SY.NO.130
SY.NO.129
SY.NO.128
SY.NO.127(P)
SY.NO.126
SY.NO.43
SY.NO.42
EXISTING 24.30M WIDE ROAD
PROPOSED TO 45.0M AS PER RMP-2015
PROPOSED RESIDENTIAL APARTMENT BLOCK-2
PROPOSED RESIDENTIAL APARTMENT BLOCK-3
PROPOSED COMMERCIAL BUILDING GROUND+ 2ND FLOOR HEIGHT 12.3M BLOCK-1
PROPOSED COMMERCIAL BUILDING GROUND+ 2ND FLOOR HEIGHT 12.3M BLOCK-2
CLUBHOUSE - 2 3B + G HT 12m
CLUBHOUSE - 1 H - 18.0 M
TOWER - 01
TOWER - 02 38+G+15F HEIGHT-52.25M
TOWER - 03
TOWER - 04 38+G+15F HEIGHT-52.25M
TOWER - 05 38+G+15F HEIGHT-52.25M
TOWER - 06 38+G+15F HEIGHT-52.25M
PARK-1 4028.00 SQ.MT
PARK-2 450.00 SQ.MT
8.0M WIDE DRIVEWAY
8.0M WIDE DRIVE WAY (RAMP-RATIO 1:12)
SETBACK LINE & BASEMENT LINE
RAMP-RATIO 1:10
RAMP-RATIO 1:12
RAMP-RATIO 1:15
OPEN PARKING
OPEN PARKING 37 Nos
OPEN PARKING 6 Nos
OPEN PARKING 5 Nos
OPEN PARKING 4 Nos
OPEN PARKING 3 Nos
OPEN PARKING 2 Nos
OPEN PARKING 1 Nos
OPEN PARKING 8 Nos
OPEN PARKING 7

SCALE : 1:500

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Commercial
Project No: PR/259/25-26	Plot SubUse: Professional Office
Application Type: General	Land Use Zone: Commercial (Mubble+Corridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: SY.NO.42/4, 42/5, 44, 45, 127(P), 128(P) AND 129/1
Nature of Sanction: NEW	City Survey No.: SY.NO.42/4, 42/5, 44, 45, 127(P), 128(P) AND 129/1
Location: RING-II	Khata No.(As per Records): SY.NO.42/4, 42/5, 44, 45, 127(P), 128(P) AND 129/1
	SY.NO.128,129,42/4,42/5,MANGPAL NO.48
Building Line Specified as per Z.R. NA	Locality / Street of the property: MUNNEKOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE.
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 375-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 60102.23
Deduction for NetPlot Area	
Road Widening Area	813.84
Total:	813.84
NET AREA OF PLOT	(A-Deductions) 59888.39
Deduction for Balance Plot Area	
Road Widening Area	813.84
Amenity Area	2307.34
Total:	3121.18
BALANCE AREA OF PLOT	(A-Deductions) 57081.04
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	29911.47
Proposed Coverage Area (56.01 %)	27871.76
Achieved Net coverage area (56.01 %)	14839.76
Balance coverage area left (18.99 %)	10032.68
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	172743.13
Total Proposed FAR area (3.00)	172743.13
Residential FAR (70.71%)	99815.33
Commercial FAR (29.29%)	41336.88
Proposed FAR Area	141042.20
Achieved Net FAR Area (2.45)	141042.20
Balance FAR Area (0.52)	31700.93
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	257870.26
Substructure Area Add in BUA (Layout Lvl)	0.00
Achieved BuiltUp Area	257885.32

Approval Date :

UnitBUA Table for Block :BLOCK 4 (COM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	GP	OFFICE	4857.98	4857.98	1	1
FIRST FLOOR PLAN	FF1	OFFICE	1772.87	1772.87	1	2
	FF2	OFFICE	1796.07	1796.07	1	
SECOND FLOOR PLAN	SF1	OFFICE	2004.95	2004.95	1	2
	SF2	OFFICE	2041.01	2041.01	1	
TYPICAL - 3 & 5 FLOOR PLAN	TF1	OFFICE	3018.37	3018.37	1	6
	TF2	OFFICE	3070.70	3070.70	1	
SIXTH FLOOR PLAN	STH-1	OFFICE	5934.96	5934.96	2	1
SEVENTH FLOOR PLAN	TTH-1	OFFICE	2342.15	2342.15	1	2
	TTH-2	OFFICE	2379.54	2379.54	1	
Total :			42418.62	42418.62	13	14

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1427	10708.75	2084	28600.00
Visitor's Car Parking	83	852.50	-	0.00
Total Car	1489	29511.25	2084	29600.00
TwoWheeler	-	1883.75	0	0.00
Other Parking	-	-	-	74929.79
Total		23005.00		103621.79

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK (RES)	Residential	Apartment	229.001 to 300.000	1	-	2	22	-
			300.001 to 325	1	-	3	66	-
BLOCK (RES)	Residential	Apartment	229.001 to 325	1	-	3	12	-
BLOCK (RES)	Residential	Apartment	300.001 to 325	1	-	3	168	-
			325.001 to 370	1	-	3	24	-
			370.001 to 525	1	-	3	6	-
BLOCK 4 (COM)	Commercial	Small Shop	> 0	50	41336.88	1	825	-
Total :			-	-	-	-	1423	2084

Block :A (CLUB HOUSE 1)

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.)	Tenmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.			
Terrace Floor	56.79	0.00	56.79	50.32	0.00	6.47	0.00	0.00	0.00	0.00	00	0.00
Third Floor	679.81	16.01	659.80	50.32	6.47	0.00	603.01	603.01	603.33			
Second Floor	679.81	16.01	659.80	50.32	6.47	0.00	603.01	603.01	603.33			
First Floor	675.82	403.33	272.49	50.32	6.47	0.00	215.70	215.70	286.02			
Ground Floor	675.82	13.44	693.38	50.32	6.47	0.00	606.59	606.59	606.91			
Total :	2760.05	447.79	2312.26	251.60	25.88	6.47	2028.31	2028.31	2229.59			
Total Number of Same Blocks	1											
Total:	2760.05	447.79	2312.26	251.60	25.88	6.47	2028.31	2028.31	2230			

Block :B (CLUB HOUSE 1)

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.)	Tenmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.			
Terrace Floor	78.45	0.00	78.45	71.97	0.00	6.48	0.00	0.00	0.00	0.00	00	
Third Floor	1390.34	130.93	1259.41	144.90	18.00	0.00	0.02	1096.49	1096.49	00		
Second Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1301.01	1301.01	08		
First Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1184.53	1184.53	08		
Ground Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1301.01	1301.01	08		
Total :	5693.17	325.93	5367.24	373.73	90.00	6.48	0.08	4883.04	4883.04	24		
Total Number of Same Blocks	4											
Total:	22772.68	1303.72	21468.96	1494.92	360.00	25.92	0.32	19532.16	19532.16	96		

Block :BLOCK1 (RES)

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.)	Tenmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	212.18	0.00	212.18	205.30	0.00	6.88	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3669.39	436.72	3132.67	422.33	55.22	0.00	0.02	0.00	0.00	0.00	2605.10	2655.10	00	0.00
Twelfth Floor	3708.64	228.24	3481.80	422.33	55.22	0.00	0.02	0.00	0.00	0.00	3004.23	3004.23	23	0.00
Eleventh Floor	3703.26	225.05	3478.21	87.45	55.22	0.00	0.02	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Tenth Floor	3703.26	225.05	3478.21	87.45	55.22	0.00	0.02	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Ninth Floor	3703.26	225.05	3478.21	87.45	55.22	0.00	0.02	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Eighth Floor	3703.26	225.05	3478.21	87.45	55.22	0.00	0.02	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Seventh Floor	3703.26	225.05	3478.21	87.45	55.22	0.00	0.02	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Sixth Floor	3703.26	225.05	3478.21	87.45	55.22	0.00	0.02	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Fifth Floor	3703.26	225.05	3478.21	87.45	55.22	0.00	0.02	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Fourth Floor	3703.26	225.05	3478.21	87.45	55.22	0.00	0.02	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Third Floor	3703.26	225.05	3478.21	87.45	55.22	0.00	0.02	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Second Floor	3703.16	225.05	3478.11	87.45	55.22	0.00	0.02	0.00	0.00	0.00	3335.42	3335.42	23	0.00
First Floor	4197.79	698.35	3499.44	102.01	55.22	0.00	0.02	0.00	0.00	0.00	3102.18	3322.18	23	19.22
Ground Floor	4240.40	940.31	3297.09	102.01	55.22	0.00	0.02	0.00	0.00	0.00	3139.84	3139.84	20	21.36
Basement Floor	4246.64	214.72	4031.32	102.01	55.22	0.00	0.02	0.00	0.00	0.00	3874.37	3874.37	20	581.60
First Floor	27247.53	0.00	27247.53	281.99	116.09	0.00	0.00	0.00	244.99	29604.46	0.00	0.00	00	0.00
Basement Floor	27247.53	0.00	27247.53	281.99	116.09	0.00	0.00	0.00	244.99	29604.46	0.00	0.00	00	0.00
First Floor	27247.53	0.00	27247.53	281.99	116.09	0.00	0.00	0.00	244.99	29604.46	0.00	0.00	00	0.00
Basement Floor	27247.53	0.00	27247.53	281.99	116.09	0.00	0.00	0.00	244.99	29604.46	0.00	0.00	00	0.00
Total :	139235.67	4044.79	135190.88	2989.01	1121.35	6.88	0.28	734.97	2981.37	46025.01	46025.01	293	618.18	
Total Number of Same Blocks	1													
Total:	139235.67	4044.79	135190.88	2989.01	1121.35	6.88	0.28	734.97	2981.37	46025.01	46025.01	293	618	

Block :BLOCK4 (COM)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
Terrace Floor	391.58	0.00	391.58	373.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fifteenth Floor	4892.15	82.75	4809.40	104.88	70.08	0.00	17.82	0.00	0.00	0.00	4616.62	4616.62
Sixth Floor	6910.75	263.72	6297.63	155.66	86.04	0.00	236.62	0.00	0.00	0.00	5779.32	5779.32
Fifth Floor	6330.36	113.67	6216.69	154.11	86.04	0.00	41.58	0.00	0.00	0.00	5934.96	5934.96
Fourth Floor	6330.36	113.67	6216.69	154.11	86.04	0.00	41.58	0.00	0.00	0.00	5934.96	5934.96
Third Floor	6330.36	113.67	6216.69	154.11	86.04	0.00	41.58	0.00	0.00	0.00	5934.96	5934.96
Second Floor	5924.43	688.98	5235.45	150.68	86.04	0.00	53.45	0.00	0.00	0.00	4940.31	4940.31
First Floor	4015.25	827.92	3707.13	106.38	86.04	0.00	51.62	0.00	0.00	0.00	3413.36	3413.36
Ground Floor	6458.33	116.09	6342.24	154.98	86.04	0.00	1428.81	0.00	0.00	0.00	4672.41	4672.41
Basement Floor	8934.18	100.17	8834.01	104.27	99.55	0.00	0.00	314.99	8315.19	0.00	0.00	0.00
Basement Floor	10996.06	81.08	10914.98	101.07	99.55	0.00	0.00	314.99	9899.36	0.00	0.00	0.00
Basement Floor	5730.09	0.00	5730.09	53.98	29.51	0.00	0.00	314.99	3331.60	0.00	0.00	0.00
Total :	72834.10	2411.72	70362.98	1722.87	900.57	8.00	1913.09	944.97	23646.16	41226.88	41226.90	
Total Number of Same Blocks	1											
Total:	72834.10	2411.72	70362.98	1722.87	900.57	8.00	1913.09	944.97	23646.16	41226.88	41226.90	

Block :BLOCK2 (RES)

