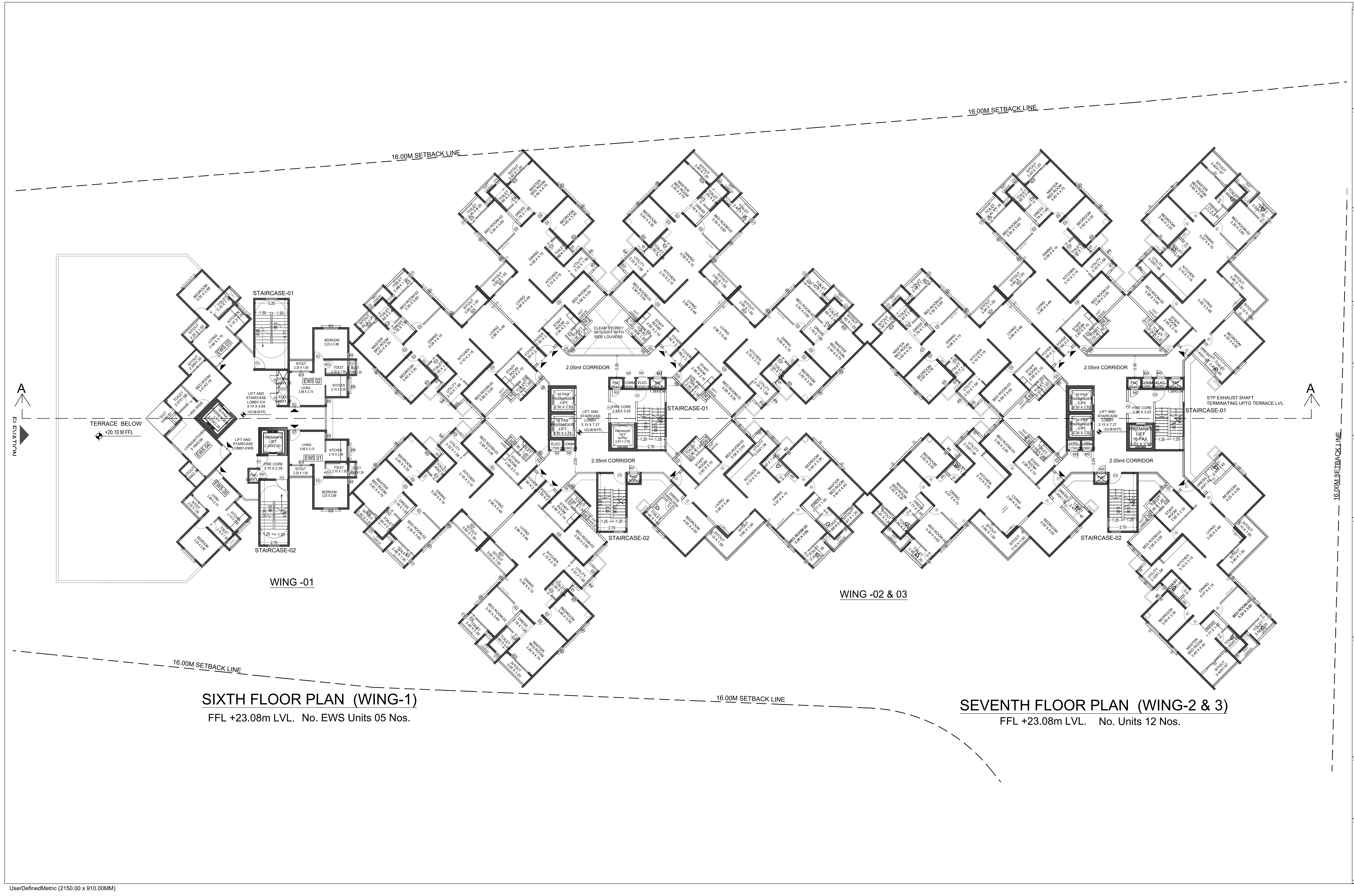
SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

SANCTIONING AUTHORITY :

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

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

NORTH



SIXTH FLOOR PLAN (WING-1)

FFL +23.08m LVL. No. EWS Units 05 Nos.

SEVENTH FLOOR PLAN (WING-2 & 3)

FFL +23.08m LVL. No. Units 12 Nos.

UserDefinedMetric (2150.00 x 910.00MM)

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

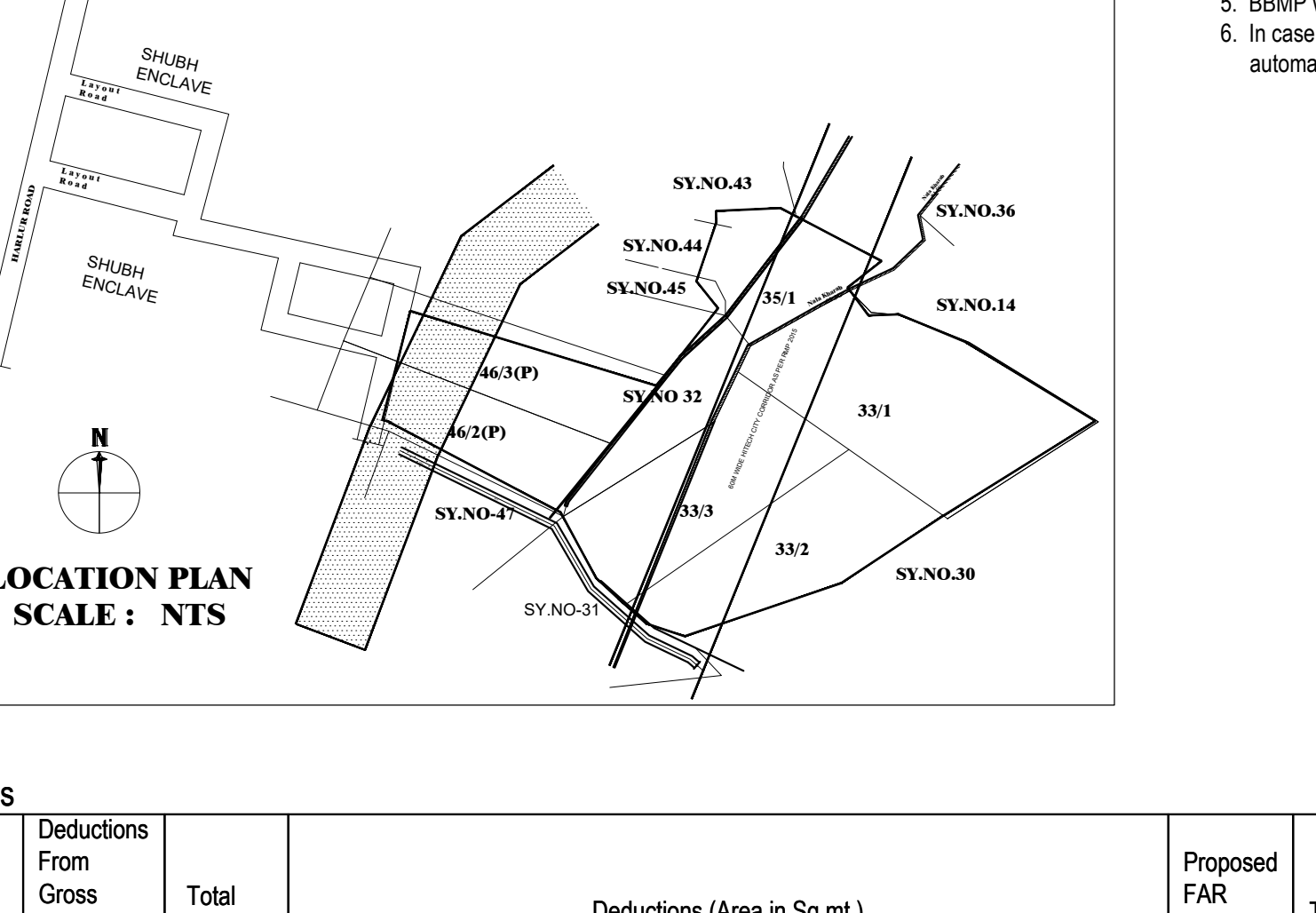
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
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39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

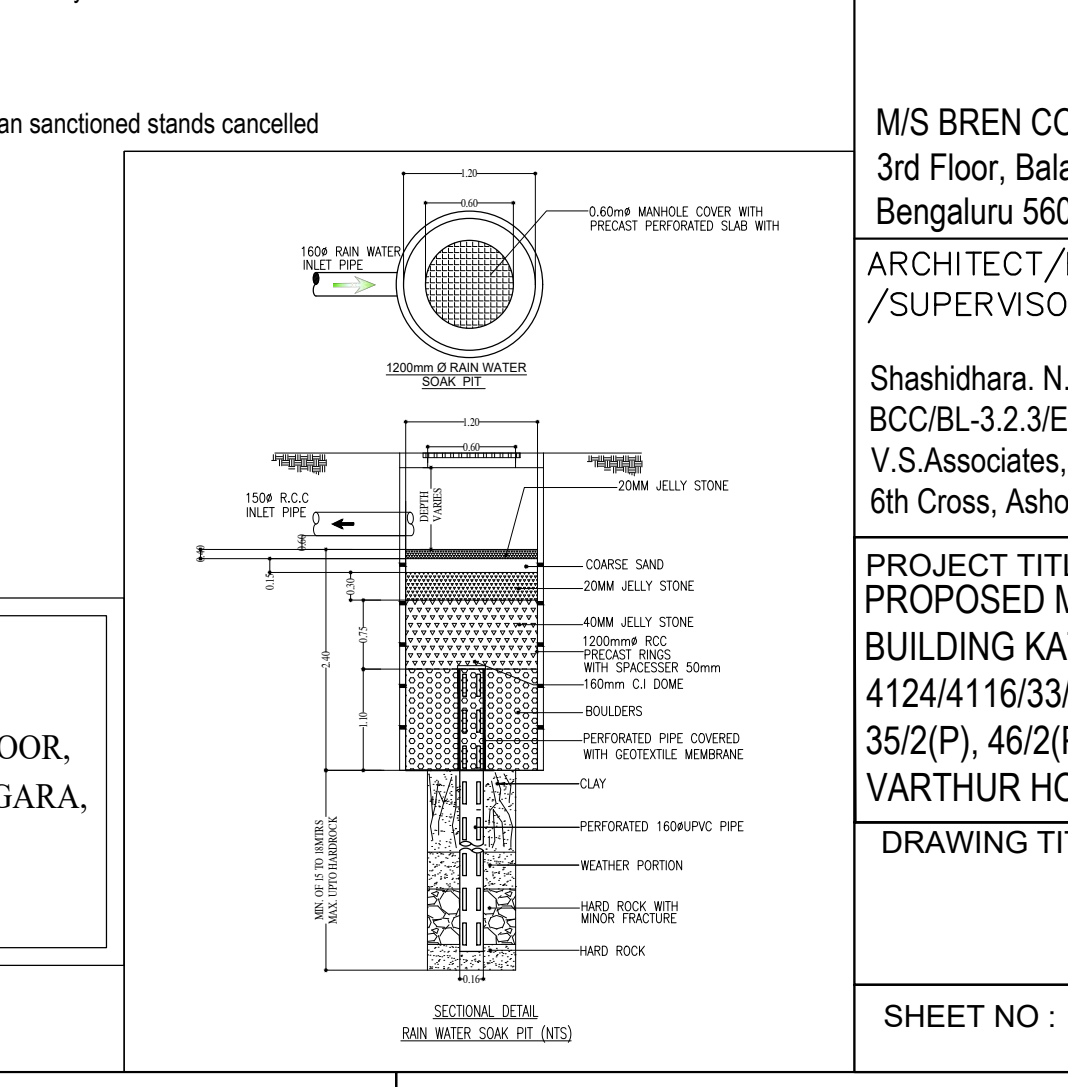
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
2.40
0.75
1.10
0.30
0.15
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14	
	VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/8183/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

