BENGALURU NORTH CITY CORPORATION

Office of the Additional Chief Town Planner (Town Planning - BNCC),Amruthahalli Main Road, Bytarayanpura, Bellary Road, Bengaluru - 560 092

Licence Sl. No. BBMP/CC/18499/25-26

LP.No: GBA/BNCC/Addl.CTP/0010/25-26

Project No.: GBA/BNCC/0291/25-26

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. GODREJ SSPDL GREEN ACRES PRIVATE LIMITED Rep.by Authorized Signatory RAJESH.U dated. 09 January, 2026 to issue licence / building plan approval for the construction of building at Property No./PID No. 5154579080 ,VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE.,NA Ward No: Ward 001 ,Bengaluru North City Corporation Zone under the juricdiction of Bengaluru North City Corporation has been accepted by the Commissioner Bengaluru North City Corporation ,BNCC on Date. 20 February, 2026.

The prescribed fee for Building Plan Sanction as intimated vide demand notice dated. 20 February, 2026 is remitted by the applicant amounting to Rs. 78201219 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/22873/25-26 on Date 04 December, 2025, BBMP/EoDB/RC/30360/25-26 on Date 02 February, 2026, towards CANARA BANK, BBMP Branch A/C No. 8401132000014. Further Labour Cess Amount of Rs. 30939829 is remitted by the applicant to the Building & other construction workers welfare board, through Net banking/Credit Card/Debit Card/NEFT/RTGS on BBMP/EoDB/RC/30622/25-26 Dated 04 February, 2026 towards Canara Bank, Hombegowda Nagar A/C No:1371101079786

Approval for Building Plans is hereby accorded subject to the conditions annexed, for the construction of building/s detailed below in the Site Area 40,772.07 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	T1 (RESI)	/Residential	3Basement + 1Ground + 15	46	47.65	77958.53
2	C (COMM)	/Commercial	1Ground + 3	38	18.45	3829.72
3	T2 (RESI)	/Residential	1Ground + 15	94	47.65	15277.01
4	T3 (RESI)	/Residential	1Ground + 15	94	47.65	15347.67
5	T4 (RESI)	/Residential	1Ground + 15	94	47.65	15701.98
6	T5 (RESI)	/Residential	1Ground + 15	94	47.65	15029.04

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Date: 20 Feb 2026 18:54:29
Project No.:GBA/BNCC/0291/25-26
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BNCC/Addl.CTP/0010/25-26

Bengaluru North City Corporation

Note: To check the genuinity, scan the QRCode or Check Citizen Search in GBA Website or https://bpas.bbmpgov.in/BPAMSClient4/Default.aspx

7	T6 (RESI)	/Residential	1Ground + 15	94	47.65	15027.71
8	T7 (RESI)	/Residential	1Ground + 15	94	47.65	15029.04
9	T8 (RESI)	/Residential	1Ground + 15	110	47.65	14785.31
10	T9 (RESI)	/Residential	1Ground + 15	94	47.65	15922.81

Permission is hereby accorded under Section 15 of KTCP Act 1961, Section 231 of GBA Act 2024 for the New (FRESH PLAN SANCTION) of Building and is subject to the conditions and sanctioned detailed plans annexed to this Licence. In case of failure to adhere / comply to sanction plans / conditions imposed, action will be initiated as per Section 243 of GBA Act 2024. This License is valid for a period of five years from this day.

Enclosures. 1) Licence Conditions
2) Building Plans

To,

M/s, Sri GODREJ SSPDL GREEN ACRES PRIVATE LIMITED Rep.by Authorized Signatory RAJESH.U

Godrej One, 5th Floor, Pirojshanagar, Mumbai, Mumbai, Mumbai- 400079, Maharashtra 400079

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BENGALURU NORTH CITY CORPORATION

Office of the Additional Chief Town Planner (Town Planning - BNCC),Amruthahalli Main Road, Bytarayanpura, Bellary Road, Bengaluru -

ಪರವಾನಗಿ ಕ್ರಮ ಸಂಖ್ಯೆ: BBMP/CC/18499/25-26

ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ : GBA/BNCC/Addl.CTP/0010/25-26