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.)	Tenmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.			
Terrace Floor	79.45	0.00	79.45	71.97	0.00	6.48	0.00	0.00	0.00	0.00	00	
Thirteenth Floor	1390.34	130.93	1259.41	144.90	18.00	0.00	0.02	1096.49	1096.49	00		
Twelfth Floor	1412.45	65.00	1347.46	144.90	18.00	0.00	0.02	1184.53	1184.53	08		
Eleventh Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1301.01	1301.01	08		
Tenth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1301.01	1301.01	08		
Ninth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1301.01	1301.01	08		
Eighth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1301.01	1301.01	08		
Seventh Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1301.01	1301.01	08		
Sixth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1301.01	1301.01	08		
Fifth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1301.01	1301.01	08		
Fourth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	1301.01	1301.01	08		
Third Floor	1412.55	65.00	1347.55	28.43	18.00	0.00	0.02	1301.10	1301.10	08		
Second Floor	1412.55	65.00	1347.55	28.43	18.00	0.00	0.02	1301.10	1301.10	08		
First Floor	1477.35	126.20	1351.15	28.43	18.00	0.00	0.02	1304.70	1304.70	08		
Ground Floor	1417.34	79.96	1337.38	28.43	18.00	0.00	0.02	1290.93	1290.93	08		
Total :	19960.71	1052.09	18908.62	702.93	252.00	6.48	0.28	17548.93	17548.93	104		
Total Number of Same Blocks	1											
Total:	19960.71	1052.09	18908.62	702.93	252.00	6.48	0.28	17548.93	17548.93	104		

FAR &Tenement Details

Block	No. of Same Blg.	Gross BuiltUp 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.)	Tenmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
BLOCK1 (RES)	1	139235.67	4044.79	135190.88	2989.01	1121.35	6.88	0.00	0.28	734.97	79813.37	46025.01	46025.01	293	618.18	
BLOCK2 (RES)	1	19960.71	1052.09	18908.62	702.93	252.00	6.48	0.00	0.28	0.00	0.00	17548.93	0.00	104	0.00	
BLOCK3 (RES)	1	37201.03	1496.51	35704.52	1372.89	509.74	6.48	0.00	0.28	0.00	0.00	33815.13	0.00	182	0.00	
BLOCK4 (COM)	1	72834.10	2411.72	70362.98	1722.87	900.57	8.00	944.97	1913.09	23646.16	41226.88	41226.90				
CLUB HOUSE	1	2760.05	447.79	2312.26	251.60	25.88	6.47	0.00	0.00	0.00	0.00	2028.31	0.00	00	2229.59	
Grand Total :	5	267991.56	10012.30	257979.26	7039.30	2809.94	34.31	1913.09	0.84	1679.94	103459.53	99813.36	41226.88	14154.28	579.30	2847.77

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Commercial Building plan at SY.NO.42/4, 42/3 ,44, 45, 127(P), 128(P) AND 129/1 , MUNNEKOLALU VILLAGE, VARTHUR HOBLI BANGALORE EAS T TALUK, BANGALORE.

a) Consist of 1no. ,Basement + 1Ground + 13
b) 1Ground + 13
c) 1Ground + 7
b) ,Basement + 1Ground + 7
b) 1Ground + 3 UF only
2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
3.The Owner / Developer reserved for
use parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of approved plans and specifications shall be mounted on a frame and displayed and they shall be made available during
inspection.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site after 21 Days.
6. Construction or reconstruction of the building should be completed before
obtaining the Occupancy
from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be
provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The
applicant shall not store any building materials or debris on footpath or on roads or on drains.
The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the ashtrack area / open spaces and the common facility areas, which shall be accessible to all
the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment's if any required by the power supply authority as per the requirements of the regulations.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 m in the basement for,

installation of telecom equipment and also to make provisions for telecom services as per Rule-low

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc, in & around the
site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first
instance, warned in
the second instance and cancel the registration if the same is repeated for the third time.
17. The applicant shall comply with all the conditions laid down in the Bye-laws, Rules, Regulations and responsibilities specified in Schedule-IX of 'D' Bye-law No. 3 (I) under sub section 9-A (a to
(k)
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Competent Authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in
good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant
design of structures" bearing No. IS
1893:2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and type of soil, foundation and building shall be designed to ensure structural
stability. The
responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule-XI (Bye laws
#7.31.c)
Building bye-laws 2003 and Government orders time to time shall be ensured.

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

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

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from the date of issue of the permit. If the construction is not carried out or the permit not renewed, give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

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

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. The authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ CP/A holder / developer shall take all precautionary measure to ensure the safety of workers working in the building under construction.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / CP/A holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The applicant shall abide by the conditions stipulated in the Endorsement vide ADDENDUM (Hiwasaag Hoodlina) Letter No: LD/NIL/ET/CT(1), 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" is mandatory.
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.In any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
CENTURY SILICON CITY PRIVATE LIMITED No.101, LAKSHMINARAYANA COMPLEX, GROUND FLOOR, PALACE ROAD , BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
SIVAROOP DEVARAJU KL #63 AND 64, SRI SAI KRUPA PARVATHI NILAYA, 11TH CROSS 1ST LANE MUKKANNAN LAYOUT, NEAR ANKKYAMMA TEMPLE, ATTUR, BCCL2

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.42/4, 42/3, 44, 45, 127(P), 128(P) & 129/1, MUNNEKOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE. WARD NO.-149

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

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

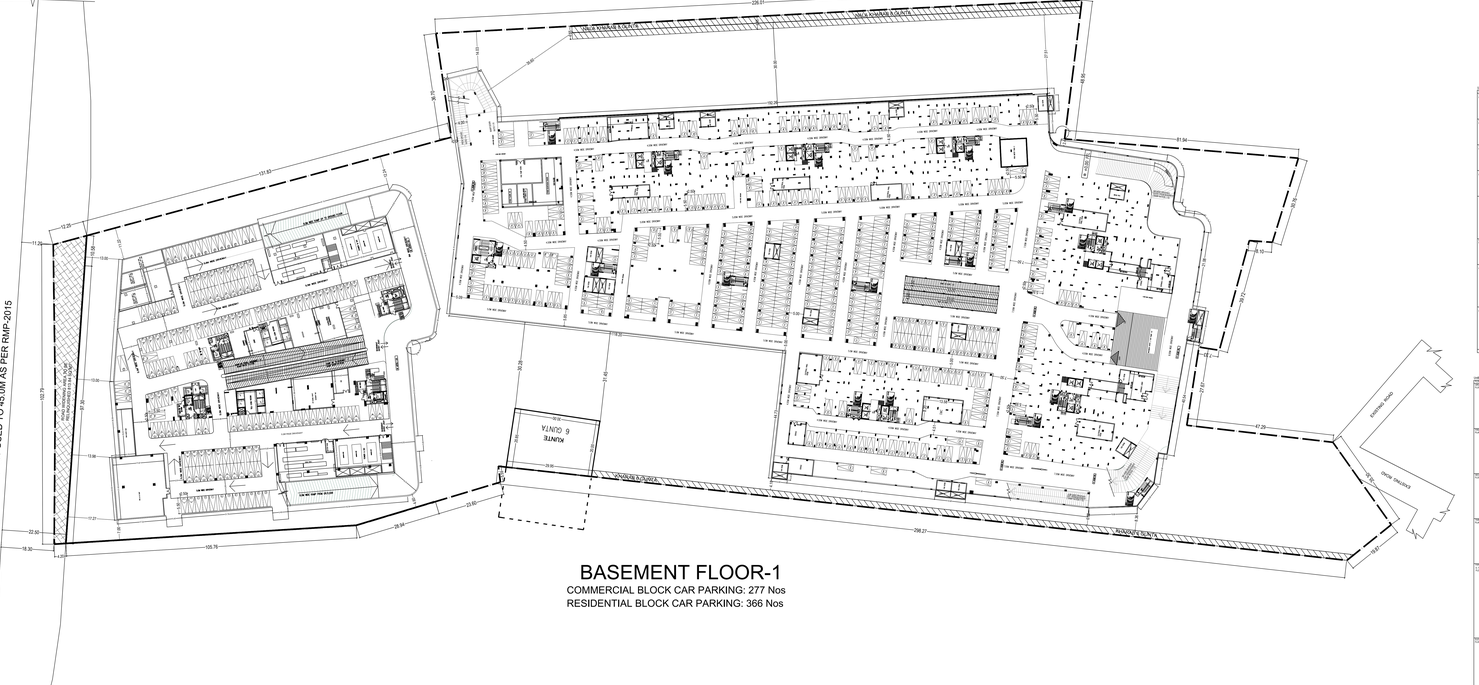
ASSISTANT / EXECUTIVE ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