N

SCALE : 1: 100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
SIXTH AND SEVENTH FLOOR PLAN

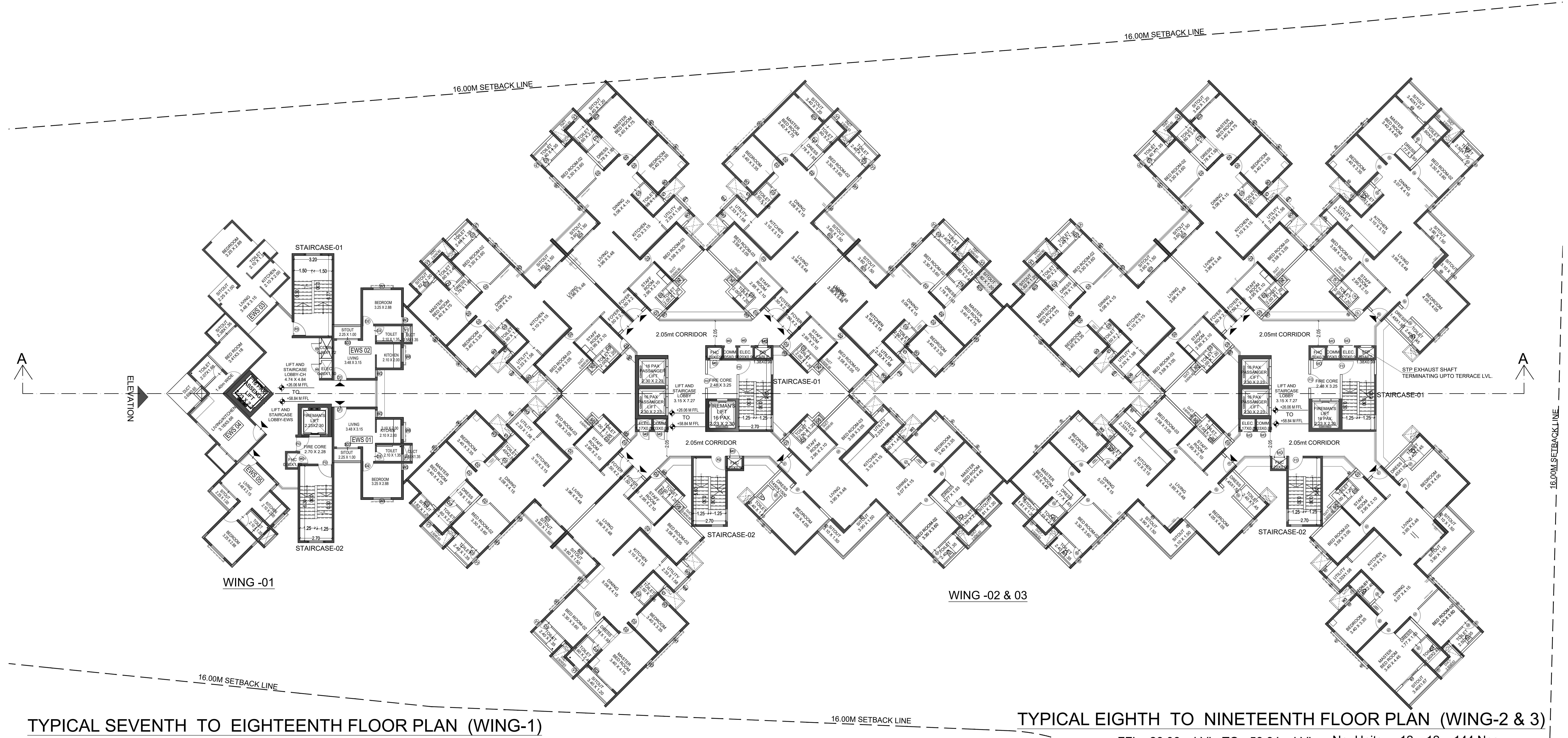
SHEET NO : 11 OF 17

SANCTIONING AUTHORITY :

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

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

NORTH



TYPICAL SEVENTH TO EIGHTEENTH FLOOR PLAN (WING-1)

FFL +26.06m LVL. TO +58.84m LVL. No. EWS Units = 05 x 12 = 60 Nos.

TYPICAL EIGHTH TO NINETEENTH FLOOR PLAN (WING-2 & 3)

FFL +26.06m LVL. TO +58.84m LVL. No. Units = 12 x 12 = 144 Nos.

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Twentieth Floor # 05	FLAT	190.17	156.87	7	
SECOND FLOOR PLAN	Wing - 02 Second Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Second Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Second Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Second Floor # 05	FLAT	190.17	156.87	7	
THIRD FLOOR PLAN	Wing - 02 Third Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Third Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Third Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Third Floor # 05	FLAT	190.17	156.87	7	
FOURTH FLOOR PLAN	Wing - 01 First Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 First Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 02 Fourth Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Fourth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Fourth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Fourth Floor # 05	FLAT	190.17	156.87	7	
FIFTH FLOOR PLAN	Wing - 01 5th Floor # 01	EWS UNIT	38.08	31.62	4	16
	Wing - 01 5th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 5th Floor # 03	EWS UNIT	38.06	31.62	4	
	Wing - 01 5th Floor # 04	EWS UNIT	38.08	31.62	4	
	Wing - 02 5th Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 5th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 5th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 5th Floor # 05	FLAT	190.17	156.87	7	
TYPICAL - 8- 19 FLOOR PLAN	Wing - 01 8th to 19th Floor # 01	EWS UNIT	38.08	31.62	4	204
	Wing - 01 8th to 19th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 8th to 19th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 8th to 19th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 8th to 19th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Typical Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Typical Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Typical Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Typical Floor # 05	FLAT	190.17	156.87	7	
SEVENTH FLOOR PLAN	Wing - 01 7th Floor # 01	EWS UNIT	38.08	31.62	4	17
	Wing - 01 7th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 7th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 7th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 7th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Seventh Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Seventh Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Seventh Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Seventh Floor # 05	FLAT	190.17	156.87	7	
FIRST FLOOR PLAN	Wing - 02 First Floor # 01	FLAT	187.72	154.51	7	12
	Wing - 02 First Floor # 02	FLAT	158.46	129.95	7	
	Wing - 02 First Floor # 03	FLAT	161.43	132.66	7	
	Wing - 02 First Floor # 04	FLAT	161.42	132.65	7	
	Wing - 02 First Floor # 05	FLAT	158.46	129.84	7	
	Wing - 02 First Floor # 06	FLAT	158.46	130.27	7	
	Wing - 02 First Floor # 07	FLAT	161.42	133.09	7	
	Wing - 03 First Floor # 01	FLAT	190.46	156.84	7	
	Wing - 03 First Floor # 02	FLAT	190.30	156.82	7	
	Wing - 03 First Floor # 03	FLAT	161.42	132.66	7	
	Wing - 03 First Floor # 04	FLAT	158.46	129.84	7	
	Wing - 03 First Floor # 05	FLAT	187.74	154.53	7	
SIXTH FLOOR PLAN	Wing - 02 6th Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 6th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 6th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 6th Floor # 05	FLAT	190.17	156.87	7	
Total:	-	-	45435.75	37428.18	2052	327

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

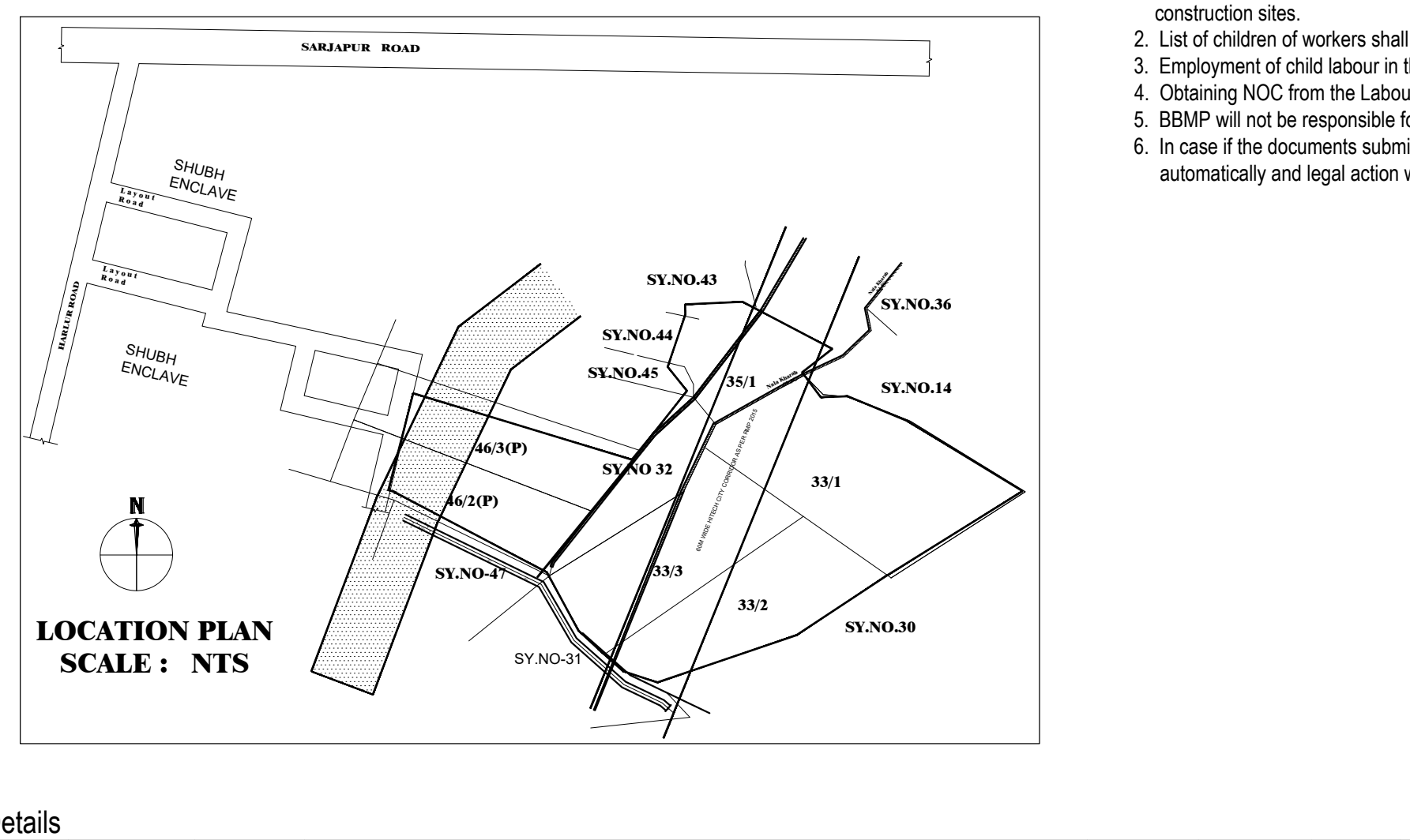
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
    a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
    b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
    a) sites measuring 180 Sqm up to 240 Sqm
    b) minimum of two trees for sites measuring with more than 240 Sqm.
    c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14 VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8183/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