ಕಟ್ಟಡ ಪರವಾನಗಿ ಪತ್ರ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ Bengaluru North City Corporation ವಲಯದಲ್ಲಿರುವ ವಾರ್ಡ್ ಸಂಖ್ಯೆ Ward 001 ರಲ್ಲಿರುವ ಆಸ್ತಿ ಸಂಖ್ಯೆ / ಪಿಐಡಿ ಸಂಖ್ಯೆ Ring III-Areas coming beyond the Outer Ring Road and within the LPA, 307-Yelahanka, 1142/388/58/1.64.65, NA, VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE. ವಿಳಾಸದ ಸ್ವತ್ತಿನ ಖಾತೆದಾರರಾದ / ಜಿ.ಪಿ.ಎ .ದಾರರಾದ GODREJ SSPDL GREEN ACRES PRIVATE LIMITED Rep.by Authorized Signatory RAJESH.U ರವರು ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ದಿನಾಂಕ: 09 January, 2026 ರಂದು ಸಲ್ಲಿಸಿರುವ ಕಟ್ಟಡ ನಕ್ಷೆ ಮಂಜೂರಾತಿ ಕೋರಿಕೆಯು Commissioner Bengaluru North City Corporation ’ವರಿಂದ ದಿನಾಂಕ: 20 February, 2026 ರಂದು ಅಂಗೀಕರಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ತರುವಾಯ ಕಟ್ಟಡ ಪರವಾನಗಿ ನೀಡುವ ಸಂಬಂಧ ದಿನಾಂಕ 20 February, 2026 ರ ಪಾಲಿಕೆಯ ಸಮಸಂಖ್ಯೆdemanಜ ಶುಲ್ಕ ಪಾವತಿ ತಿಳುವಳಿಕೆಯಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಒಟ್ಟು ಮೊತ್ತ ರೂ. 78201219 ಗಳನ್ನು Net banking/Credit Card/Debit on Receipt Number ಸಂಖ್ಯೆ: BBMP/EoDB/RC/22873/25-26 on Date 04 December, 2025, BBMP/EoDB/RC/30360/25-26 on Date 02 February, 2026, ರಂತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಬಿಬಿಎಂಪಿ ಶಾಖೆ ಖಾತಾ ಸಂಖ್ಯೆ: 8401132000014 ಗೆ ಅರ್ಜಿದಾರರಿಂದ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ ಹಾಗೂ ಕಾರ್ಮಿಕರ ಕಲ್ಯಾಣ ನಿಧಿಯ ಕರವನ್ನು Net banking/Credit Card/Debit/NEFT/RTGS on Receipt Number BBMP/EoDB/RC/30622/25-26 Dated 04 February, 2026 ಮುಕಾಂತರ ರೂ: 30939829 ಗಳನ್ನು ಕಟ್ಟಡ ಮತ್ತು ಇತರೆ ನಿರ್ಮಾಣ ಕಾರ್ಮಿಕರ ಮಂಡಳಿ ರವರ ಕೆನರಾ ಬ್ಯಾಂಕ್, ಹೊಂಬೇಗೌಡ ನಗರ ಶಾಖೆ ಖಾತೆ ಸಂಖ್ಯೆ: 1371101079786 ಗೆ ಸಂದಾಯ ಮಾಡಲ್ಪಟ್ಟಿರುತ್ತದೆ.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ 40,772.07 ಚ.ಮೀ.

ಕ್ರಸಂ.	ಕಟ್ಟಡದ / ಬ್ಲಾಕ್‌ಗಳ ವಿವರ	ಕಟ್ಟಡದ/ ಬ್ಲಾಕ್ ಉಪಯೋಗ	ಅಂತಸ್ತುಗಳು ವಿವರ	ಒಟ್ಟು ಘಟಕಗಳು	ಕಟ್ಟಡದ ಎತ್ತರ (ಮೀ.ಗಳಲ್ಲಿ)	ಕಟ್ಟಡದ ಒಟ್ಟು ನಿರ್ಮಾಣ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ ಗಳಲ್ಲಿ)
1	T1 (RESI)	Commercial	3Basement + 1Ground + 15	46	47.65	77958.53
2	C (COMM)	Commercial	1Ground + 3	38	18.45	3829.72
3	T2 (RESI)	Commercial	1Ground + 15	94	47.65	15277.01
4	T3 (RESI)	Commercial	1Ground + 15	94	47.65	15347.67
5	T4 (RESI)	Commercial	1Ground + 15	94	47.65	15701.98
6	T5 (RESI)	Commercial	1Ground + 15	94	47.65	15029.04

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7	T6 (RESI)	Commercial	1Ground + 15	94	47.65	15027.71
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9	T8 (RESI)	Commercial	1Ground + 15	110	47.65	14785.31
10	T9 (RESI)	Commercial	1Ground + 15	94	47.65	15922.81

ಮೇಲ್ಕಂಡಂತೆ ಕಟ್ಟಡ ನಿರ್ಮಿಸಲು ಇದರೊಂದಿಗೆ ನೀಡಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಡಿಸಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣಕ್ಕೆ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯೊಂದಿಗೆ ಪರವಾನಗಿ ನೀಡಲಾಗಿದೆ.