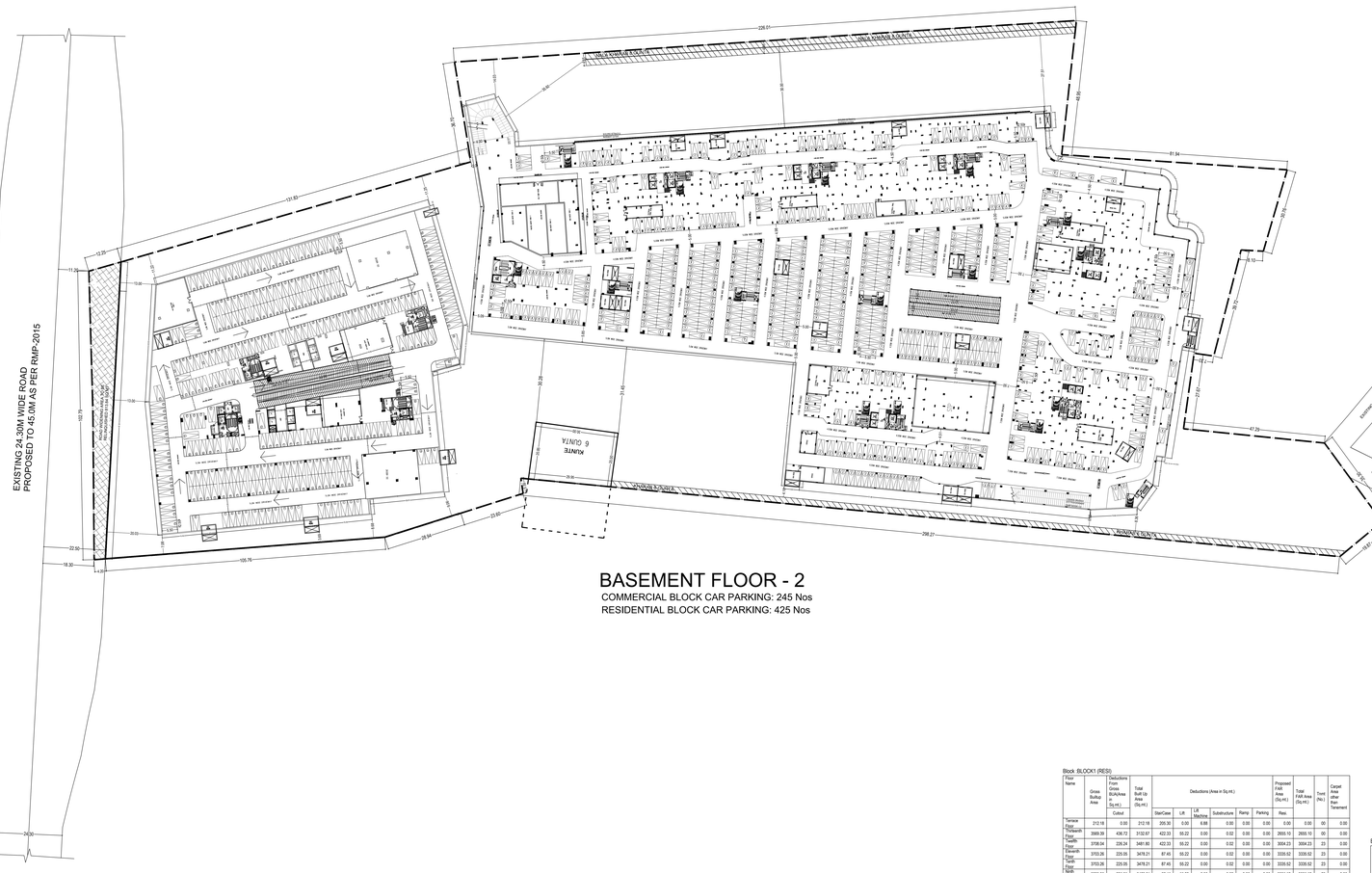
HO – NORTH

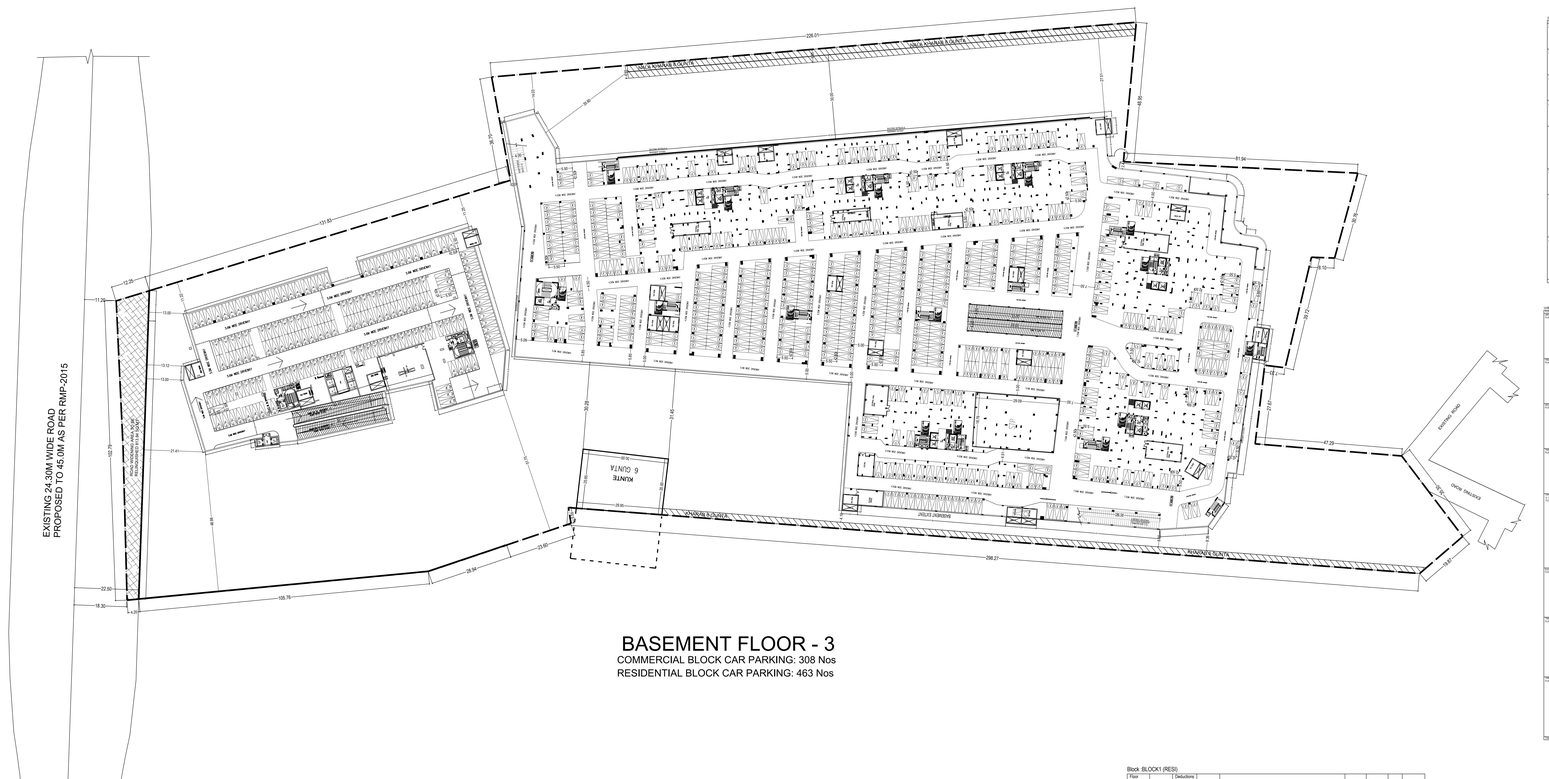
This is system generated report and does not require any signature

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

User/DefinedMetric (1800.00 x 890.00MM)


EXISTING 24.39M WIDE ROAD
PROPOSED TO 45.0M AS PER RMP-2015
226.01
NEW KANAKA KALYANA
NEW KANAKA KALYANA
81.94
137.53
12.25
11.70
11.00
10.10
13.00
17.01
17.27
22.50
105.75
18.30
4.12
24.00
298.27
47.29
19.67
22.80
18.94
ROUTE 6 GONTA
ROUTE 6 GONTA
CHURCH
CHURCH
EXISTING WOOD
EXISTING WOOD
EXISTING SHED
EXISTING SHED
EXISTING SHED


EXISTING 24.30M WIDE ROAD
PROPOSED TO 45.0M AS PER RMP-2015
KUNTE 6 GUNTA
BANGALORE - TUMKUR ROAD
EXISTING BLOCK
PROPOSED BLOCK
OPEN SPACE
ENTRANCE
EXIT
RAMP
LOW MC WORK
LOW MC WORK
LOW MC WORK


EXISTING 24.30M WIDE ROAD
PROPOSED TO 45.0M AS PER RMP-2015
BASEMENT FLOOR - 3
RAMP
LINE MC WORK
LINE MC WORK
LINE MC WORK

CLUB HOUSE
G + 3
TOWER 1
G + 15
TOWER 2
G + 15
TOWER 3
G + 15
TOWER 4
G + 15
TOWER 5
G + 15
TOWER 6
G + 15
TOWER 7
G + 15
TOWER 8
G + 15
TOWER

Color Notes

COLOR INDEX

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

SCALE : 1:500

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 26/03/2020
PROJECT DETAIL	
Authority: BBMP	Plot Use: Commercial
Project No: PR/2056/20-21	Plot Sub-Use: Professional Office
Application Type: General	Land Use Zone: Commercial (Mixed/non-Corridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 31-7-4(1-624, 43/3, 44, 45, 127(P), 128(P) AND 129/1
Nature of Sanction: NEW	City Survey No.: 31-7-4(1-624, 43/3, 44, 45, 127(P), 128(P) AND 129/1
Location: RING-II	Khata No. (As per Khata Extract): 31-7-4(1)*96
	SY NO.128,129,45,44,127,43/4,43/3 MUNICIPAL NO.45
Building Line Specified as per Z.R. NA	Locality / Street of the property: MUNNEKOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE.
Zone: Mahadevapura	
Ward: Ward-169	
Planning District: 215-Whitefield	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum) (A)	60702.23
Deduction for NetPol Area	
Road Widening Area	8133.84
Total:	8133.84
NET AREA OF PLOT (A-Deductions)	59868.39
Deduction for Balance Pol Area	
Road Widening Area	8133.84
Amenity Area	2307.04
Total:	5131.18
BALANCE AREA OF PLOT (A-Deductions)	67501.04
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	25811.47
Proposed Coverage Area (29.01 %)	14878.79
Achieved Net coverage area (29.01 %)	14878.79
Balance coverage area left (18.98 %)	10932.68
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	172143.13
Total Perm. FAR area (2.50)	172143.13
Residential FAR (69.97%)	120477.24
Commercial FAR (30.03%)	41538.96
Proposed FAR Area	141042.20
Achieved Net FAR Area (2.09)	141042.20
Balance FAR Area (0.52)	31100.93
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	257979.26
SubStructure Area Add in BUA (Layout Lvl)	0.00
Achieved BuiltUp Area	257980.22

Approval Condition :

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

1.Sanction is accorded for the Commercial Building plan at SY NO.624, 43/3 TYPICAL 127(P), 128(P) AND 129/1 , MUNNEKOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST T.TALUK, BANGALORE , Bangalore.

a) Consist of 1No' Basement + 10Ground + 13 for 13Nos(G+13)
for 1Ground + 13
for 3Basement + 1Ground + 7
for 1Ground + 3 UF only

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

3.1)Sketch Plan area reserved for
car parking shall not be converted for any other purpose.
3.2)Car parking sketch/ 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.

4.On completion of foundation or footings before erection of walls on the foundation and in the case of the buildings having basements before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above GFL from the competent authority.

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

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

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

9.The applicant shall(BE) all workmen involved in the construction work against any accident / unforward incidents arising during the time of construction.

10.The
applicant shall not stock any building materials / debris on footpath or on roads or on drains
11. The applicant shall not misuse the premises put to use other than for which
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all
the tenants and occupants.

12.The applicant shall provide a space for loading the distribution transformers & associated equipment as per K.E.R.C (Cab.D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for
installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in
and around the
site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Assistant Director of Town Planning / Supervisor will be informed by the Authority in the first
instance, warned in
the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX [Bye-law No. 3.6] under sub section 9 of (iii) to
(vi)
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in
good condition for storage of water for non potable purposes or recharge of ground water at all
times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant
construction of IS 1893-1984".
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural
stability. The
responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 11 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule IX (Bye laws
2003) in the
Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic garbage and shall be disposed in the Recycling processing unit installed at site for its re-use / Disposal Arjuna/Autar for Residential units of 20 and above and 2000 Sqm and above
built-up area for Commercial building).
28. The structure with basements shall be designed for structural stability and safety to ensure for temporary and permanent lateral support to adjoining properties & basements with safe design for retaining walls and super structure for the safety of the structure as
well as neighbouring property, public roads and
footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building
one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
31.List of
children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
32.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.

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

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

35.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/ADM/CR-31, Dated: 29.09.2010 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
36. The Applicant shall make provision for the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. The authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. The Applicant / Owner / Builder shall make all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or damage to property of adjacent occurs during construction either to public or private property, BBMP is not responsible for such loss, Owner / Builder / CAR holder / Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoodalag) Hoodalag) Letter No. LD/BUILD/72/013, dated: 01-04-2013 :
1.Obtain the
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 registration of construction workers form, before the commencement of the construction work and the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.I am/ we/ point of hire 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"

Appendix Date :

UnitBUA Table for Block :BLOCK 4 (COM)

FLOOR	Name	UnitBUA Type	UnitBuA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	OFFICE	4837.38	4837.38	1	1
FIRST FLOOR PLAN	FF1	OFFICE	1772.87	1772.87	1	2
	FF2	OFFICE	1796.57	1796.57	1	2
SECOND FLOOR PLAN	SF1	OFFICE	2554.86	2554.86	1	2
	SF2	OFFICE	2541.01	2541.01	1	
TYPICAL - 3, 4& 5 FLOOR PLAN	TF3	OFFICE	3015.70	3015.70	1	6
	TF4	OFFICE	3015.70	3015.70	1	
SIXTH FLOOR PLAN	STH 1	OFFICE	5934.96	5934.96	2	1
SEVENTH FLOOR PLAN	7TH 1	OFFICE	2342.15	2342.15	1	2
	7TH 2	OFFICE	2379.34	2379.34	1	
Total :			43416.42	43416.42	15	14

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1437	19758.75	2084	28655.00
VIAN'S Car Parking	62	852.50	0	0.00
Total Car	1499	20611.25	2084	28655.00
TwoWheeler	-	1893.75	0	0.00
Other Parking	-	-	-	74975.78
Total :		22505.00		103631.78

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Units Prop.	Reqd./Unit	Car Reqd.	Prop.
BLOCK1 (RES)	Residential	Apartment	50 - 225	1	-	1	283	-
			225.001 - 275	1	-	2	22	-
BLOCK2 (RES)	Residential	Apartment	50 - 225	1	-	1	58	-
			225.001 - 275	1	-	2	12	-
BLOCK3 (RES)	Residential	Apartment	50 - 225	1	-	1	168	-
			225.001 - 275	1	-	2	24	-
			275.001 - 325	1	-	3	6	-
BLOCK 4 (COM)	Commercial	Small Shop	>3	50	41208.88	1	825	-
Total :			-	-	-	-	1427	2084