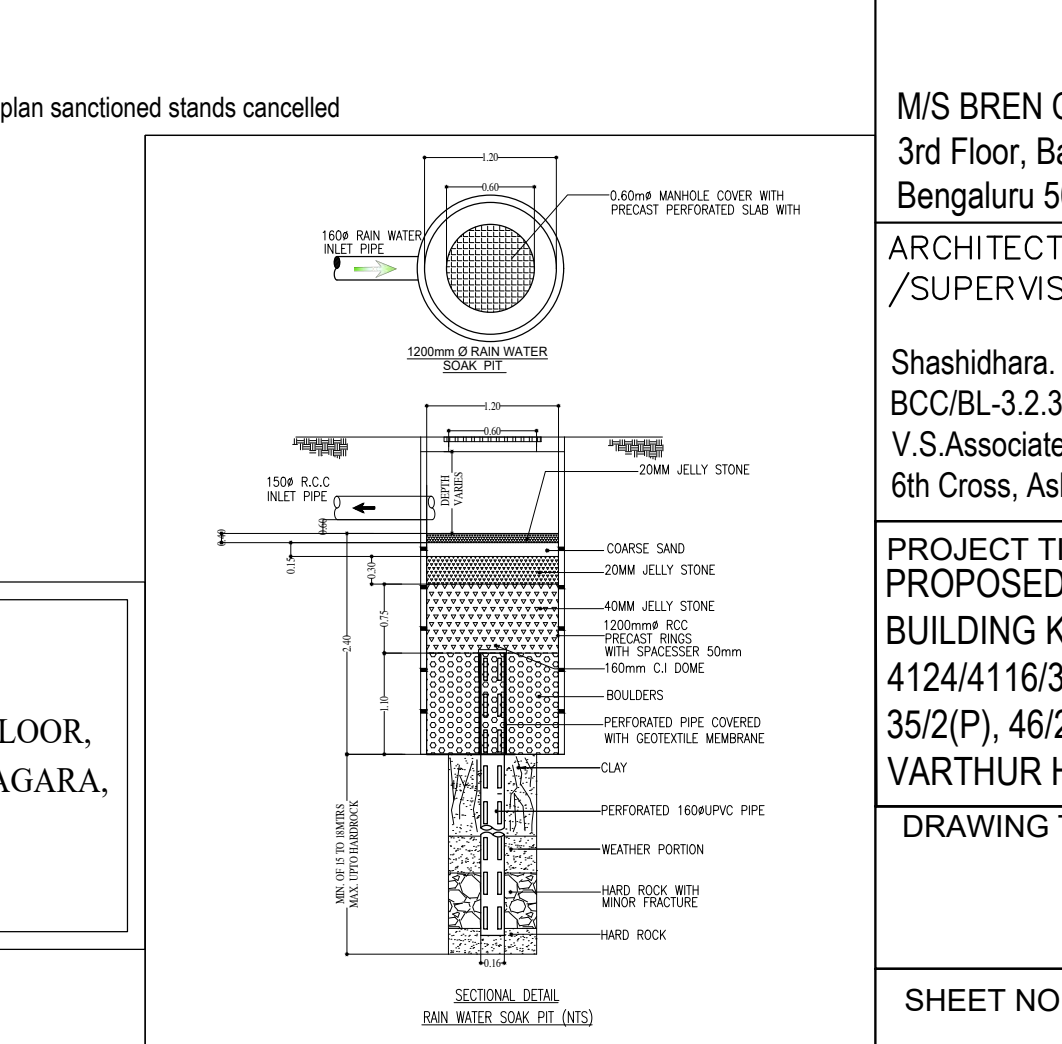
Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

SCALE : 1: 100


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
0.15
0.30
0.75
1.10
2.40
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE : BLOCK - 02, (WING - 01, 02 & 03)
TYPICAL 7th TO 18th FLOOR PLAN
TYPICAL 8th TO 19th FLOOR PLAN

SHEET NO : 12 OF 17

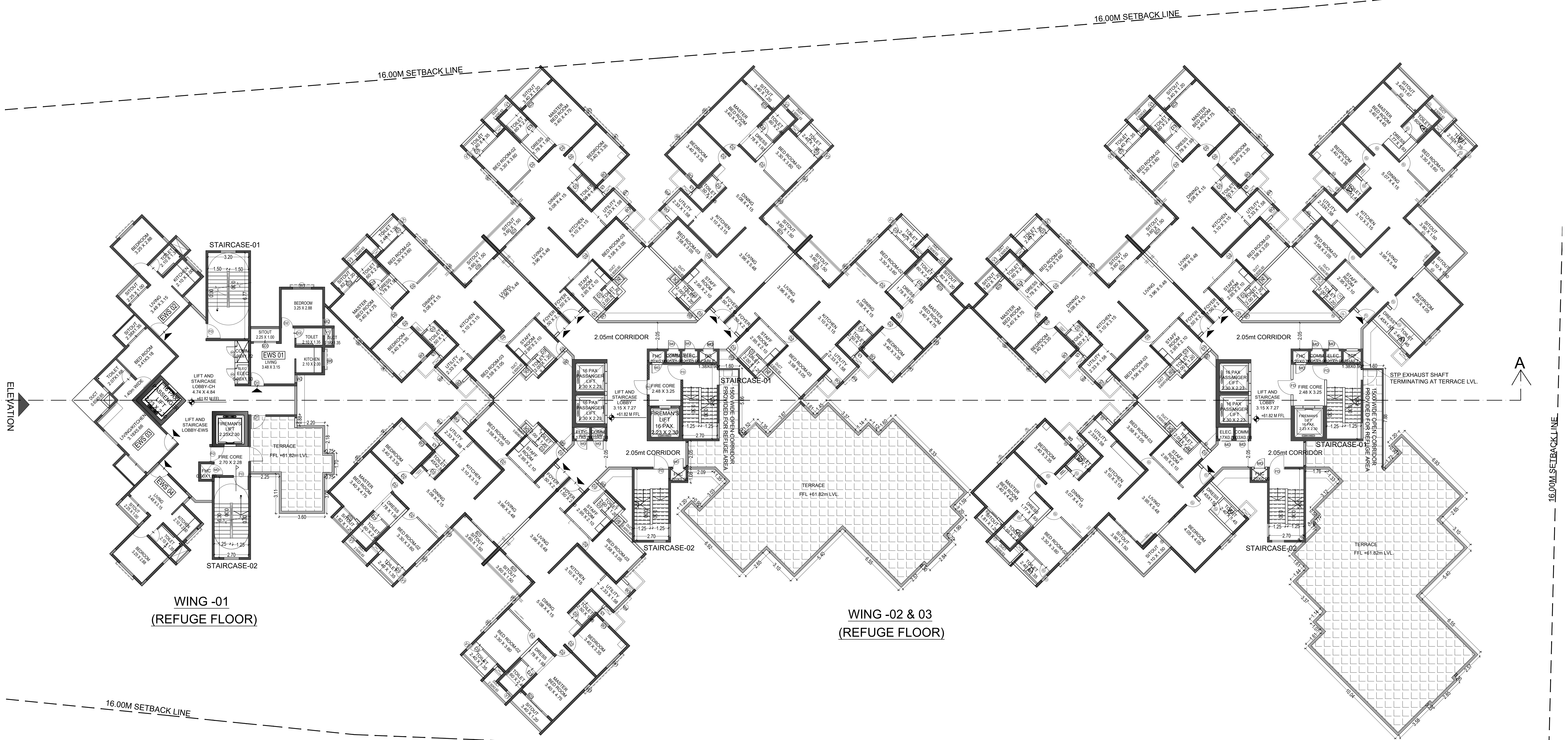
SANCTIONING AUTHORITY :

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

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

NORTH

UserDefinedMetric (2150.00 x 910.00MM)



WING -01
(REFUGE FLOOR)

WING -02 & 03
(REFUGE FLOOR)

NINETEENTH FLOOR PLAN (WING-1)

FFL +61.82m LVL. No. EWS Units 04 Nos.

TWENTYETH FLOOR PLAN (WING-2 & 3)

FFL +61.82m LVL. No. Units 10 Nos.

UserDefinedMetric (2150.00 x 910.00MM)

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

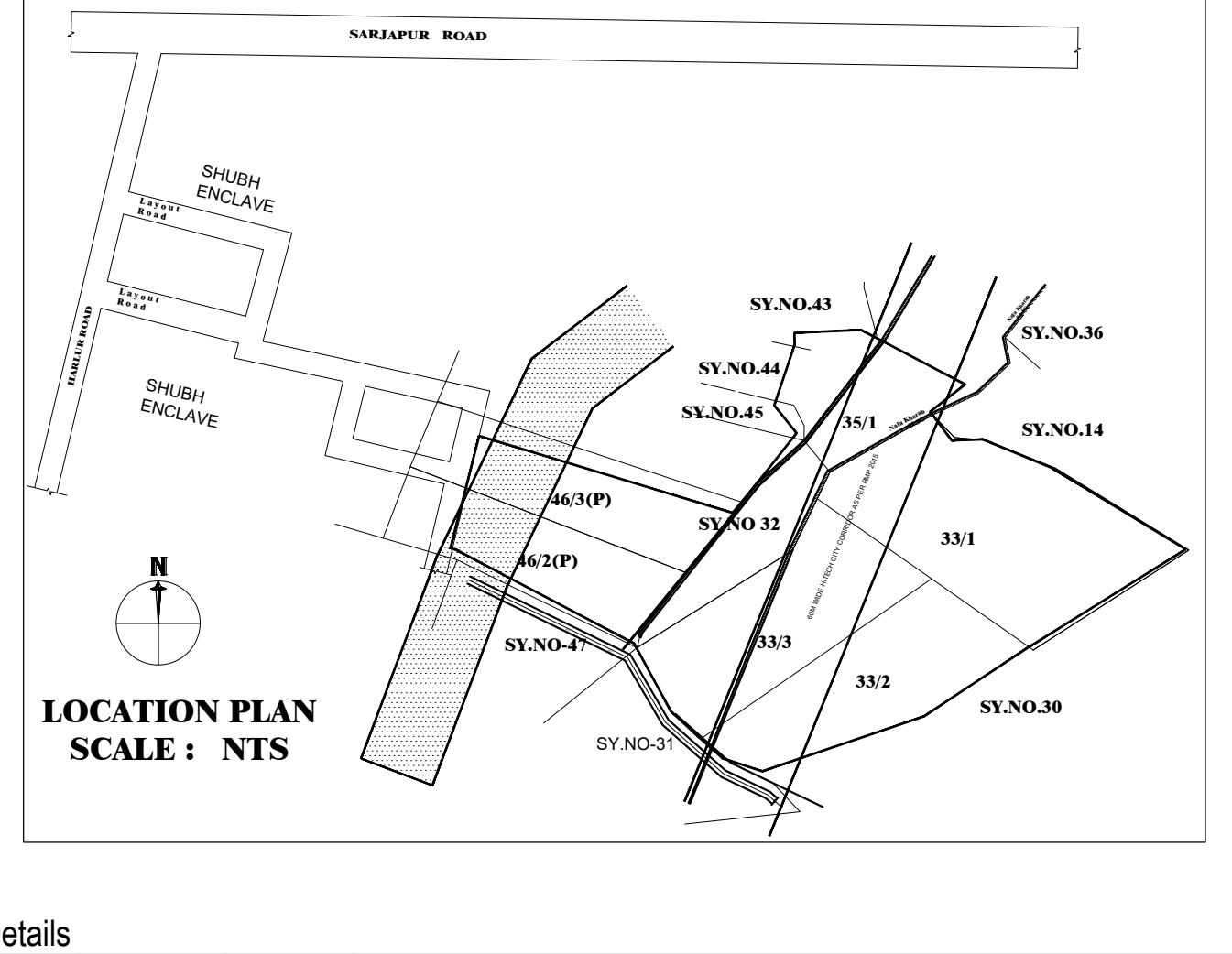
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   - a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   - b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
    - a) sites measuring 180 Sqm up to 240 Sqm
    - b) minimum of two trees for sites measuring with more than 240 Sqm.
    - c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14 VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/8183/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