ಸದರಿ ಕಟ್ಟಡದ ಮಂಜೂರಾತಿ ಅನುಮೋದನೆಯನ್ನು ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 15 ರಡಿಯಲ್ಲಿ 231 of GBA Act 2024 ರನ್ವಯ ನೀಡಲಾಗಿದೆ. ಈ ಅನುಮೋದನೆ / ಮಂಜೂರಾತಿಯು ಇದರೊಂದಿಗೆ ಲಗತ್ತಿಸಿರುವ ಕಟ್ಟಡದ ನಕ್ಷೆಯಲ್ಲಿ ನಮೂದಿಸಿರುವ ಷರತ್ತಿಗೊಳಪಟ್ಟಿದೆ. ಈ **New (FRESH PLAN SANCTION)** ಅನುಮೋದನೆಯು ಇಂದಿನಿಂದ 5 ವರ್ಷಗಳಿಗೆ ಮಾತ್ರ ಮಾನ್ಯವಾಗಿರುತ್ತದೆ.

ಲಗತ್ತುಗಳು:– 1) ಮಂಜೂರಾತಿ ಷರತ್ತುಗಳು

ರವರಿಗೆ,

ಶ್ರೀ / ಶ್ರೀಮತಿ / ಮೆ॥ GODREJ SSPDL GREEN ACRES PRIVATE LIMITED Rep.by Authorized Signatory RAJESH.U

Godrej One, 5th Floor, Pirojshanagar, Mumbai, Mumbai, Mumbai- 400079, Maharashtra 400079

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This Plan Sanction is issued subject to the following conditions

Sanction is accorded for the **Commercial-Retail Shop** Building at Property No./PID No. , Locality : VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE., SurveyNo : NA, Ward No : Ward 001, Zone : Bengaluru North City Corporation Zone, Bangalore.

Sanction is accorded for **Commercial-Retail Shop** only. The use of the building shall not be deviated to any other use.

Building plinth line marking:

Building plinth line marking will be done on 22/03/2026 . It is requested for the Owner/Builder/GPA Holder/Developer to be present at the site. If the Owner/Builder/GPA Holder/Developer intends to get the marking of plinth line earlier to the date mentioned, then he can give an intimation to this office at least a week in advance.

Additional / Special conditions :
1) NOCs from Yelahanka Air Force Station and Change of Conversion Order from Industrial to Commercial to be submitted before obtaining the Commencement Certificate

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

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

Note:

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

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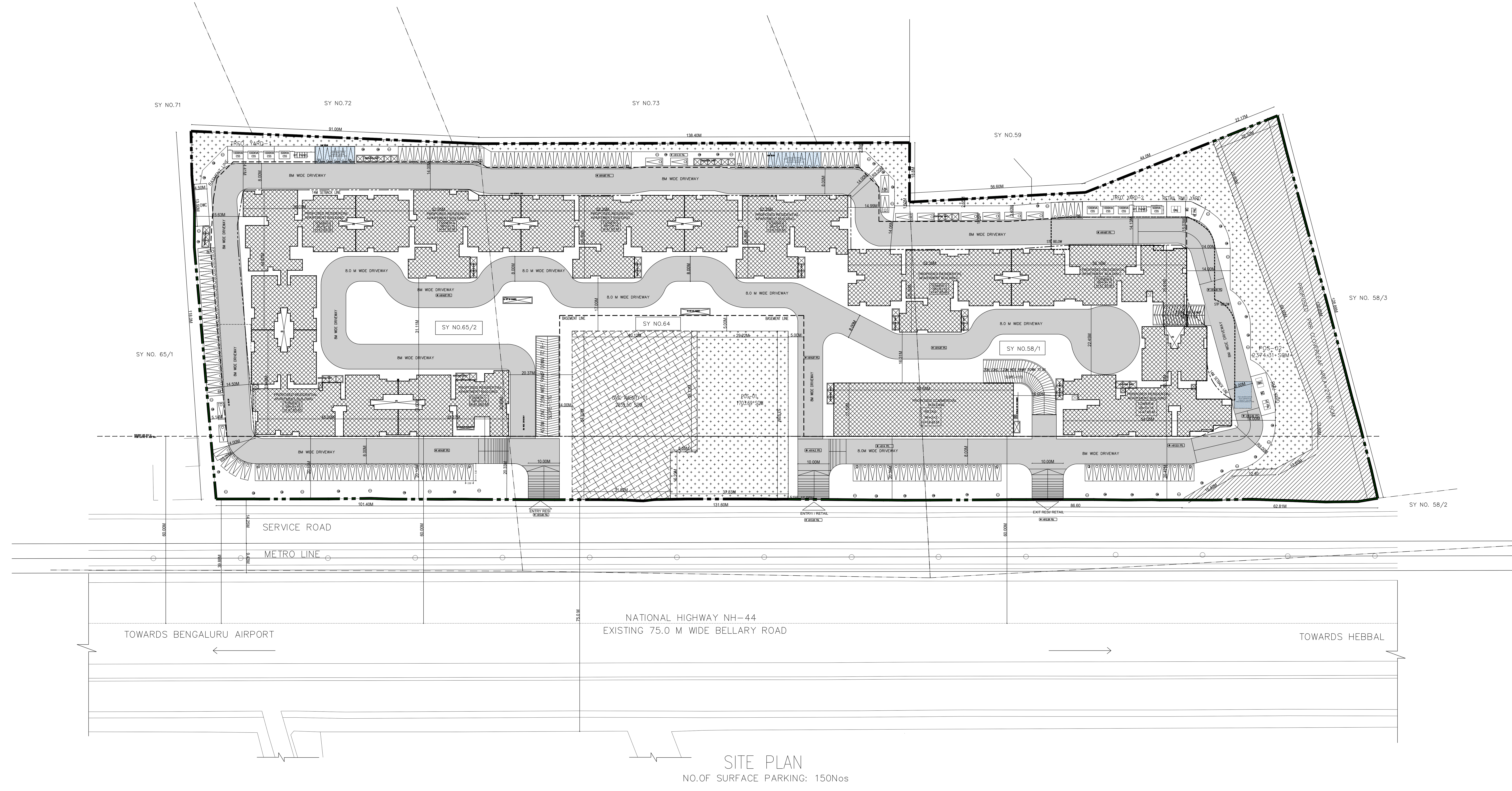