Block :A (CLUB HOUSE 1)

Floor Name	Gross Buildup Area	Deductions From Gross (Ramp, Shaft)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area for other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	86.79	0.00	86.79	50.32	0.00	6.47	0.00	0.00	0.00	0.00
Second Floor	675.81	16.01	659.80	50.32	6.47	0.00	603.01	603.01	603.01	653.33
First Floor	675.82	453.33	272.49	50.32	6.47	0.00	215.70	215.70	215.70	266.02
Ground Floor	675.82	12.44	663.38	50.32	6.47	0.00	606.59	606.59	606.59	656.91
Total :	2760.05	447.78	2312.26	251.60	25.88	6.47	2028.31	2028.31	2028.31	2226.26
Total Number of Same Blocks	1									
Total:	2760.05	447.78	2312.26	251.60	25.88	6.47	2028.31	2028.31	2028.31	2226

Block :BLOCK1 (RES)

Floor Name	Gross Buildup Area	Deductions From Gross (Ramp, Shaft)	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 for other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	212.18	0.00	212.18	205.30	0.00	6.88	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3669.39	436.72	3132.67	422.33	55.22	0.00	0.00	0.00	0.00	2655.10	2655.10	00	2655.10
Twelfth Floor	3708.04	226.24	3481.80	422.33	55.22	0.00	0.00	0.00	0.00	3004.23	3004.23	23	0.00
Eleventh Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Tenth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Ninth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Eighth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Seventh Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Sixth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Fifth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Fourth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Third Floor	3703.16	225.35	3478.11	87.45	55.22	0.00	0.00	0.00	0.00	3335.42	3335.42	23	0.00
Second Floor	4187.75	698.35	3489.44	102.01	55.22	0.00	0.00	0.00	0.00	3332.19	3332.19	23	15.22
First Floor	4240.44	943.01	3297.59	102.01	55.22	0.00	0.00	0.00	0.00	3139.84	3139.84	20	21.36
Ground Floor	4246.04	214.72	4031.32	102.01	55.22	0.00	0.00	0.00	0.00	3874.07	3874.07	25	581.60
Basement First Floor	27247.53	0.00	27247.53	281.88	116.09	0.00	0.00	0.00	244.99	26604.46	0.00	00	0.00
Basement Second Floor	27247.53	0.00	27247.53	281.88	116.09	0.00	0.00	0.00	244.99	26604.46	0.00	00	0.00
Third Floor	135235.67	4544.79	130690.88	2989.01	1121.35	6.88	0.28	734.97	7851.37	46025.01	46025.01	293	618.18
Total Number of Same Blocks	1												
Total:	135235.67	4544.79	130690.88	2989.01	1121.35	6.88	0.28	734.97	7851.37	46025.01	46025.01	293	618

Block :BLOCK4 4 (COM)

Floor Name	Gross Buildup Area	Deductions From Gross (Ramp, Shaft)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial	
Terrace Floor	291.98	0.00	291.98	273.98	0.00	8.00	0.00	0.00	0.00	0.00	0.00
Seventh Floor	4892.15	92.70	4809.45	104.88	70.08	0.00	17.82	0.00	0.00	4616.62	4616.62
Sixth Floor	6510.75	253.10	6257.63	155.65	86.54	0.00	236.02	0.00	0.00	5779.32	5779.32
Fifth Floor	6330.36	113.67	6216.69	154.11	86.54	0.00	41.58	0.00	0.00	5934.96	5934.96
Fourth Floor	6330.36	113.67	6216.69	154.11	86.54	0.00	41.58	0.00	0.00	5934.96	5934.96
Third Floor	6330.36	113.67	6216.69	154.11	86.54	0.00	41.58	0.00	0.00	5934.96	5934.96
Second Floor	5924.43	688.98	5235.45	155.65	86.54	0.00	53.45	0.00	0.00	4940.31	4940.31
First Floor	4515.25	807.92	3707.13	156.08	86.54	0.00	51.65	0.00	0.00	3413.26	3413.26
Ground Floor	6458.33	116.08	6342.24	154.98	86.54	0.00	1429.81	0.00	0.00	4672.41	4672.41
Basement First Floor	8934.18	100.17	8834.01	154.27	99.55	0.00	0.00	314.99	8315.10	0.00	0.00
Basement Second Floor	10098.36	81.08	10014.98	101.07	99.55	0.00	0.00	314.99	9999.36	0.00	0.00
Third Floor	9730.09	0.00	9730.09	53.98	29.51	0.00	0.00	314.99	9331.60	0.00	0.00
Total :	73924.10	2471.12	70362.98	1722.87	900.97	8.00	1913.09	944.97	23646.16	41226.88	41226.90
Total Number of Same Blocks	1										
Total:	73924.10	2471.12	70362.98	1722.87	900.97	8.00	1913.09	944.97	23646.16	41226.88	41226.90

Block :BLOCK3 (RES)

Floor Name	Gross Buildup Area	Deductions From Gross (Ramp, Shaft)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Resi.		
Terrace Floor	115.17	0.00	115.17	106.65	0.00	8.48	0.00	0.00	0.00	0.00	00
Fourteenth Floor	2614.54	103.56	2510.98	265.02	36.41	0.00	0.02	0.00	2209.53	2209.53	00
Thirteenth Floor	2601.64	107.15	2544.49	266.02	36.41	0.00	0.02	0.00	2243.04	2243.04	14
Twelfth Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Eleventh Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Tenth Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Ninth Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Eighth Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Seventh Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Sixth Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Fifth Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Fourth Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Third Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Second Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
First Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Ground Floor	2601.64	107.15	2544.49	81.18	36.41	0.00	0.02	0.00	2448.88	2448.88	14
Total :	37201.03	1496.51	35704.52	1372.89	559.74	8.48	0.28	0.00	33815.13	33815.13	182
Total Number of Same Blocks	1										
Total:	37201.03	1496.51	35704.52	1372.89	559.74	8.48	0.28	0.00	33815.13	33815.13	182

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross (Ramp, Shaft)	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 for other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Resi.	Commercial			
BLOCK1 (RES)	1	135235.67	4544.79	130690.88	2989.01	1121.35	6.88	0.28	734.97	7851.37	46025.01	46025.01	293	618.18
BLOCK2 (RES)	1	19900.71	1052.09	18848.62	702.93	252.00	8.48	0.28	0.00	17946.93	0.00	17946.93	104	0.00
BLOCK3 (RES)	1	37201.03	1496.51	35704.52	1372.89	559.74	8.48	0.28	0.00	33815.13	0.00	33815.13	182	0.00
BLOCK4 (COM)	1	73924.10	2471.12	70362.98	1722.87	900.97	8.00	1913.09	944.97	23646.16	41226.88	41226.90	00	2229.59
A (CLUB HOUSE 1)	1	2760.05	447.79	2312.26	251.60	25.88	6.47	0.00	0.00	0.00	0.00	2028.31	00	2226.26
Grand Total :	5	267991.56	10012.30	257979.26	7039.30	2864.94	34.31	1913.09	0.84	19759.94	154549.53	86613.36	4126.88	141042.28	579.00	2847.77

Block :BLOCK2 (RES)

Floor Name	Gross Buildup Area	Deductions From Gross (Ramp, Shaft)	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 for other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Resi.	Commercial			
Terrace Floor	78.45	0.00	78.45	71.97	0.00	6.48	0.00	0.00	0.00	0.00	0.00	00
Thirteenth Floor	1060.34	130.83	1229.51	144.56	18.00	0.02	0.02	0.00	1096.49	1096.49	00	0.00
Twelfth Floor	1412.45	65.00	1347.45	144.56	18.00	0.02	0.02	0.00	1164.53	1164.53	08	0.00
Eleventh Floor	1412.45	65.00	1347.45	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08	0.00
Tenth Floor	1412.45	65.00	1347.45	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08	0.00
Ninth Floor	1412.45	65.00	1347.45	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08	0.00
Eighth Floor	1412.45	65.00	1347.45	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08	0.00
Seventh Floor	1412.45	65.00	1347.45	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08	0.00
Sixth Floor	1412.45	65.00	1347.45	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08	0.00
Fifth Floor	1412.45	65.00	1347.45	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08	0.00
Fourth Floor	1412.45	65.00	1347.45	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08	0.00
Third Floor	1412.55	65.00	1347.55	28.43	18.00	0.00	0.02	0.00	1301.10	1301.10	08	0.00
Second Floor	1412.55	65.00	1347.55	28.43	18.00	0.00	0.02	0.00	1301.10	1301.10	08	0.00
First Floor	1417.35	126.20	1291.15	28.43	18.00	0.00	0.02	0.00	1204.70	1204.70	08	0.00
Ground Floor	1417.34	78.96	1397.38	28.43	18.00	0.00	0.02	0.00	1350.93	1350.93	08	0.00
Total :	19900.71	1052.09	18848.62	702.93	252.00	8.48	0.28	0.00	17946.93	17946.93	104	
Total Number of Same Blocks	1											
Total:	19900.71	1052.09	18848.62	702.93	252.00	8.48	0.28	0.00	17946.93	17946.93	104	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
CENTURY REALCON CITY PRIVATE LIMITED No.102 , LAKSHMIKANTHANA COMPLEX, GROUND FLOOR , BANGALORE.

ROAD

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
BANGOOP DEVAIAH KL #43 AND 44, 3RD SA VATH NILAYA, 11TH CROSS 1ST LANE MUNESHWARA LAYOUT, NEAR ANKAYAMMA TEMPLE, ATTUR, BCC/BL-3.6/E-0037/20-21

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY NO.624, 43/3, 44, 45, 127(P), 128(P) & 129/1 , MUNNEKOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE, WARD NO.169

DRAWING TITLE : 3rd FLOOR & TYPICAL 4 10th FLOOR PLAN

SHEET NO : 07

SANCTIONING AUTHORITY :

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

DEVELOPMENT CONTROL AND REGULATION	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

Digitally signed by BANGALORE DEVELOPMENT AUTHORITY
Date: 2020.06.29 20:06:36 IST
Reason: Approved
Location: BANGALORE DEVELOPMENT AUTHORITY

H/D → NORTH

11TH FLOOR PLAN

NO. OF UNITS: 45Nos

SCALE : 1:350

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 26/03/2020
PROJECT DETAIL	
Authority: BBMP	Plot Use: Commercial
Project No: PR/2056/20/CH/0126	Plot Sub Use: Professional Office
Application Type: General	Land Use Zone: Commercial (Mixed/non-Corridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 31 TO 42/ 424, 433, 44, 45, 1270/P, 1280/P AND 1290/1
Nature of Sanction: NEW	City Survey No.: 31 TO 42/ 424, 433, 44, 45, 1270/P, 1280/P AND 1290/1
Location: RING-II	Khata No. (As per Khata Extract): 31 TO 42/ 79
	SY NO.128, 129,49 AT 127,424,433 MUNICIPAL NO.45
Building Line Specified as per Z.R. NA	Locality / Street of the property: MOMMENOLLU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE.
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 215-Whitefield	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum)	(A) 60702.23
Deduction for NetPlot Area	
Road Widening Area	8133.84
Total :	8133.84
NET AREA OF PLOT	(A-Deductions) 52568.39
Deduction for Balance Plot Area	
Road Widening Area	8133.84
Amenity Area	2327.34
Total :	3131.18
BALANCE AREA OF PLOT	(A-Deductions) 57501.04
COVERAGE CHECK	
Permissible Coverage area (40.00 %)	23001.47
Proposed Coverage Area (29.01 %)	14979.79
Achieved Net coverage area (28.51 %)	14979.79
Balance coverage area left (11.49 %)	10021.68
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	172163.13
Total Perm. FAR area (2.92)	171743.13
Residential FAR (91.57%)	157284.38
Commercial FAR (8.43%)	14458.96
Proposed FAR Area	141042.20
Achieved Net FAR Area (2.45)	141042.20
Balance FAR Area (0.52)	31700.93
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	257979.26
SubStructure Area Add in BUA (Layout Lvl)	0.00
Achieved BuiltUp Area	257960.22