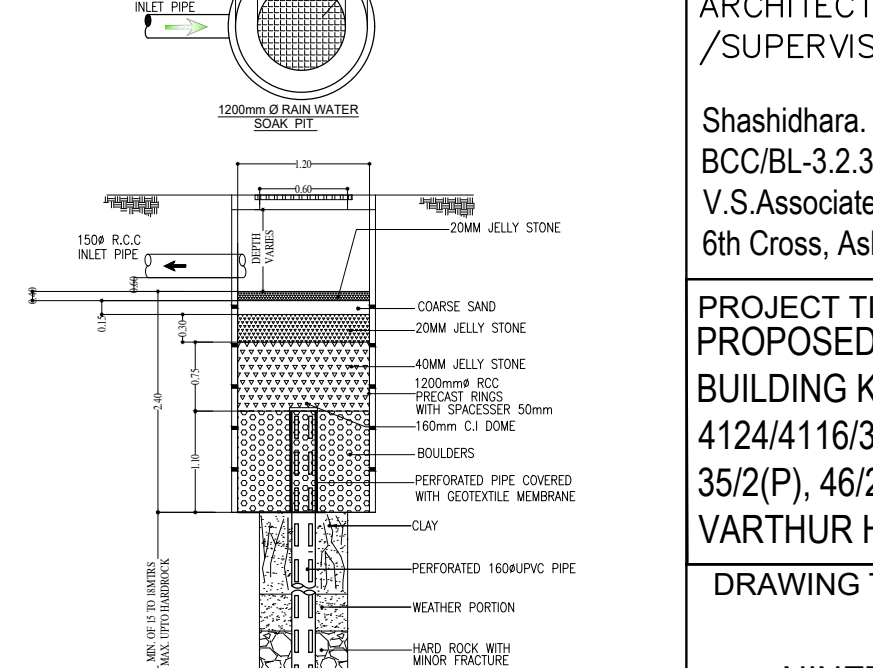
Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

SCALE : 1: 100


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
20MM JELLY STONE
150ø R.C.C INLET PIPE
DEPTH VARIES
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
2.40
0.75
1.10
0.15
0.30
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
NINETEENTH AND TWENTIETH FLOOR PLAN

SHEET NO : 13 OF 17

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

FAR &Tenement Details

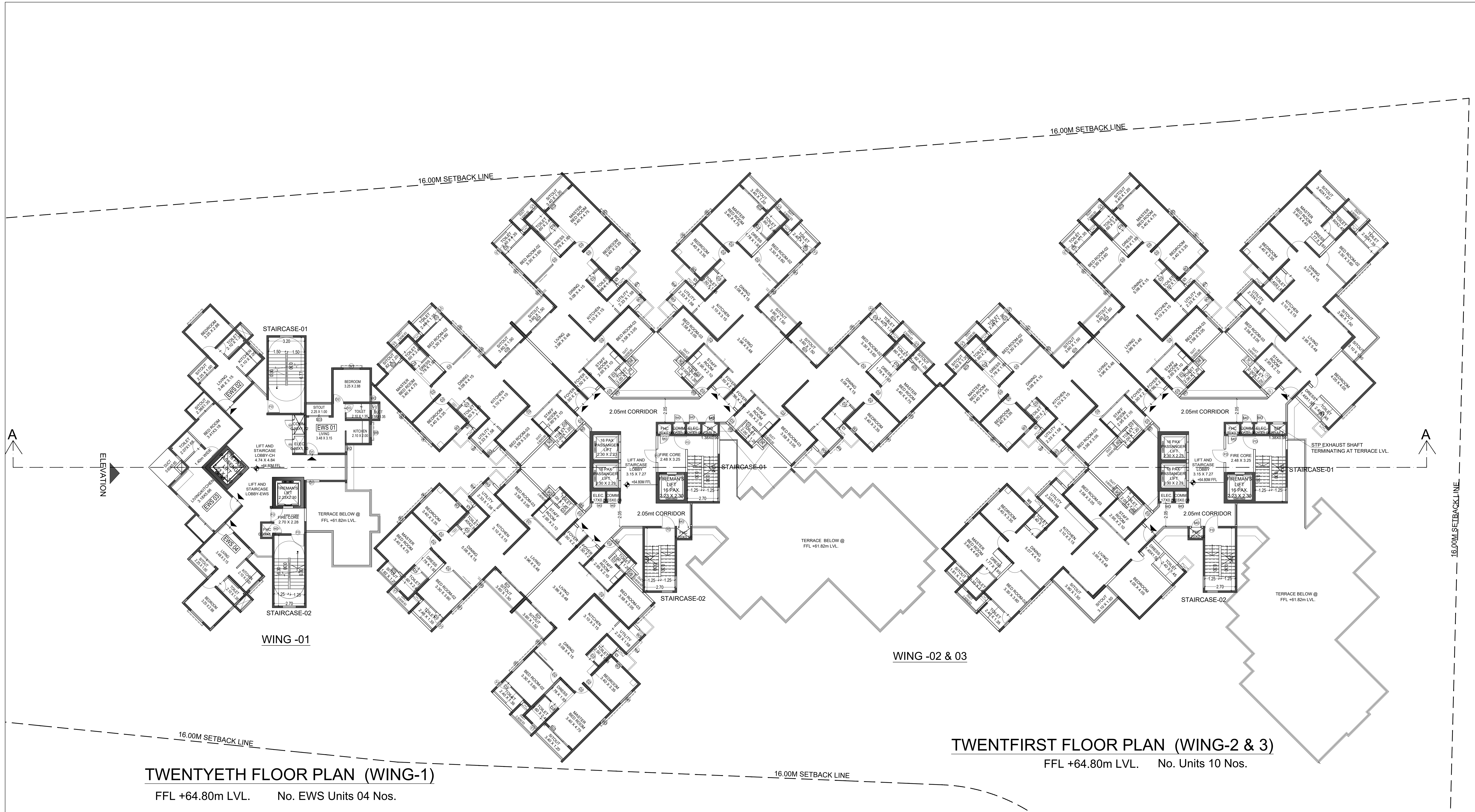
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

SANCTIONING AUTHORITY :

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

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

NORTH



TWENTYETH FLOOR PLAN (WING-1)

FFL +64.80m LVL. No. EWS Units 04 Nos.

TWENTFIRST FLOOR PLAN (WING-2 & 3)

FFL +64.80m LVL. No. Units 10 Nos.

UserDefinedMetric (2150.00 x 910.00MM)

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

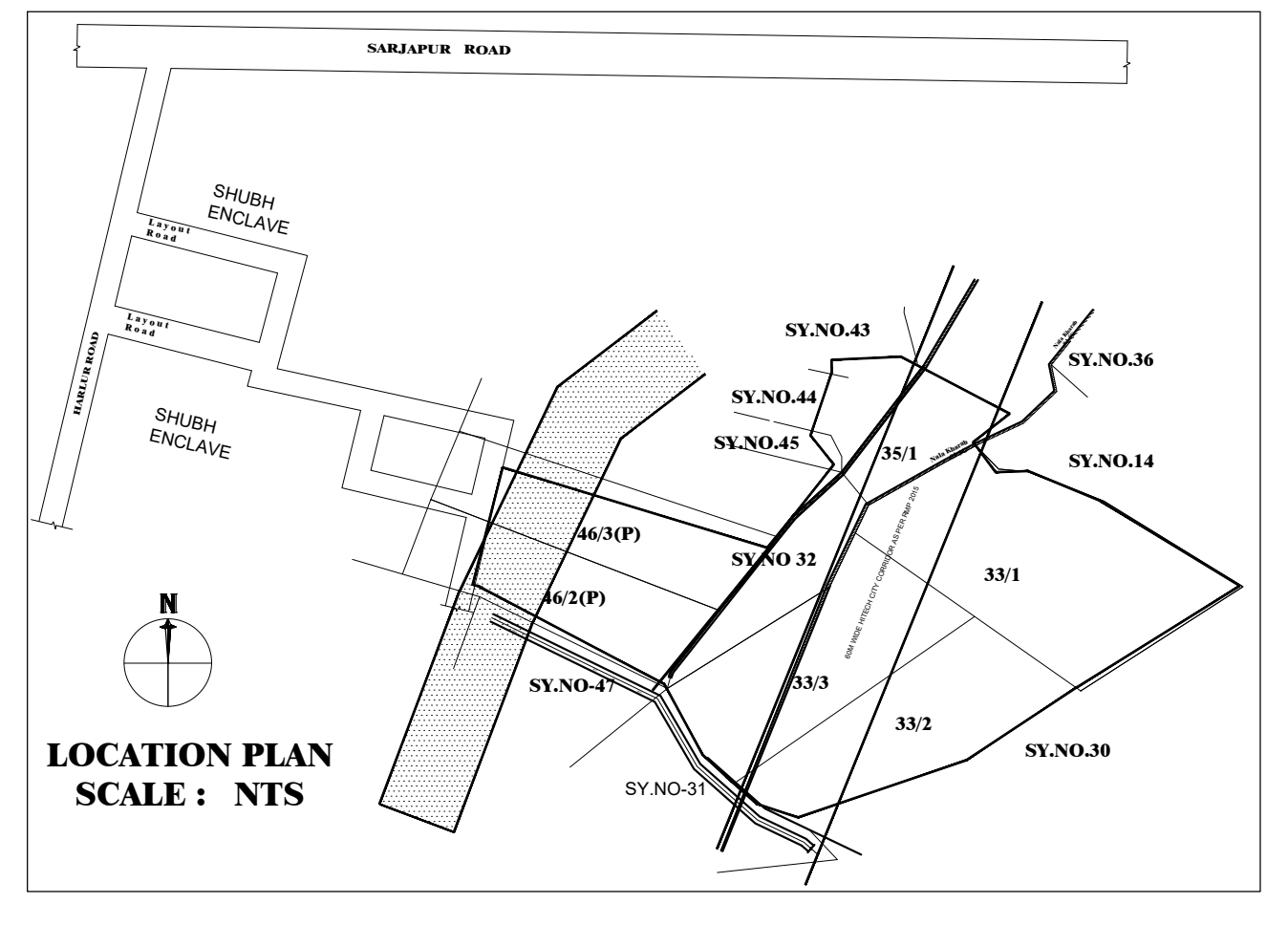
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8183/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

SCALE : 1: 100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

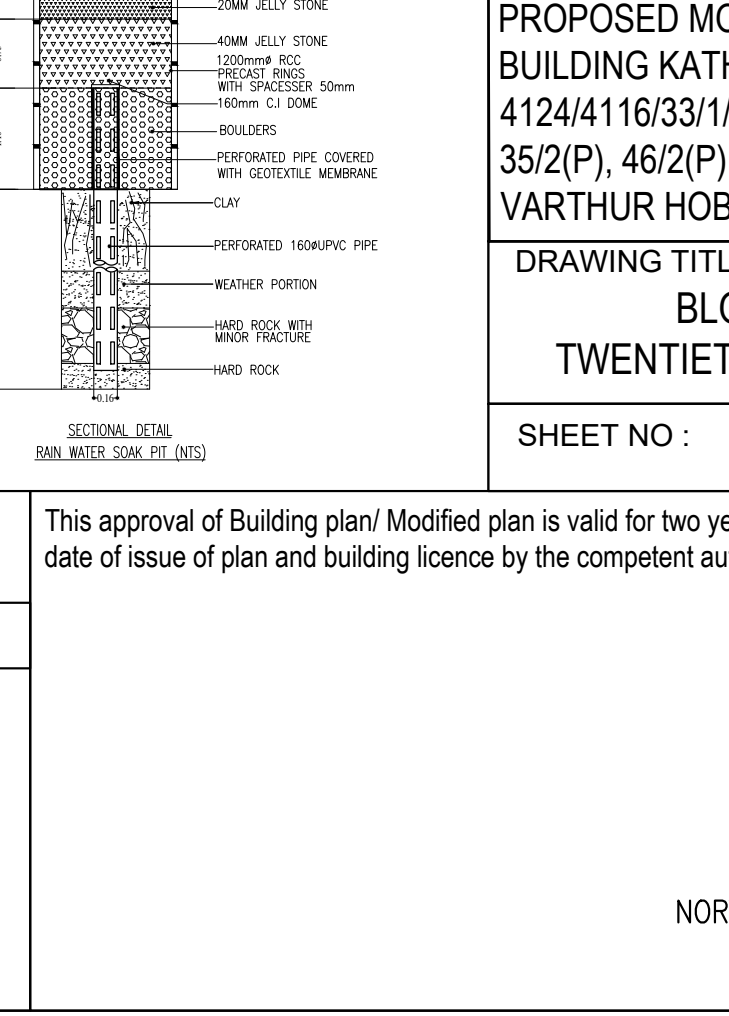
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
TWENTIETH AND TWENTY-FIRST FLOOR PLAN