Approval Date :

UnitBUA Table for Block :BLOCK 4 (COM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	OFFICE	4837.38	4837.38	1	1
FIRST FLOOR PLAN	FF1	OFFICE	1772.87	1772.87	1	2
	FF2	OFFICE	1796.57	1796.57	1	
SECOND FLOOR PLAN	SF1	OFFICE	2554.95	2554.95	1	2
	SF2	OFFICE	2541.01	2541.01	1	
TYPICAL - 3 TO 5 FLOOR PLAN	TF3	OFFICE	3035.10	3035.10	1	6
SIXTH FLOOR PLAN	STH 1	OFFICE	5934.96	5934.96	2	1
SEVENTH FLOOR PLAN	7TH 1	OFFICE	2342.15	2342.15	1	2
	7TH 2	OFFICE	2379.34	2379.34	1	
Total :	-	-	42418.42	42418.42	15	14

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1437	19758.75	2084	28655.00
VIAW's Car Parking	62	852.50	0	0.00
Total Car	1499	20611.25	2084	28655.00
TwoWheeler	-	1893.75	0	0.00
Other Parking	-	-	-	74978.75
Total	-	22505.00	-	103633.75

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Units Prop.	Reqd./Unit	Car Reqd.	Prop.
BLOCK1 (RES)	Residential	Apartment	50 - 225	1	-	1	353	-
			225.001 - 275	1	-	2	22	-
BLOCK2 (RES)	Residential	Apartment	50 - 225	1	-	1	58	-
			225.001 - 275	1	-	2	10	-
BLOCK3 (RES)	Residential	Apartment	50 - 225	1	-	1	168	-
			225.001 - 275	1	-	2	34	-
			275.001 - 325	1	-	3	6	-
BLOCK 4 (COM)	Commercial	Small Shop	>3	50	41226.88	1	825	-
Total :	-	-	-	-	-	-	1427	2084

Block :A (CLUB HOUSE 1)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	86.79	0.00	86.79	50.32	0.00	6.47	0.00	0.00	0.00	0.00
Second Floor	675.81	16.01	659.80	50.32	6.47	0.00	0.00	603.01	603.01	653.33
First Floor	675.82	403.33	272.49	50.32	6.47	0.00	0.00	215.70	215.70	266.02
Ground Floor	675.82	12.64	663.38	50.32	6.47	0.00	0.00	606.59	606.59	658.91
Total :	2760.05	447.78	2312.26	251.60	25.88	6.47	0.00	2039.31	2039.31	2235.09
Total Number of Same Blocks	1									
Total:	2760.05	447.78	2312.26	251.60	25.88	6.47	0.00	2039.31	2039.31	2235

Block :BLOCK1 (RES)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	119.17	0.00	119.17	106.65	0.00	6.48	0.00	0.00	0.00	00
Typical Floor	2614.54	103.56	2510.98	265.02	26.41	0.00	0.02	2209.53	2209.53	00
Twelfth Floor	2601.64	107.15	2444.49	266.02	26.41	0.00	0.02	2243.04	2243.04	14
Eleventh Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Tenth Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Ninth Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Eighth Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Seventh Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Sixth Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Fifth Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Fourth Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Third Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Second Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
First Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Ground Floor	2601.64	107.15	2444.49	61.18	26.41	0.00	0.02	2448.88	2448.88	14
Total :	37251.03	1496.51	35754.52	1372.89	509.74	6.48	0.26	33815.13	33815.13	182
Total Number of Same Blocks	1									
Total:	37251.03	1496.51	35754.52	1372.89	509.74	6.48	0.26	33815.13	33815.13	182

Block :BLOCK2 (RES)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	78.45	0.00	78.45	71.97	0.00	6.48	0.00	0.00	0.00	00
Typical Floor	1390.34	130.93	1259.41	144.50	16.00	0.00	0.02	1096.49	1096.49	00
Eleventh Floor	1412.45	65.00	1347.46	144.50	16.00	0.00	0.02	1194.53	1194.53	08
Tenth Floor	1412.45	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Ninth Floor	1412.45	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Eighth Floor	1412.45	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Seventh Floor	1412.45	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Sixth Floor	1412.45	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Fifth Floor	1412.45	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Fourth Floor	1412.45	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Third Floor	1412.55	65.00	1347.55	28.43	16.00	0.00	0.02	1301.10	1301.10	08
Second Floor	1412.55	65.00	1347.55	28.43	16.00	0.00	0.02	1301.10	1301.10	08
First Floor	1427.35	126.20	1301.15	28.43	16.00	0.00	0.02	1204.70	1204.70	08
Ground Floor	1477.34	79.96	1397.38	28.43	16.00	0.00	0.02	1300.93	1300.93	08
Total :	19900.71	1052.09	18848.62	702.93	252.00	6.48	0.28	17945.93	17946.33	104
Total Number of Same Blocks	1									
Total:	19900.71	1052.09	18848.62	702.93	252.00	6.48	0.28	17945.93	17946.33	104

Block :BLOCK 4 (COM)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial
Terrace Floor	291.98	0.00	291.98	273.98	0.00	8.00	0.00	0.00	0.00	0.00
Typical Floor	4892.15	92.70	4809.45	104.85	70.08	0.00	17.82	0.00	0.00	4616.82
Fifth Floor	6510.75	253.10	6257.63	155.65	86.04	0.00	236.62	0.00	0.00	5770.32
Fourth Floor	6330.36	113.67	6216.69	154.11	86.04	0.00	41.58	0.00	0.00	5934.96
Third Floor	6330.36	113.67	6216.69	154.11	86.04	0.00	41.58	0.00	0.00	5934.96
Second Floor	6330.36	113.67	6216.69	154.11	86.04	0.00	41.58	0.00	0.00	5934.96
First Floor	5924.43	688.98	5235.45	155.65	86.04	0.00	53.45	0.00	0.00	4940.31
Ground Floor	4515.25	807.92	3707.13	156.08	86.04	0.00	51.65	0.00	0.00	3413.36
Total :	6458.33	116.08	6342.24	154.98	86.04	0.00	1429.81	0.00	0.00	4672.41
Basement First Floor	8934.18	100.17	8834.01	154.27	99.55	0.00	0.00	314.99	8315.19	0.00
Basement Second Floor	10098.36	81.08	10014.98	101.07	99.55	0.00	0.00	314.99	9999.36	0.00
Basement Third Floor	9730.09	0.00	9730.09	53.96	29.51	0.00	0.00	314.99	9331.60	0.00
Total :	73504.10	2471.12	70362.98	1722.87	900.97	8.00	1913.09	944.97	23646.16	41226.88
Total Number of Same Blocks	1									
Total:	73504.10	2471.12	70362.98	1722.87	900.97	8.00	1913.09	944.97	23646.16	41226.88

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.	Commercial			
BLOCK1 (RES)	1	135235.67	4544.79	130690.88	2989.01	1121.35	6.88	0.00	0.28	734.97	79813.37	46025.01	46025.01	293	618.18
BLOCK2 (RES)	1	19900.71	1052.09	18848.62	702.93	252.00	6.48	0.00	0.28	0.00	17945.93	0.00	17946.33	104	0.00
BLOCK3 (RES)	1	37251.03	1496.51	35754.52	1372.89	509.74	6.48	0.00	0.28	0.00	33815.13	0.00	33815.13	182	0.00
BLOCK4 (COM)	1	73504.10	2471.12	70362.98	1722.87	900.97	8.00	1913.09	944.97	23646.16	0.00	41226.88	41226.88	00	0.00
A (CLUB HOUSE 1)	1	2760.05	447.78	2312.26	251.60	25.88	6.47	0.00	0.00	0.00	0.00	2039.31	0.00	2039.31	00	2229.09
Grand Total :	5	267991.56	10012.30	257979.26	7039.30	2809.94	34.31	1913.09	0.84	1979.94	153459.53	89613.36	41226.88	141042.28	579.00	2847.77

1. Approval Condition :

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

1.Sanction is accorded for the Commercial Building plan at SY NO.424, 433

KHATA NO.31TO42/79, 128/P AND 129/1 , MOMMENOLLU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK,

BANGALORE , Bangalore.

a) Consist of 1No.s" (Basement + 1Ground + 13

for 1Ground +13

for 1Ground + 13

for 3Basement + 1Ground + 7

for 1Ground + 3 UF into

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

3.1)30871.79 area reserved for

car parking shall not be converted for any other purpose.

3.2)Car parking as per approved plans shall be posted in a conspicuous place of the licensed premises. The building licensee and the copies of sanctioned plans with specifications shall be mounted on a frame and duly framed and they shall be made available during

inspections.

3.On completion of foundation or footings before erection of walls on the foundation and in the case of temporary structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.6sq.mt.

6. Construction or reconstruction of the building should be completed before

the expiry of five years

from the date of issue of license.& within one month after its completion shall apply for permission

to occupy the building.

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

provided.

8.The applicant shall construct temporary toilets for the use of construction workers and it should be cleaned periodically and maintained.

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

10.The

applicant shall not stock any building materials / debris on footpath or on roads or on drains

11. The applicant is prohibited from entering into any sale agreement.

12. The applicant is prohibited from selling into sale/let any portion of the building without the

occupancy certificate.

13.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for

installation of telecom equipment and also to make provisions for telecom services as per Bye-law

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

and around the

site.

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

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the

Commissioner / Executive Supervisor will be informed by the Authority in the first

instance, warned in

the second instance and cancel the registration if the same is repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX [Bye-law No. 3.6] under sub section 9 of (a) to

(f).

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

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

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

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant

construction of IS 1893-1984".

1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural

stability. The

responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

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

24.Facilities for physically handicapped persons prescribed in schedule IX (Bye laws

No. 3.6 (f)

Building bye-laws 2003 and Government orders time to time shall be ensured.

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

Handicapped persons together with the stepped entry.

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

hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic and recyclable and non recyclable components and treated at site for its re-use / disposal Applicable for Residential units of 20 and above and 2000 Sqm and above

built-up area for Commercial building).

28. The structure with basements shall be designed for structural stability and safety to ensure for submergence during rains. The entrance ramps shall have gratings with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and

footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.

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

30. The Owner / Association of the high-rise building shall conduct two mock drills in each

building,

one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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

31.1List of

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

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

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

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

35.The Owner / Developer shall make necessary provision to charge electrical vehicles.

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

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

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

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

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

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

42.In case if the documents submitted in respect of property in question is found to be false or misleading at any stage or violation of terms and conditions laid down governing the approved plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

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

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

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

46.The Applicant / Owner / Builder shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or property damage occurs to the workmen involved in the construction activities public or private property, BBMP is not responsible for such loss, Owner / Builder / CP/ holder /developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoodlag) Hoodlag/ Letter No. LD/SLE/27(31), dated: 01-04-2013 :

1.The Applicant /

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 registration of construction workers form with the Labour Welfare Board within one month from the date of issue of licence and the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

4.I am/ we/ my/our of this 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"

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

CENTURY BALCONY CITY PRIVATE LIMITED No.102 , LAKSHMINARAYANA COMPLEX, GROUND FLOOR , BANGALORE.

ROAD

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

BANGOOP DEVAIAH K, #43 AND 44, SRI SAI VATHI NILAYA, 11TH CROSS 1ST LANE MUNESHWARA LAYOUT, NEAR ANJANYAMA TEMPLE, ATTUR, BCC/BL-5.48/ 0037/20-21

PROJECT TITLE :

PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY NO.424, 433, 44, 45, 1270/P, 1280/P, & 1290/1 MUNNENOLLU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE, WARD NO.149

DRAWING TITLE : 11th FLOOR, COMMERCIAL 7th FLOOR & COMMERCIAL TERRACE FLOOR PLAN

SHEET NO : 8

SANCTIONING AUTHORITY :

AREA PLANNING AUTHORITY	ASSISTANT DIRECTOR	ASSISTANT DIRECTOR	TOWN PLANNING OFFICER

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

Digitally signed by Town Planning Member
Date: 2020.06.30 17:29:36 IST
Reason: Approved
Location: Bangalore

H/D → NORTH

12TH FLOOR PLAN
NO. OF UNITS: 45Nos

13TH FLOOR PLAN
NO. OF UNITS: 0Nos

TERRACE FLOOR PLAN

SCALE : 1:400

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 26/03/2020
PROJECT DETAIL	
Authority: BBMP	Plot Use: Commercial
Project No: PR/2056/20-21	Plot Sub Use: Professional Office
Application Type: General	Land Use Zone: Commercial (Mixed/non-Corridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 51 TO 42/424, 43/3, 44, 45, 127(P), 128(P) AND 129/1
Nature of Sanction: NEW	City Survey No.: 51 TO 42/424, 43/3, 44, 45, 127(P), 128(P) AND 129/1
Location: RING-II	Khata No. (As per Khata Extract): 51 /NO.3798
	SY NO.128,129,45,44,127,424,43/3 MUNICIPAL NO.45
Building Line Specified as per Z.R. No.	Locality / Street of the property: MOMMENOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE.
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 215-Whitefield	
AREA DETAILS :	SQ.MT.
AREA OF PLOT (Minimum) (A)	60702.23
Deduction for NetPlot Area	
Road Widening Area	8133.84
Total	8133.84
NET AREA OF PLOT (A-Deductions)	59868.39
Deduction for Balance Plot Area	
Road Widening Area	8133.84
Amenity Area	2307.34
Total	3721.18
BALANCE AREA OF PLOT (A-Deductions)	57581.04
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	25811.47
Proposed Coverage Area (25.01 %)	14979.79
Achieved Net coverage area (25.01 %)	14979.79
Balance coverage area left (18.99 %)	10832.68
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	172743.13
Total Plot FAR area (2.50)	172743.13
Residential FAR (75.27%)	129999.13
Commercial FAR (24.73%)	42728.98
Proposed FAR Area	141042.20
Achieved Net FAR Area (2.45)	141042.20
Balance FAR Area (0.05)	31700.93
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	257979.26
Substructure Area Add in BUA (Layout Lvl)	0.38
Achieved BuiltUp Area	257960.22

Approval Date :

UnitBUA Table for Block :BLOCK 4 (COM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	OFFICE	4837.38	4837.38	1	1
FIRST FLOOR PLAN	FF1	OFFICE	1733.87	1733.87	1	2
	FF2	OFFICE	1796.57	1796.57	1	
SECOND FLOOR PLAN	SF1	OFFICE	2544.86	2544.86	1	2
	SF2	OFFICE	2541.01	2541.01	1	
TYPICAL - 3 TO 5 FLOOR PLAN	TF3	OFFICE	3035.70	3035.70	1	6
	TF4	OFFICE	3035.70	3035.70	1	
SIXTH FLOOR PLAN	STH 1	OFFICE	5934.96	5934.96	2	1
SEVENTH FLOOR PLAN	7TH 1	OFFICE	2342.15	2342.15	1	2
	7TH 2	OFFICE	2379.34	2379.34	1	
Total :			42418.42	42418.42	15	14

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1437	19758.75	2084	28655.00
VAN'S Car Parking	62	852.50	0	0.00
Total Car	1499	20611.25	2084	28655.00
TwoWheeler	-	1893.75	0	0.00
Other Parking	-	-	-	74975.79
Total :		22505.00		103631.79

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
BLOCK1 (RES)	Residential	Apartment	50 - 225	1	-	1	1	-
			225.001 - 275	1	-	2	22	-
BLOCK2 (RES)	Residential	Apartment	50 - 225	1	-	1	58	-
			225.001 - 275	1	-	2	10	-
BLOCK3 (RES)	Residential	Apartment	50 - 225	1	-	1	168	-
			225.001 - 275	1	-	2	24	-
BLOCK 4 (COM)	Commercial	Small Shop	50 - 225	1	-	3	6	-
			>5	50	41226.88	1	825	-
Total :			-	-	-	-	1427	2084

Block :A (CLUB HOUSE 1)

Floor Name	Gross Buildup Area	Deductions From Gross (BUA/Non Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area (Other than Tenement)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	56.79	0.00	56.79	50.32	0.00	6.47	0.00	0.00	0.00	0.00
Ground Floor	675.81	16.01	659.80	50.32	6.47	0.00	0.02	603.01	603.01	653.33
Total :	732.60	16.01	716.59	100.64	6.47	6.47	0.02	603.01	603.01	653.33
First Floor	675.82	403.33	272.49	50.32	6.47	0.00	0.02	215.70	215.70	266.02
Ground Floor	675.82	12.44	663.38	50.32	6.47	0.00	0.00	606.58	606.58	658.91
Total :	1351.64	415.77	935.87	100.64	6.47	0.00	0.02	822.28	822.28	924.93
Total Number of Same Blocks	1									
Total:	2760.05	447.79	2312.26	251.60	25.88	6.47	2028.31	2028.31	2028.31	2226

Block :BLOCK3 (RES)

Floor Name	Gross Buildup Area	Deductions From Gross (BUA/Non Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	115.17	0.00	115.17	106.65	0.00	8.48	0.00	0.00	0.00	00
First Floor	2614.54	103.56	2510.98	265.02	36.41	0.00	0.02	2209.53	2209.53	00
Second Floor	2601.64	107.15	2444.49	266.02	36.41	0.00	0.02	2343.04	2343.04	14
Eleventh Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Tenth Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Ninth Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Eighth Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Seventh Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Sixth Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Fifth Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Fourth Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Third Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Second Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
First Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Ground Floor	2601.64	107.15	2444.49	61.18	36.41	0.00	0.02	2448.88	2448.88	14
Total :	37201.03	1496.51	35704.52	1372.89	559.74	8.48	0.26	33815.13	33815.13	182
Total Number of Same Blocks	1									
Total:	37201.03	1496.51	35704.52	1372.89	559.74	8.48	0.26	33815.13	33815.13	182

Block :BLOCK4 (COM)

Floor Name	Gross Buildup Area	Deductions From Gross (BUA/Non Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Commercial
Terrace Floor	291.98	0.00	291.98	273.98	0.00	8.00	0.00	0.00	0.00	0.00
Ground Floor	4892.15	92.70	4809.45	104.85	70.06	0.00	17.82	0.00	0.00	4616.62
First Floor	5010.75	253.12	4757.63	155.65	86.04	0.00	236.62	0.00	0.00	4719.32
Fifth Floor	6330.36	113.67	6216.69	154.11	86.04	0.00	41.58	0.00	0.00	5934.96
Fourth Floor	6330.36	113.67	6216.69	154.11	86.04	0.00	41.58	0.00	0.00	5934.96
Third Floor	6330.36	113.67	6216.69	154.11	86.04	0.00	41.58	0.00	0.00	5934.96
Second Floor	5934.43	688.98	5235.45	155.65	86.04	0.00	53.45	0.00	0.00	4940.31
First Floor	4515.25	807.92	3707.13	156.08	86.04	0.00	51.65	0.00	0.00	3413.36
Ground Floor	6458.33	116.28	6342.04	154.98	86.04	0.00	1429.81	0.00	0.00	4672.41
Basement First Floor	8934.18	105.17	8834.01	154.27	99.55	0.00	0.00	314.99	8315.19	0.00
Basement Second Floor	10098.36	81.08	10014.98	101.07	99.55	0.00	0.00	314.99	9999.36	0.00
Basement Third Floor	9730.09	0.00	9730.09	53.96	29.51	0.00	0.00	314.99	9331.60	0.00
Total :	72934.10	2471.12	70362.98	1722.87	906.97	8.00	1913.09	944.97	27846.16	41226.88
Total Number of Same Blocks	1									
Total:	72934.10	2471.12	70362.98	1722.87	906.97	8.00	1913.09	944.97	27846.16	41226.88

Block :BLOCK2 (RES)

Floor Name	Gross Buildup Area	Deductions From Gross (BUA/Non Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.		
Terrace Floor	78.45	0.00	78.45	71.97	0.00	6.48	0.00	0.00	0.00	00
Eleventh Floor	1390.34	130.93	1259.41	144.56	16.00	0.00	0.02	1096.49	1096.49	00
Tenth Floor	1412.45	65.00	1347.46	144.56	16.00	0.00	0.02	1184.53	1184.53	08
Ninth Floor	1412.46	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Eighth Floor	1412.46	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Seventh Floor	1412.46	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Sixth Floor	1412.46	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Fifth Floor	1412.46	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Fourth Floor	1412.46	65.00	1347.46	28.43	16.00	0.00	0.02	1301.01	1301.01	08
Third Floor	1412.55	65.00	1347.55	28.43	16.00	0.00	0.02	1301.10	1301.10	08
Second Floor	1412.55	65.00	1347.55	28.43	16.00	0.00	0.02	1301.10	1301.10	08
First Floor	1412.55	126.20	1301.15	28.43	16.00	0.00	0.02	1256.70	1256.70	08
Ground Floor	1417.34	79.96	1397.38	28.43	16.00	0.00	0.02	1350.93	1350.93	08
Total :	19960.71	1052.09	18908.62	702.93	252.00	6.48	0.28	17946.93	17946.93	104
Total Number of Same Blocks	1									
Total:	19960.71	1052.09	18908.62	702.93	252.00	6.48	0.28	17946.93	17946.93	104

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Buildup Area (Sq.mt.)	Deductions From Gross (BUA/Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
BLOCK1 (RES)	1	135235.67	4544.79	130690.88	2989.01	1121.35	6.88	0.00	0.28	734.97	7951.37	46525.01	0.00	46525.01	263	618.18
BLOCK2 (RES)	1	19960.71	1052.09	18908.62	702.93	252.00	6.48	0.00	0.28	0.00	0.00	17946.93	0.00	17946.93	104	0.00
BLOCK3 (RES)	1	37201.03	1496.51	35704.52	1372.89	559.74	8.48	0.00	0.26	0.00	0.00	33815.13	0.00	33815.13	182	0.00
BLOCK4 (COM)	1	72934.10	2471.12	70362.98	1722.87	906.97	8.00	1913.09	944.97	27846.16	0.00	0.00	41226.88	41226.88	0.00	0.00
A (CLUB HOUSE 1)	1	2760.05	447.79	2312.26	251.60	25.88	6.47	0.00	0.00	0.00	0.00	2028.31	0.00	2028.31	00	2229.93
Grand Total :	5	267991.56	10012.30	257979.26	7039.30	2869.94	34.31	1913.09	0.84	16719.54	15469.53	99815.38	41226.88	141042.26	579.00	2847.77

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
CENTURY REALTECH CITY PRIVATE LIMITED No.102 , LAKSHMIKANTHANA COMPLEX, GROUND FLOOR , ROAD BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
BANKOOP SIVAIAH KL #43 AND 44, SRI SAI VINAYAKA LAYOUT, NEAR ANKAYAMMA TEMPLE, ATTUR, BCC/BL-5.4/E-0007/20-21

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.424, 43/3, 44, 45, 127(P), 128(P) & 129/1 MUNNENOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE, WARD NO.149