SHEET NO : 14 OF 17


1.20
0.60
0.60mø MANHOLE PRECAST PERFORATED
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACES
160mm C.I DOM
BOULDERS
PERFORATED PIPE WITH GEOTEXTILE
CLAY
HARD ROCK WITH MINOR FRACTURE
HARD ROCK

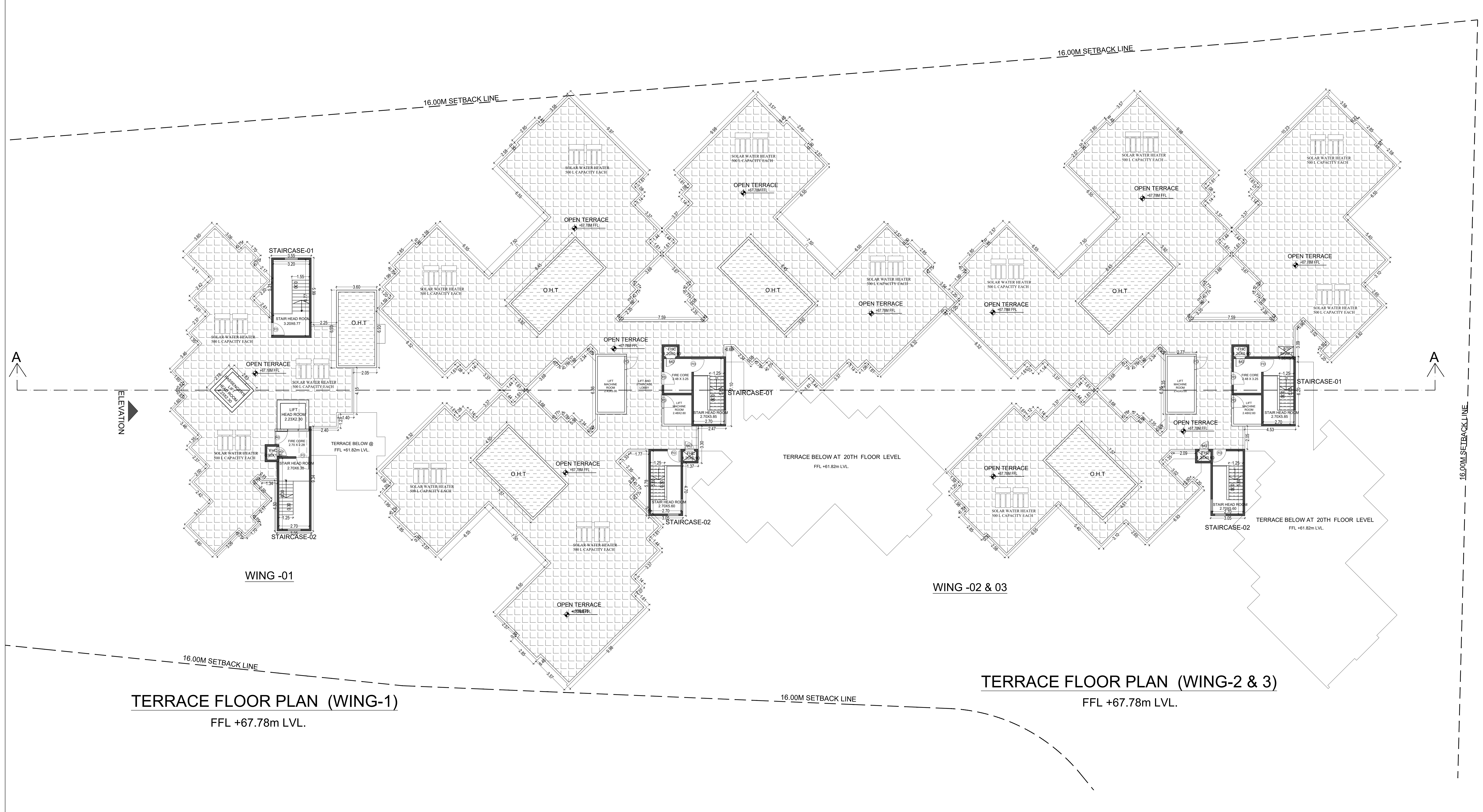
SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

SANCTIONING AUTHORITY :

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

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

NORTH



TERRACE FLOOR PLAN (WING-1)

FFL +67.78m LVL.

TERRACE FLOOR PLAN (WING-2 & 3)

FFL +67.78 LVL.

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Twentieth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Twentieth Floor # 05	FLAT	190.17	156.87	7	
SECOND FLOOR PLAN	Wing - 02 Second Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Second Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Second Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Second Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Second Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Second Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Second Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Second Floor # 05	FLAT	190.17	156.87	7	
THIRD FLOOR PLAN	Wing - 02 Third Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 Third Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Third Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Third Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Third Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Third Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Third Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Third Floor # 05	FLAT	190.17	156.87	7	
FOURTH FLOOR PLAN	Wing - 01 First Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 First Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 02 Fourth Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Fourth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Fourth Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Fourth Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Fourth Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Fourth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Fourth Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Fourth Floor # 05	FLAT	190.17	156.87	7	
FIFTH FLOOR PLAN	Wing - 01 5th Floor # 01	EWS UNIT	38.08	31.62	4	16
	Wing - 01 5th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 5th Floor # 03	EWS UNIT	38.06	31.62	4	
	Wing - 01 5th Floor # 04	EWS UNIT	38.08	31.62	4	
	Wing - 02 5th Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 5th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 5th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 02 5th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 5th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 5th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 5th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 5th Floor # 05	FLAT	190.17	156.87	7	
TYPICAL - 8- 19 FLOOR PLAN	Wing - 01 8th to 19th Floor # 01	EWS UNIT	38.08	31.62	4	204
	Wing - 01 8th to 19th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 8th to 19th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 8th to 19th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 8th to 19th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Typical Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Typical Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Typical Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Typical Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Typical Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Typical Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Typical Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Typical Floor # 05	FLAT	190.17	156.87	7	
SEVENTH FLOOR PLAN	Wing - 01 7th Floor # 01	EWS UNIT	38.08	31.62	4	17
	Wing - 01 7th Floor # 02	EWS UNIT	38.08	31.62	4	
	Wing - 01 7th Floor # 03	EWS UNIT	37.85	31.62	4	
	Wing - 01 7th Floor # 04	EWS UNIT	47.80	40.88	4	
	Wing - 01 7th Floor # 05	EWS UNIT	37.81	31.62	4	
	Wing - 02 Seventh Floor # 01	FLAT	190.17	156.87	7	
	Wing - 02 Seventh Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Seventh Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 Seventh Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 Seventh Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 Seventh Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 Seventh Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 Seventh Floor # 05	FLAT	190.17	156.87	7	
FIRST FLOOR PLAN	Wing - 02 First Floor # 01	FLAT	187.72	154.51	7	12
	Wing - 02 First Floor # 02	FLAT	158.46	129.95	7	
	Wing - 02 First Floor # 03	FLAT	161.43	132.66	7	
	Wing - 02 First Floor # 04	FLAT	161.42	132.65	7	
	Wing - 02 First Floor # 05	FLAT	158.46	129.84	7	
	Wing - 02 First Floor # 06	FLAT	158.46	130.27	7	
	Wing - 02 First Floor # 07	FLAT	161.42	133.09	7	
	Wing - 03 First Floor # 01	FLAT	190.46	156.84	7	
	Wing - 03 First Floor # 02	FLAT	190.30	156.82	7	
	Wing - 03 First Floor # 03	FLAT	161.42	132.66	7	
	Wing - 03 First Floor # 04	FLAT	158.46	129.84	7	
	Wing - 03 First Floor # 05	FLAT	187.74	154.53	7	
SIXTH FLOOR PLAN	Wing - 02 6th Floor # 01	FLAT	190.17	156.87	7	12
	Wing - 02 6th Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 6th Floor # 05	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 06	FLAT	158.89	130.27	7	
	Wing - 02 6th Floor # 07	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 01	FLAT	193.93	160.21	7	
	Wing - 03 6th Floor # 02	FLAT	193.79	160.21	7	
	Wing - 03 6th Floor # 03	FLAT	161.86	133.09	7	
	Wing - 03 6th Floor # 04	FLAT	158.89	130.27	7	
	Wing - 03 6th Floor # 05	FLAT	190.17	156.87	7	
Total:	-	-	45435.75	37428.18	2052	327

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

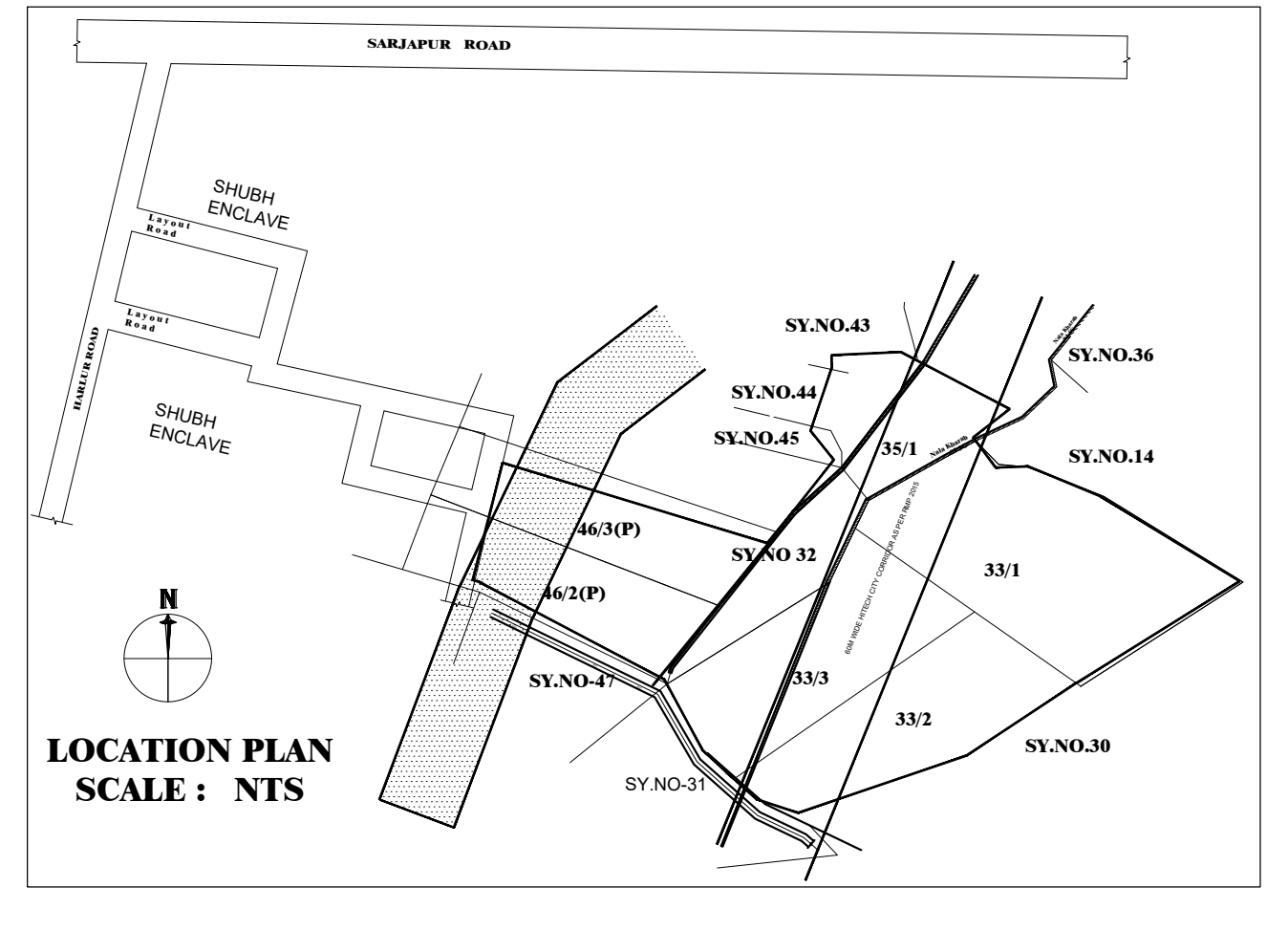
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8183/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

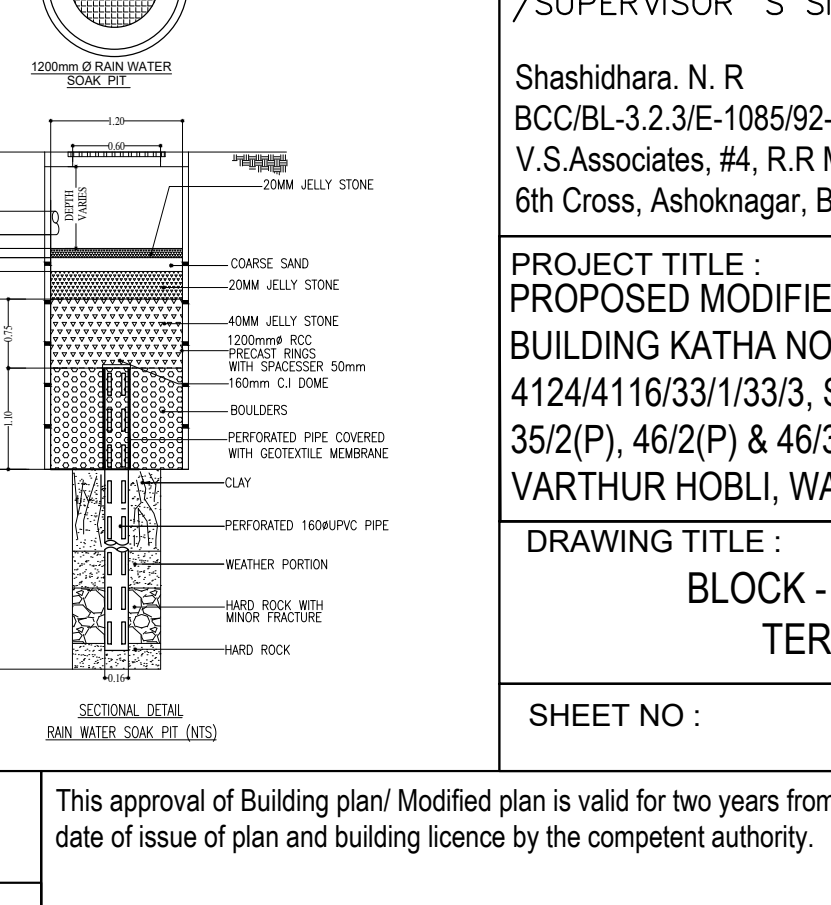
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

N

SCALE : 1: 100


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
0.15
0.30
0.75
2.40
1.10
0.16

1200mm Ø RAIN WATER SOAK PIT

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

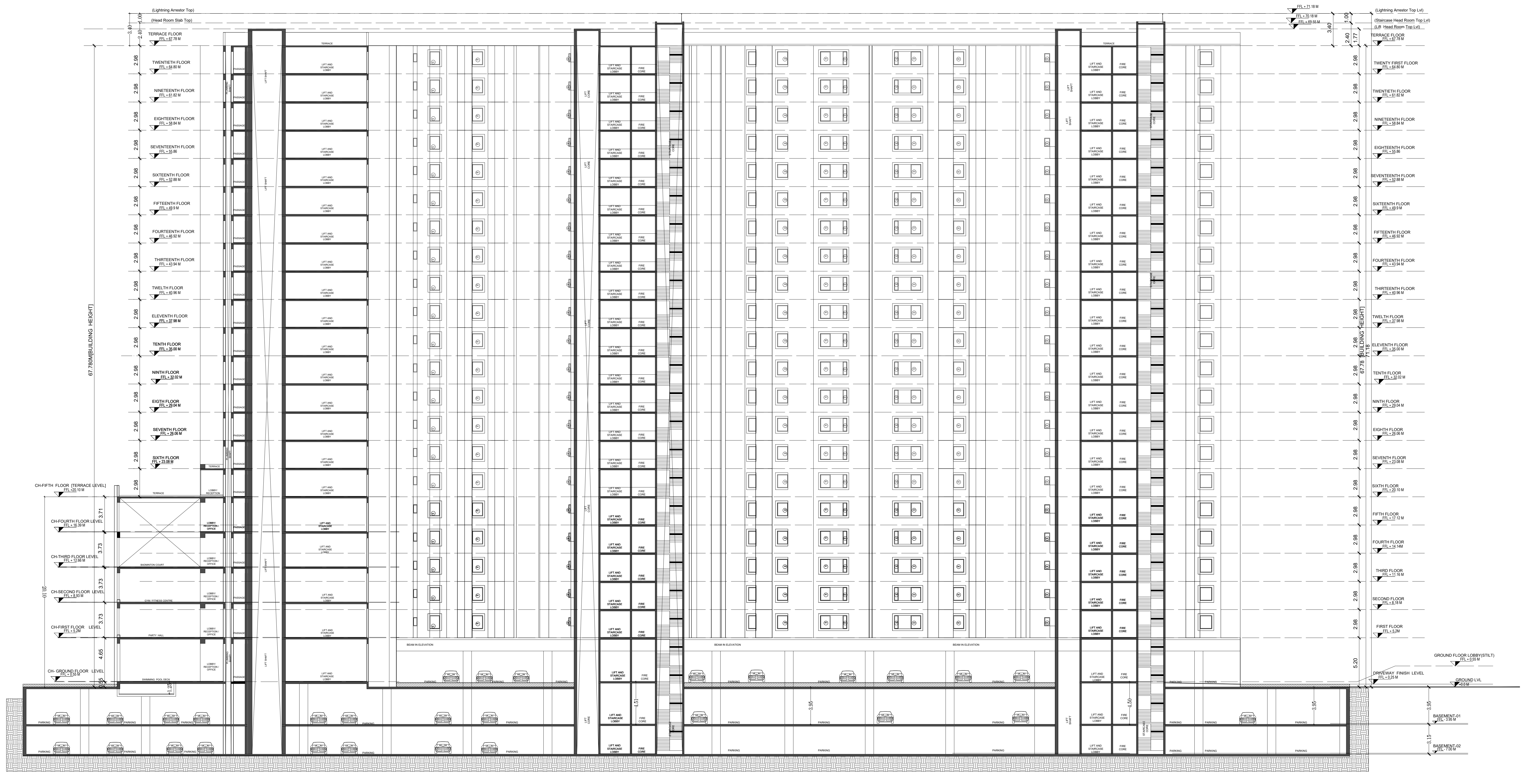
PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
TERRACE FLOOR PLAN

SHEET NO : 15 OF 17

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

NORTH


(Lightning Arrestor Top)
(Head Room Slab Top)
TERRACE FLOOR FFL + 67.78 M
TWENTIETH FLOOR FFL + 64.80 M
NINETEENTH FLOOR FFL + 61.82 M
EIGHTEENTH FLOOR FFL + 58.84 M
SEVENTEENTH FLOOR FFL + 55.86
SIXTEENTH FLOOR FFL + 52.88 M
FIFTEENTH FLOOR FFL + 49.9 M
FOURTEENTH FLOOR FFL + 46.92 M
THIRTEENTH FLOOR FFL + 43.94 M
TWELTH FLOOR FFL + 40.96 M
ELEVENTH FLOOR FFL + 37.98 M
TENTH FLOOR FFL + 35.00 M
NINTH FLOOR FFL + 32.02 M
EIGTH FLOOR FFL + 29.04 M
SEVENTH FLOOR FFL + 26.06 M
SIXTH FLOOR FFL + 23.08 M
CH-FIFTH FLOOR [TERRACE LEVEL] FFL +20.10 M
CH-FOURTH FLOOR LEVEL FFL + 16.39 M
CH-THIRD FLOOR LEVEL FFL + 12.66 M
CH-SECOND FLOOR LEVEL FFL + 8.93 M
CH-FIRST FLOOR LEVEL FFL + 5.2M
CH- GROUND FLOOR LEVEL FFL + 0.55 M
67.780M[BUILDING HEIGHT]
20.10
TERRACE
LIFT SHAFT
PLUMBING SHAFT
PASSAGE
LIFT AND STAIRCASE LOBBY
LOBBY/ RECEPTION / OFFICE
BADMINTON COURT
GYM / FITNESS CENTRE
PARTY HALL
SWIMMING POOL DECK
BEAM IN ELEVATION
PARKING

UserDefinedMetric (1750.00 x 910.00MM)

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

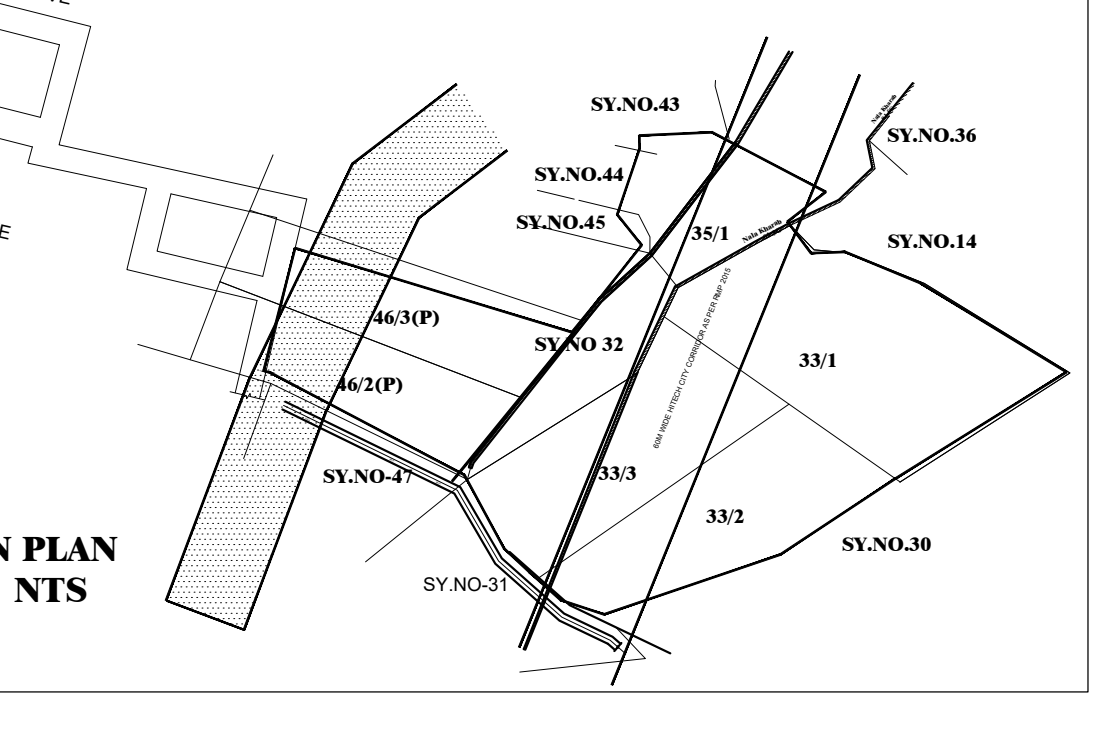
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