DRAWING TITLE : 12TH FLOOR, 13TH FLOOR & TERRACE FLOOR

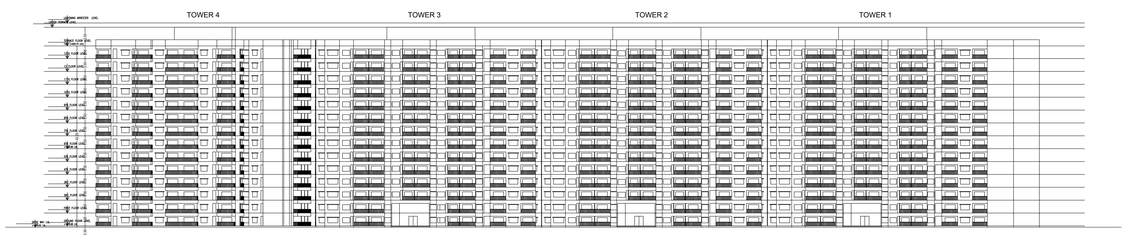
SHEET NO : 09

SANCTIONING AUTHORITY :

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

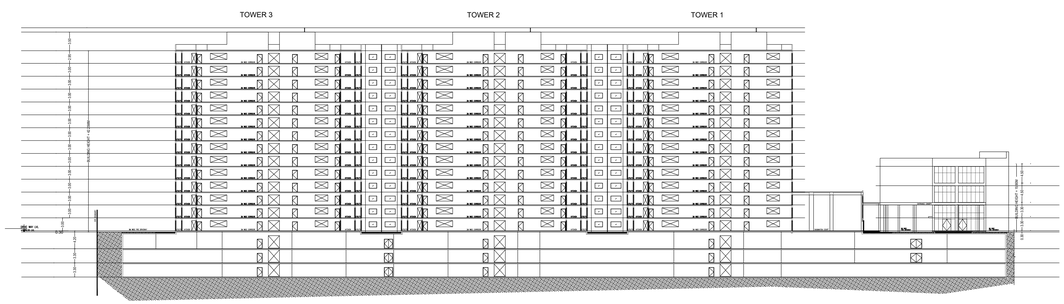
AREA STATEMENT	SECTION VIEW OF	HEIGHT OF THE BUILDING	FAR VIEW OF

Digitally signed by BBMP
Date: 2020.06.30 20:06:34 IST
Reason: Approved
Location: BBMP
Building Plan Application Number: PR/2056/20-21
Application Type: General
Proposal Type: Building Permission
Nature of Sanction: NEW
Location: RING-II
Plot/Sub Plot No.: 51 TO 42/424, 43/3, 44, 45, 127(P), 128(P) AND 129/1
Khata No. (As per Khata Extract): 51 /NO.3798
Locality / Street of the property: MOMMENOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE.
Building Line Specified as per Z.R. No.
Zone: Mahadevapura
Ward: Ward-149
Planning District: 215-Whitefield
AREA DETAILS :
AREA OF PLOT (Minimum) (A)
Deduction for NetPlot Area
Road Widening Area
Total
NET AREA OF PLOT (A-Deductions)
Deduction for Balance Plot Area
Road Widening Area
Amenity Area
Total
BALANCE AREA OF PLOT (A-Deductions)
COVERAGE CHECK
Permissible Coverage area (60.00 %)
Proposed Coverage Area (25.01 %)
Achieved Net coverage area (25.01 %)
Balance coverage area left (18.99 %)
FAR CHECK
Permissible F.A.R. as per zoning regulation 2015 (2.50)
Total Plot FAR area (2.50)
Residential FAR (75.27%)
Commercial FAR (24.73%)
Proposed FAR Area
Achieved Net FAR Area (2.45)
Balance FAR Area (0.05)
BUILT-UP AREA CHECK
Proposed BuiltUp Area
Substructure Area Add in BUA (Layout Lvl)
Achieved BuiltUp Area
Approval Condition :
This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Commercial Building plan at SY.NO.424, 43/3, 44, 45, 127(P), 128(P) AND 129/1 , MUNNENOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE , Bangalore.
a) Consist of 1No. Basement + 1Ground + 13 for 12Ground + 13
for 12Ground + 13
for 2Basement + 1Ground + 7
for 12Ground + 3 UF Info
2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
3.1078(1).79 area reserved for car parking shall not be converted for any other purpose.
4.The owner/ occupier shall get the plan posted in a conspicuous place of the licensed premises. The building licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of the foundation and basement before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above GTI Stage.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission for occupancy of the building.
7.Necessary Action for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not store any building materials / debris on footpath or on roads or on drains.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Cab.D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in and around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Assistant Director of Town Planning / Supervisor will be informed by the Authority in the first instance, warned or
the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IX (Bye-law No. 3.6) under sub section IV-B (e) to (i).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant
design of structures (Part I) -
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The
responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 11 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule IX (Bye laws
No. 29)
Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically
Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and the the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during law
hours and early morning hours.
27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic components and the organic components shall be processed in the Recycling processing unit installed at site for its re-use / disposal.Applicable for Residential units of 20 and above and 2000 Sqm and above
built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for allowing water table to rise in future corresponding to the recharge achievements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and
footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building,
one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
It is of
children of workers shall be furnished by the builder / contractor to the Labour Department which they may require.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/ADM/S-SI/D. Dated: 29.09.2009 Regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34.The Owner / Developer shall provide waste bins for the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40.The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated, action will be initiated against the person concerned and the plan sanction / modified plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. The authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.The applicant / Owner / Builder shall ensure that all precautionary measure to ensure the safety of the workmen involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or damage to property of adjacent occurs during construction, the applicant / owner / public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hoodlike) Hoodlike) Letter No. LD/SLE/27/2013, dated: 01-04-2013 :
1.The Owner /
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 Registration of construction worker form with the Labour Welfare Board within one month from the date of issue of the plan and the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.I am/ we of my/ our/ his 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"



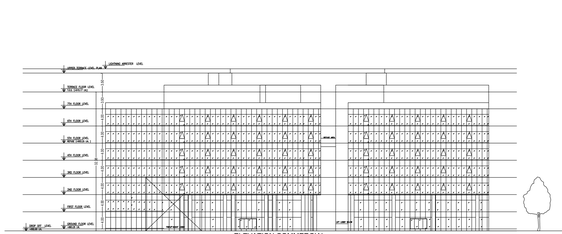
ELEVATION 1

RESIDENTIAL BLOCK

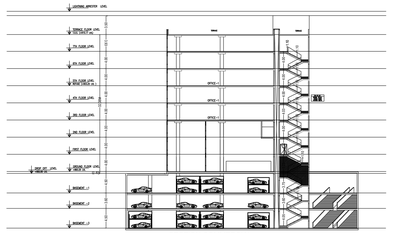


SECTION BB'

RESIDENTIAL BLOCK



ELEVATION COMMERCIAL BLOCK



SECTION COMMERCIAL BLOCK

SCALE : 1:500

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 26/03/2020
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Commercial
Project No.: PR/2056/25-26	Plot Sub-Use: Professional Office
Application Type: General	Land Use Zone: Commercial (Mixed/non-Corridor)
Proposal Type: Building Permission	Plot/Sub Plot No.: 51 KA1424, 43/3, 44, 45, 127(P), 128(P) AND 129/1
Nature of Sanction: NEW	City Survey No.: 51 KA1424, 43/3, 44, 45, 127(P), 128(P) AND 129/1
Location: RING-II	Khata No. (As per Khata Extract): 51 /KJ1794
	SY NO.128,129,44,45 127,43/4,43/3 MUNICIPAL NO.45
Building Line Specified as per Z.R. No:	Locality / Street of the property: MOMMENOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE.
Zone: Mahadevapura	
Ward: Ward-149	
Planning District: 215-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 60702.23
Deduction for hard/soft Road Widening Area	8133.84
Total:	8133.84
NET AREA OF PLOT	(A-Deductions) 59885.39
Deduction for Amenity/ Pot Area	
Road Widening Area	8133.84
Amenity Area	2307.34
Total:	3311.18
BALANCE AREA OF PLOT	(A-Deductions) 57501.04
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	25811.47
Proposed Coverage Area (29.01 %)	14879.79
Achieved Net coverage area (28.01 %)	14879.79
Balance coverage area left (19.99 %)	10932.68
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.50)	172163.13
Total Plinth FAR area (0.50)	17216.13
Additional FAR (0.25)	8608.06
Commercial FAR (0.25)	4129.94
Proposed FAR Area	141042.20
Achieved Net FAR Area (2.45)	141042.20
Balance FAR Area (0.02)	31120.93
BUILT-UP AREA CHECK	
Proposed BuiltUp Area	257979.26
Substructure Area Add in BUA (Layout Lvl)	0.00
Achieved BuiltUp Area	257980.22

Approval Date :

UnitBUA Table for Block :BLOCK 4 (COM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	OFFICE	4837.38	4837.38	1	1
FIRST FLOOR PLAN	FF1	OFFICE	1772.87	1772.87	1	2
	FF2	OFFICE	1796.57	1796.57	1	
SECOND FLOOR PLAN	SF1	OFFICE	2554.86	2554.86	1	2
	SF2	OFFICE	2541.01	2541.01	1	
TYPICAL - 3 TO 5 FLOOR PLAN	TF	OFFICE	3015.70	3015.70	3	6
SIXTH FLOOR PLAN	STH 1	OFFICE	3004.96	3004.96	2	1
SEVENTH FLOOR PLAN	7TH 1	OFFICE	2342.15	2342.15	1	2
	7TH 2	OFFICE	2379.04	2379.04	1	
Total:			42418.42	42418.42	15	14

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	1437	19758.75	2084	28655.00
VAN'S Car Parking	82	852.50	0	0.00
Total Car	1499	20611.25	2084	28655.00
TwoWheeler	-	1893.75	0	0.00
Other Parking	-	-	-	74978.75
Total		22505.00		103633.75

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Units Prop.	Reqd./Unit	Car Reqd.	Prop.
BLOCK1 (RES)	Residential	Apartment	50 - 225	1	-	1	263	-
			225.001 - 275	1	-	2	22	-
BLOCK2 (RES)	Residential	Apartment	50 - 225	1	-	1	98	-
			225.001 - 275	1	-	2	12	-
BLOCK3 (RES)	Residential	Apartment	50 - 225	1	-	1	168	-
			225.001 - 275	1	-	2	24	-
BLOCK 4 (COM)	Commercial	Small Shop	>3	50	41228.88	1	825	-
Total :	-	-	-	-	-	-	1437	2084

Block :A (CLUB HOUSE 1)

Floor Name	Gross Buitup Area	Deductions From Gross (SUA/Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.	Resi.	
Terrace Floor	56.79	0.00	56.79	50.32	0.00	6.47	0.00	0.00	0.00
Third Floor	675.81	16.01	659.80	50.32	6.47	0.00	603.01	603.01	633.33
Second Floor	675.81	16.01	659.80	50.32	6.47	0.00	603.01	603.01	633.33
First Floor	675.82	403.33	272.49	50.32	6.47	0.00	215.70	215.70	266.02
Ground Floor	675.82	12.44	663.38	50.32	6.47	0.00	606.59	606.59	658.91
Total :	2760.05	447.79	2312.26	251.60	25.88	6.47	2028.31	2028.31	2229.59
Total Number of Same Blocks	1								
Total:	2760.05	447.79	2312.26	251.60	25.88	6.47	2028.31	2028.31	2229

Block :BLOCK1 (RES)

Floor Name	Gross Buitup Area	Deductions From Gross (SUA/Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	212.18	0.00	212.18	205.30	0.00	6.88	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	3909.39	436.72	3132.67	422.33	55.22	0.00	0.00	0.00	0.00	2655.10	2655.10	00	2655.10
Twelfth Floor	3708.04	226.24	3481.80	422.33	55.22	0.00	0.00	0.00	0.00	3004.23	3004.23	23	3004.23
Eleventh Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Tenth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Ninth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Eighth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Seventh Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Sixth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Fifth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Fourth Floor	3703.26	225.35	3478.21	87.45	55.22	0.00	0.00	0.00	0.00	3335.52	3335.52	23	0.00
Third Floor	3703.16	225.35	3478.11	87.45	55.22	0.00	0.00	0.00	0.00	3335.42	3335.42	23	0.00
Second Floor	4187.75	698.35	3489.44	102.01	55.22	0.00	0.00	0.00	0.00	3332.19	3332.19	23	0.00
First Floor	4245.40	943.01	3297.59	102.01	55.22	0.00	0.00	0.00	0.00	3139.84	3139.84	20	21.38
Ground Floor	4246.04	214.72	4031.32	102.01	55.22	0.00	0.00	0.00	0.00	3874.07	3874.07	20	3491.60
Basement First Floor	27247.53	0.00	27247.53	281.88	116.09	0.00	0.00	0.00	244.99	26604.46	0.00	00	0.00
Basement Second Floor	27247.53	0.00	27247.53	281.88	116.09	0.00	0.00	0.00	244.99	26604.46	0.00	00	0.00
Third Floor	27247.53	0.00	27247.53	281.88	116.09	0.00	0.00	0.00	244.99	26604.46	0.00	00	0.00
Total :	135235.57	4544.79	130690.88	2989.01	1121.35	6.88	0.00	0.28	734.97	79813.37	46025.01	260	6181.31
Total Number of Same Blocks	1												
Total:	135235.57	4544.79	130690.88	2989.01	1121.35	6.88	0.00	0.28	734.97	79813.37	46025.01	260	618

Block :BLOCK4 (COM)

Floor Name	Gross Buitup Area	Deductions From Gross (SUA/Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Commercial
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking		
Terrace Floor	291.98	0.00	291.98	273.98	0.00	8.00	0.00	0.00	0.00	0.00	0.00
Thirteenth Floor	4892.15	92.70	4809.45	104.85	70.06	0.00	17.82	0.00	0.00	4616.62	4616.62
Twelfth Floor	6510.75	253.10	6257.63	155.65	84.04	0.00	236.62	0.00	0.00	5779.32	5779.32
Eleventh Floor	6330.36	113.67	6216.69	154.11	86.54	0.00	41.58	0.00	0.00	5934.96	5934.96
Tenth Floor	6330.36	113.67	6216.69	154.11	86.54	0.00	41.58	0.00	0.00	5934.96	5934.96
Ninth Floor	6330.36	113.67	6216.69	154.11	86.54	0.00	41.58	0.00	0.00	5934.96	5934.96
Eighth Floor	5924.43	688.98	5235.45	155.65	86.54	0.00	53.45	0.00	0.00	4940.31	4940.31
Seventh Floor	4515.25	807.92	3707.13	156.08	86.54	0.00	51.65	0.00	0.00	3413.36	3413.36
Sixth Floor	6458.33	116.09	6342.24	154.98	86.54	0.00	1429.81	0.00	0.00	4672.41	4672.41
Fifth Floor	8934.18	100.17	8834.01	154.27	99.55	0.00	0.00	314.99	8315.16	0.00	0.00
Fourth Floor	10098.36	81.08	10014.98	101.07	99.55	0.00	0.00	314.99	9999.36	0.00	0.00
Third Floor	9730.09	0.00	9730.09	53.96	29.51	0.00	0.00	314.99	9331.62	0.00	0.00
Total :	73934.10	2471.12	70362.98	1722.87	900.97	8.00	1913.09	944.97	23646.16	41228.88	41228.90
Total Number of Same Blocks	1										
Total:	73934.10	2471.12	70362.98	1722.87	900.97	8.00	1913.09	944.97	23646.16	41228.88	41228.90

Block :BLOCK2 (RES)

Floor Name	Gross Buitup Area	Deductions From Gross (SUA/Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Resi.	Resi.	
Terrace Floor	78.40	0.00	78.40	71.97	0.00	6.43	0.00	0.00	0.00	0.00	00
Thirteenth Floor	1390.34	130.83	1259.41	144.92	18.00	0.00	0.02	0.00	1096.49	1096.49	00
Twelfth Floor	1412.45	65.00	1347.45	144.92	18.00	0.00	0.02	0.00	1194.53	1194.53	08
Eleventh Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08
Tenth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08
Ninth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08
Eighth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08
Seventh Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08
Sixth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08
Fifth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08
Fourth Floor	1412.46	65.00	1347.46	28.43	18.00	0.00	0.02	0.00	1301.01	1301.01	08
Third Floor	1412.55	65.00	1347.55	28.43	18.00	0.00	0.02	0.00	1301.10	1301.10	08
Second Floor	1412.55	65.00	1347.55	28.43	18.00	0.00	0.02	0.00	1301.10	1301.10	08
First Floor	1427.35	126.30	1301.15	28.43	18.00	0.00	0.02	0.00	1204.70	1204.70	08
Ground Floor	1477.34	79.96	1397.38	28.43	18.00	0.00	0.02	0.00	1300.93	1300.93	08
Total :	19960.71	1052.09	18908.62	702.93	252.00	6.43	0.28	0.00	17949.53	17949.53	104
Total Number of Same Blocks	1										
Total:	19960.71	1052.09	18908.62	702.93	252.00	6.43	0.28	0.00	17949.53	17949.53	104

FAR &Tenement Details

Block	No. of Same Blocks	Gross Buitup Area (Sq.mt.)	Deductions From Gross (SUA/Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tenant (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Resi.	Commercial			
BLOCK1 (RES)	1	135235.57	4544.79	130690.88	2989.01	1121.35	6.88	0.00	0.28	734.97	79813.37	46025.01	46025.01	618.18
BLOCK2 (RES)	1	19960.71	1052.09	18908.62	702.93	252.00	6.43	0.28	0.00	17949.53	0.00	17949.53	104	0.00
BLOCK3 (RES)	1	37251.03	1456.51	35794.52	1372.89	509.74	6.48	0.28	0.00	33815.13	0.00	33815.13	182	0.00
BLOCK4 (COM)	1	2760.05	447.79	2312.26	251.60	25.88	6.47	0.00	0.00	0.00	0.00	2028.31	00	2229.59
Total:	5	297991.56	10012.30	257979.26	2809.84	34.31	1913.09	0.84	1979.94	153459.53	99813.38	141042.28	579.00	2847.77

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
CENTURY BUILDCON CITY PRIVATE LIMITED No.102 ,LAKSHMINARAYANA COMPLEX, GROUND FLOOR BANGALORE.

ROAD

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
BANGOOP DIVAHN KL #43 AND 44, 5TH CROSS, 1ST MAIN, VIJAYA BANK LAYOUT, NEAR ANJANYARA TEMPLE, ATTUR, BCC/BL-3.65-00725-21

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY NO.43/4, 43/3, 44, 45, 127(P), 128(P) & 129/1 MUNNENOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK, BANGALORE, WARD NO.149

DRAWING TITLE : SECTION AND ELEVATION

SHEET NO : 10

SANCTIONING AUTHORITY :

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

DEVIATION NOTICE	DEVIATION NOTICE	DEVIATION NOTICE	DEVIATION NOTICE

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
1.Sanction is accorded for the Commercial Building plan at SY NO.424, 43/3
KA1424, 43/3, 128(P) AND 129/1 , MUNNENOLALU VILLAGE, VARTHUR HOBLI, BANGALORE EAST TALUK,
BANGALORE., Bangalore.

a) Consist of 1No. Of Basement + 1Ground + 13
for 1Ground +13
for 1Ground + 13
for 3Basement + 1Ground + 7
for 1Ground + 3 UF into
2.Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other purpose.
3.1)100sft /3 Area reserved for
car parking shall not be converted for any other purpose.
3.2)Car parking slots should be painted in a contrasting colour of the licensed premises. The
building licensee and the copies of sanctioned plans with specifications shall be mounted on
a frame and displayed and they shall be made available during
inspections.
3.On completion of foundation or footings before erection of walls on the foundation and in the case
of buildings having basements after the basement is excavated and before the construction of the
the side above DPC/ Basement.
6. Construction or reconstruction of the building should be completed before
the expiry of five years
from the date of issue of license.& within one month after its completion shall apply for permission
to occupy the building.
7.Necessary ducts for running telephone cables, cupboards at ground level for postal services & space
for dumping garbage within the premises shall be
provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be
cleaned periodically and
9.The applicant EMPLOYEE all workmen involved in the construction work against any accident
/ untoward incidents arising during the time of construction.
10.The
applicant shall not stock any building materials / debris on footpath or on roads or on drains
11. The applicant shall maintain the existing trees in the premises.
11. The applicant / builder is prohibited from selling any setback area / open spaces and the common
facility areas, which shall be accessible to all
the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated
equipment as per K.E.R.C (Cab.D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for
installation of telecom equipment and also to make provisions for telecom services as per Bye-law
no.
14.The applicant shall maintain during construction such barricading as considered necessary to
prevent dust, debris & other materials endangering the safety of people / structures etc. in
or around the
site.
15.Permission shall be obtained from forest department / section for cutting trees before the
commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the
Assistant Director of Town Planning / Supervisor will be informed by the Authority in the first
instance, warned in
the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and
responsibilities specified in Schedule IX-V (Bye-law No. 3.6) under sub section 9 (4 (a) to
(f)
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the
competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in
good
condition for storage of water for non portable purposes or recharge of ground water at all
times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National
Building Code and in the "Criteria for earthquake resistant
construction of IS 1893-1984".
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and
other criteria foundation and building shall be designed to ensure structural
stability. The
responsibility of ascertaining structural stability lies on the owner / builder and the structural
engineer.
23.The applicant should provide solar water heaters as per table 11 of Bye-law No. 29 for the
building.
24.Facilities for physically handicapped persons prescribed in schedule IX (bye laws
No. 29)
Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and
inorganic garbage and the organic garbage processed in the Recycling processing unit installed at site for
re-use / disposal.Applicable for Residential units of 20 and above and 2000 Sqm
and above
built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for
submergence during rains. The owners / occupants of such basements with safe design for retaining walls
and super structure for the safety of the structure as
well as neighbouring property, public roads and
footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock drills at
one in the
building,
one before the onset of summer and another during the summer and assure complete safety in respect of
fire hazards.
Note:
Accommodation shall be provided for setting up of schools for imparting education to the children of
construction workers in the labour camps / construction sites.
31.List of
children of workers shall be furnished by the builder / contractor to the Labour Department
which is mandatory.
32.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.

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

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

35.The Applicant should follow the instruction of BWSSB specified in the DO letter No.
BWSSB/ADM/CR-51/20, Dated: 29.05.2019 regarding utilization of treated water for all construction
activities for built up area more than 2000 Sq.mts.
36. The Applicant / Owner / Developer should submit the collection of solid waste and its segregation
as per solid waste management bye-law 2016.

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

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

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

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

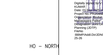
42.The applicant / Owner / Architect should abide by the conditions imposed by the planning
authority and in the NOC issued from various departments wherever applicable.

43.BBMP will not be responsible for any dispute that may arise in respect of property in question.
44.In case if the documents submitted in respect of property in question is found to be false or
fabricated, the plan sanction shall be withdrawn automatically without any notice and the sanctioned
plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
45.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority
(RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having
8 Units and more.

46.The permission is issued based on information submitted by the applicant. The authority is not
responsible for pending court cases in any court of law.
47.The permission is issued based on information submitted by the applicant. This cannot be
considered for claiming the ownership of the property.
48.The Applicant / Owner / Builder shall ensure that all precautionary measure to ensure the safety
of personnels involved in the construction activities.
49.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life
or injury to persons occurs or damage to adjacent properties occurs during the construction or private
property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold
the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(Anugraha) Hosakkul Letter No. LD/BLST/27/213, dated: 01-04-2013 :
1.Labour Welfare
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
Registration of employment of building workers form with the Labour Department and get the same
verified and the same shall also be submitted to the concerned Local Engineer in order to inspect the establishment
and ensure the registration of establishment and workers working at construction site or work place.

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

4.I am/ we/ any of/one of/ the 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"



Digitally signed by Director Town Planning (East) BBMP
Date: 2020.06.30 20:29:36 IST
Reason: Approved
Location: BBMP

H/D → NORTH