ENGINEER :-
V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14
	VERSION DATE: 19/12/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/8183/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG
Ward: Ward-150	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

SCALE : 1: 100

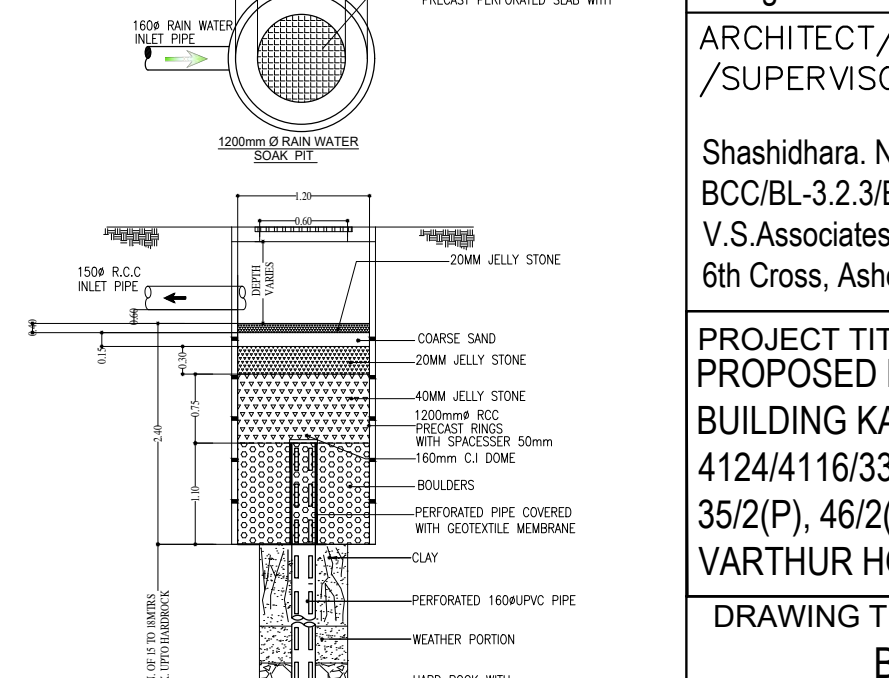
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur


1.20
0.60
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
160ø RAIN WATER INLET PIPE
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
SECTION @ AA

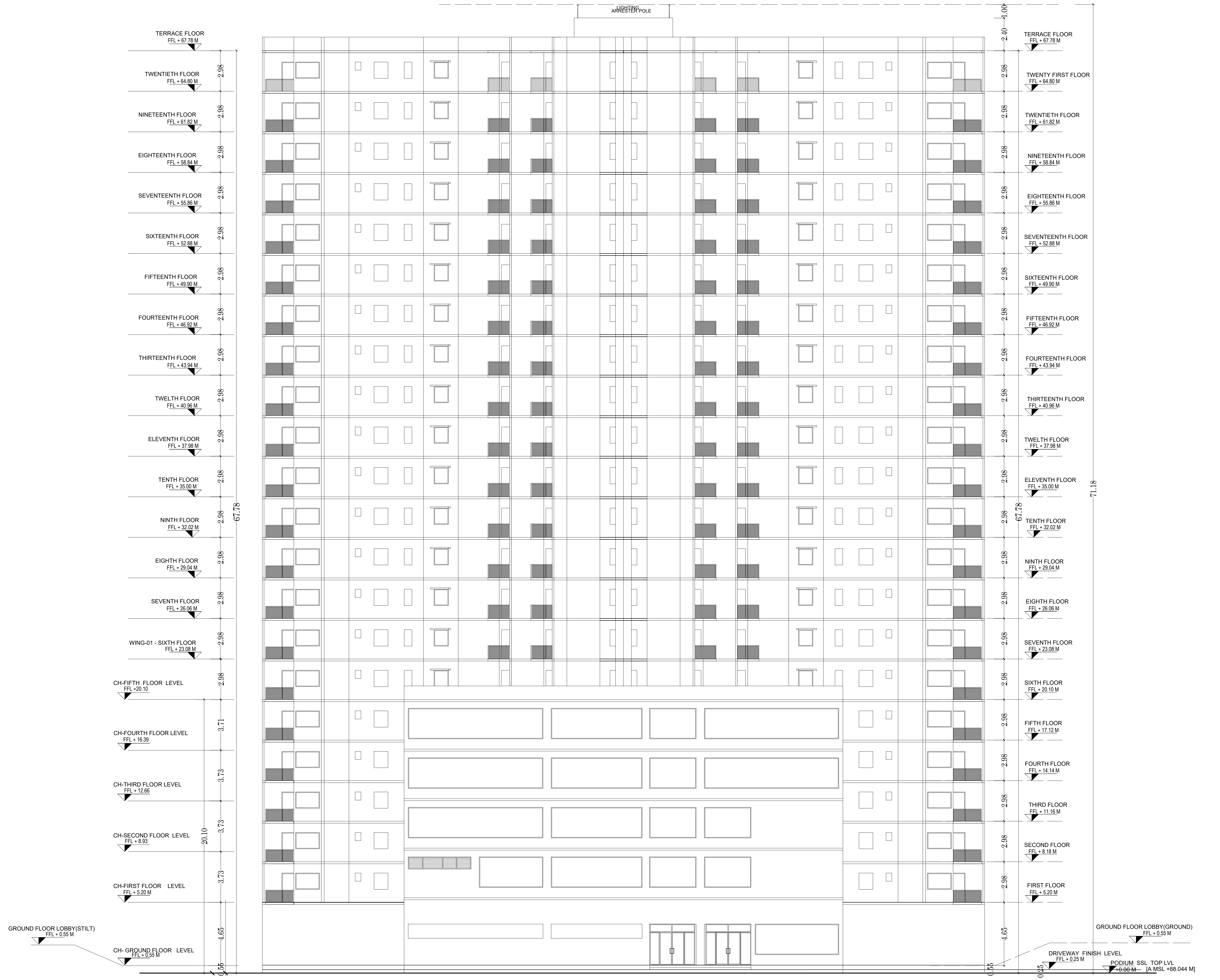
SHEET NO : 16 OF 17

SANCTIONING AUTHORITY :

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

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

NORTH



FRONT ELEVATION

UserDefinedMetric (1750.00 x 910.00MM)

UnitBUA Table for Block :BLOCK 02 (WING 01 02 AND 03)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TWENTYFIRST FLOOR PLAN	Wing - 01 21st Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 21st Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 21st Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 21st Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twenty First Floor# 01	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 03	FLAT	161.86	133.09	7	
	Wing - 02 Twenty First Floor# 04	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 05	FLAT	158.89	130.27	7	
	Wing - 02 Twenty First Floor# 06	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 01	FLAT	193.79	160.21	7	
	Wing - 03 Twenty First Floor# 02	FLAT	161.86	133.09	7	
	Wing - 03 Twenty First Floor# 03	FLAT	158.89	130.27	7	
	Wing - 03 Twenty First Floor# 04	FLAT	190.17	156.87	7	
TWENTIETH FLOOR PLAN	Wing - 01 20th Floor # 01	EWS UNIT	38.08	31.62	4	14
	Wing - 01 20th Floor # 02	EWS UNIT	37.85	31.62	4	
	Wing - 01 20th Floor # 03	EWS UNIT	47.80	40.88	4	
	Wing - 01 20th Floor # 04	EWS UNIT	37.81	31.62	4	
	Wing - 02 Twentieth Floor # 02	FLAT	158.89	130.27	7	
	Wing - 02 Twentieth Floor # 03	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 04	FLAT	161.86	133.09	7	
	Wing - 02 Twentieth Floor # 05	FLAT	158.89	130.27	7	

Block :BLOCK 02 (WING 01 02 AND 03)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	202.47	0.00	202.47	119.64	22.15	60.68	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	2340.32	79.15	2261.17	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2118.78	2118.78	14	0.00
Twentieth Floor	2817.92	79.15	2738.77	100.54	41.04	0.00	0.81	0.00	477.58	0.00	2118.80	2118.80	14	0.00
Nineteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventeenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Sixteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fifteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Fourteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Thirteenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Twelfth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eleventh Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Tenth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Ninth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Eighth Floor	2795.51	92.66	2702.85	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2560.47	2560.47	17	0.00
Seventh Floor	2795.51	92.66	2702.85	100.54	41.04	0.00	0.81	0.00	0.00	0.00	2560.46	2560.46	17	0.00
Sixth Floor	2453.67	85.16	2368.51	61.89	30.78	0.00	0.81	0.00	0.00	0.00	2275.03	2275.03	12	0.00
Fifth Floor	2830.31	92.24	2738.07	100.56	41.04	0.00	0.81	0.00	0.00	0.00	2595.66	2595.66	16	0.00
Fourth Floor	3201.04	91.46	3109.58	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2967.20	2967.20	14	0.00
Third Floor	3202.15	91.46	3110.69	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2968.31	2968.31	12	731.92
Second Floor	3202.16	167.28	3034.88	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2892.50	2892.50	12	656.11
First Floor	3185.67	92.44	3093.23	100.53	41.04	0.00	0.81	0.00	0.00	0.00	2950.85	2950.85	12	729.83
Ground Floor	4388.13	24.45	4363.68	100.54	41.04	0.00	273.57	0.00	0.00	2672.62	1275.91	1275.91	00	921.74
Upper Basement Floor	9650.07	23.20	9626.87	121.00	41.04	0.00	590.34	386.42	0.00	8488.08	0.00	0.00	00	0.00
Lower Basement Floor	9650.07	19.96	9630.11	121.00	41.04	0.00	30.47	268.82	0.00	9168.79	0.00	0.00	00	0.00
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Total Number of Same Blocks :	1													
Total:	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3040

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	D3	0.80	2.10	573
BLOCK 02 (WING 01 02 AND 03)	D2	0.90	2.10	1395
BLOCK 02 (WING 01 02 AND 03)	D1	1.05	2.10	341
BLOCK 02 (WING 01 02 AND 03)	SD3	1.20	2.10	248
BLOCK 02 (WING 01 02 AND 03)	SD3	1.80	2.10	85
BLOCK 02 (WING 01 02 AND 03)	SD1	2.40	2.10	251

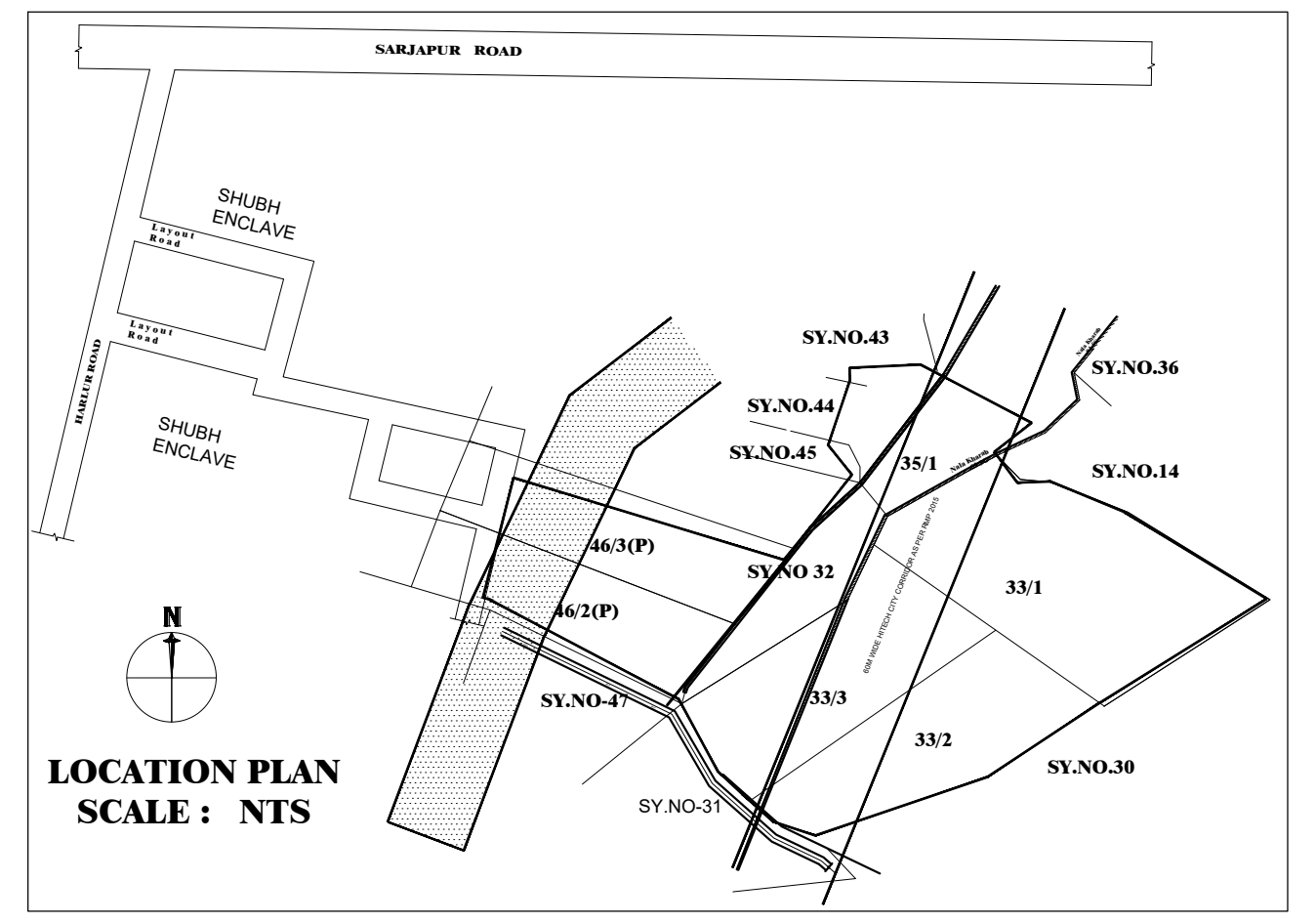
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 02 (WING 01 02 AND 03)	V1	0.60	1.20	824
BLOCK 02 (WING 01 02 AND 03)	W3	0.80	1.50	744
BLOCK 02 (WING 01 02 AND 03)	W2	1.33	1.50	248
BLOCK 02 (WING 01 02 AND 03)	W1	1.50	1.50	656

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-1 BLOCK-1	Residential	Apartment	Building	Highrise	54.02	18	79321.00	112561.57
ExStructure TO BE RETAINED-2 CLUB HOUSE	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.00	3	2576.45	2606.10

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-1 BLOCK-1	112561.57	79321.00
ExStructure TO BE RETAINED-2 CLUB HOUSE	2606.10	2576.45
Total:	115167.67	81897.45



LOCATION PLAN
SCALE : NTS

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	Recreational Space	Parking	Resi.			
BLOCK 02 (WING 01 02 AND 03)	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327	3039.60
Grand Total:	1	83465.61	2050.53	81415.08	2534.73	996.85	60.68	911.39	655.24	477.58	20329.49	55449.14	55449.14	327.00	3039.60

Approval Condition :

PRJ/8183/2022-23

This Plan Sanction is issued subject to the following conditions :

1. The sanction is accorded for PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU
   a) Consisting of BLOCK - 02, Wing - 01 (EWS and Club House), 2BF + GF + 20 Upper Floors (Twenty Upper Floors only)
   b) Consisting of BLOCK - 02, Wing - 02 & 03, 2BF + GF + 21 Upper Floors (Twenty-One Upper Floors only)
2. The sanction is accorded for Residential Apartment Use only. The use of the building shall not deviate to any other use.
3. Two Basement Floor and Ground Floor area Car Parking reserved in the plan should not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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 near by dumping yard.
9. 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.
10. 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.
11. 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 No. 25.
12. 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.
13. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14. 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.
15. 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.
16. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17. The building shall be constructed under the supervision of a registered structural engineer.
18. 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.
19. 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.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23. 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.
24. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26. 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.
27. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28. The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
29. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity 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).
30. 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 neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31. Sufficient two wheeler parking shall be provided as per requirement.
32. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33. The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34. The Owner / Association of high-rise building shall get the building inspected by empaneled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37. The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owner s 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.
38. The construction or reconstruction of a 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 cancelled.
39. In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to
41. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44. The Applicant / Owner / Developer shall plant one tree for
   a) sites measuring 180 Sqm up to 240 Sqm
   b) minimum of two trees for sites measuring with more than 240 Sqm.
   c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45. The KSPCB NOC shall be submitted during the time of CC
46. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
47. Also see, building licence for special conditions, if any.

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

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

Note :

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.14 VERSION DATE: 19/12/2023	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/8183/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Nature of Sanction: MODIFY	City Survey No.: 32, 33/1, 33/2, 33/3, 35/1, 35/2(p), 46/2(P) & 46/3(P)	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Building Line Specified as per Z.R: NA	PID No. (As per Khata Extract): KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3	
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 4125/4112/32 & 4124/4116/33/1/33/3 KASAVANAHALLI VILLAG, VARTHUR HOBLI, WARD NO. 150, BENG	
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	67783.90
Deduction for NetPlot Area		
Surrender Free of Cost		17267.00
Kharabland Area		1972.82
Total		19239.82
NET AREA OF PLOT	(A-Deductions)	48544.08
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		17267.00
Amenity Area		3365.20
Kharabland Area		1972.82
Total		22605.02
BALANCE AREA OF PLOT	(A-Deductions)	45178.88
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		24848.38
Proposed Coverage Area (9.69 %)		4379.67
Existing coverage area to be retained (12.6 %)		5691.57
Achieved Net coverage area (22.29 %)		10071.24
Balance coverage area left (32.71 %)		14777.14
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		140503.23
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		140503.23
Residential FAR (100.00%)		55449.11
Proposed FAR Area		55449.10
Existing FAR Area		81897.45
Achieved Net FAR Area (2.20)		137346.56
Balance FAR Area (0.05)		3156.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		81415.08
Existing BUA Area for Existing Structure		115167.67
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		196597.75

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	Highrise	R

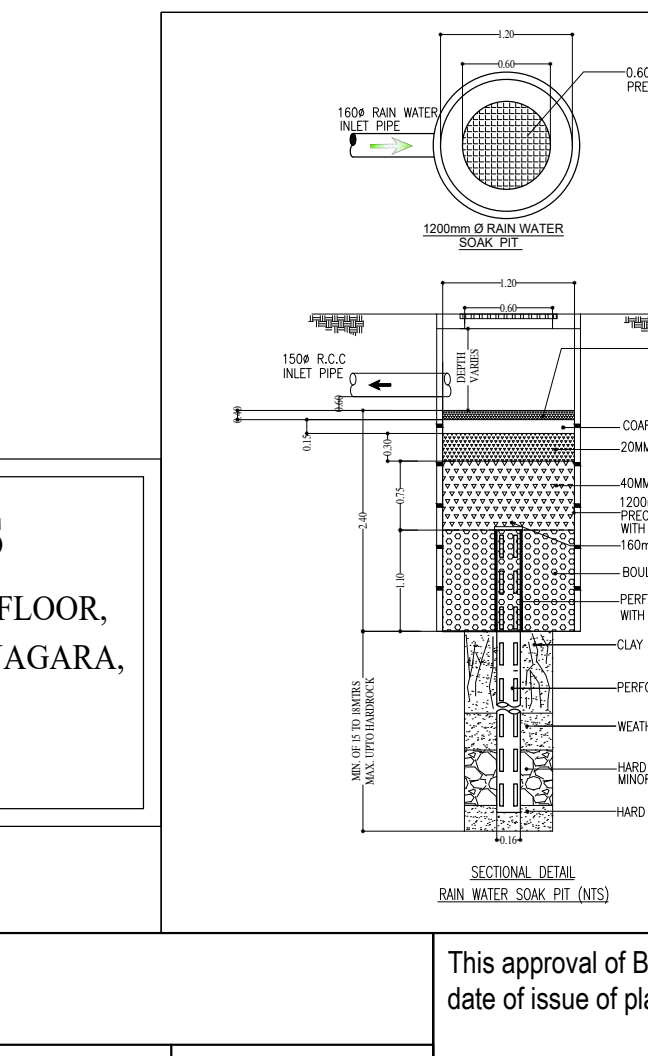
Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK 02 (WING 01 02 AND 03)	Residential	Apartment	0 - 50	2	-	1	39.5	-
			50 - 225	1	-	1	248	-
	Total :		-	-	-	-	288	323

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	288	3960.00	323	4441.25
Visitor's Car Parking	29	398.75	0	0.00
Total Car	317	4358.75	323	4441.25
TwoWheeler	-	398.75	0	0.00
Other Parking	-	-	-	15933.56
Total		4757.50		20374.81

SCALE : 1: 100


1.20
0.60
160ø RAIN WATER INLET PIPE
0.60mø MANHOLE COVER WITH PRECAST PERFORATED SLAB WITH
1200mm Ø RAIN WATER SOAK PIT
150ø R.C.C INLET PIPE
DEPTH VARIES
20MM JELLY STONE
COARSE SAND
20MM JELLY STONE
40MM JELLY STONE
1200mmø RCC PRECAST RINGS WITH SPACESSER 50mm
160mm C.I DOME
BOULDERS
PERFORATED PIPE COVERED WITH GEOTEXTILE MEMBRANE
CLAY
PERFORATED 160øUPVC PIPE
WEATHER PORTION
HARD ROCK WITH MINOR FRACTURE
HARD ROCK
MIN. OF 15 TO 18MTRS MAX. UPTO HARDROCK
2.40
1.10
0.75
0.30
0.15
0.16

SECTIONAL DETAIL
RAIN WATER SOAK PIT (NTS)

ENGINEER :-

V.S ASSOCIATES
#4, R.R.MANSION, 3rd FLOOR,
6th CROSS, ASHOKANAGARA,
TUMKUR - 572102
PHONE: 9880179145

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/S BREN CORPORATION Rep. By. J. BOOPESH REDDY
3rd Floor, Balavana, Plot No.61, 5th A Block, Koramangala,
Bengaluru 560095

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING KATHA NO.4125/4112/32 & 4124/4116/33/1/33/3, SY NO.32, 33/1, 33/2, 33/3, 35/1, 35/2(P), 46/2(P) & 46/3(P) KASAVANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU

DRAWING TITLE :
BLOCK - 02, (WING - 01, 02 & 03)
FRONT ELEVATION

SHEET NO : 17 OF 17

SANCTIONING AUTHORITY :

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

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

NORTH