SITE PLAN

NO.OF SURFACE PARKING: 150Nos

Block :T9 (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	53.72	0.00	53.72	37.52	9.60	6.60	0.00	0.00	0.00	0.00	00
Fifteenth Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Fourteenth Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Thirteenth Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Twelfth Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Eleventh Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Tenth Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Ninth Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Eighth Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Seventh Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Sixth Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Fifth Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Fourth Floor	1055.34	54.51	1000.83	32.74	16.20	0.00	0.00	0.01	951.88	951.88	06
Third Floor	1055.34	56.23	999.11	32.74	16.20	0.00	0.00	0.01	950.16	950.16	06
Second Floor	1055.34	56.23	999.11	32.74	16.20	0.00	0.00	0.01	950.16	950.16	06
First Floor	1055.34	56.11	999.23	32.74	16.20	0.00	0.00	0.01	950.28	950.28	06
Ground Floor	1055.34	176.06	879.28	32.74	16.20	0.00	174.76	0.01	655.57	655.57	04
Total:	16939.16	1016.35	15922.81	561.36	268.80	6.60	174.76	0.16	14911.13	14911.13	94
Total Number of Same Blocks	1										
Total:	16939.16	1016.35	15922.81	561.36	268.80	6.60	174.76	0.16	14911.13	14911.13	94

UnitBUA Table for Block :T9 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	GF-T9-01	FLAT	135.41	124.90	4
	GF-T9-02	FLAT	149.14	140.30	
	GF-T9-03	FLAT	149.14	140.30	
	GF-T9-04	FLAT	110.07	101.66	
FIRST FLOOR PLAN	FF-T9-01	FLAT	135.41	124.90	6
	FF-T9-02	FLAT	149.26	140.42	
	FF-T9-03	FLAT	149.14	140.30	
	FF-T9-04	FLAT	110.07	101.66	
	FF-T9-05	FLAT	146.31	136.11	
	FF-T9-06	FLAT	146.31	136.11	
SECOND FLOOR PLAN	SF-T9-01	FLAT	135.41	124.90	6
	SF-T9-02	FLAT	149.14	140.30	
	SF-T9-03	FLAT	149.14	140.30	
	SF-T9-04	FLAT	110.07	101.66	
	SF-T9-05	FLAT	146.31	136.11	
	SF-T9-06	FLAT	146.31	136.11	
THIRD FLOOR PLAN	TF-T9-01	FLAT	135.41	124.90	6
	TF-T9-02	FLAT	149.14	140.30	
	TF-T9-03	FLAT	149.14	140.30	
	TF-T9-04	FLAT	110.07	101.66	
	TF-T9-05	FLAT	146.31	136.11	
	TF-T9-06	FLAT	146.31	136.11	
FOURTH FLOOR PLAN	FOF-T9-01	FLAT	135.41	124.90	6
	FOF-T9-02	FLAT	149.14	140.30	
	FOF-T9-03	FLAT	149.14	140.30	
	FOF-T9-04	FLAT	110.07	101.66	
	FOF-T9-05	FLAT	146.31	136.11	
	FOF-T9-06	FLAT	146.31	136.11	
TYPICAL - 5- 15 FLOOR PLAN	TY-5TH-TO-15TH-T9-01	FLAT	135.41	124.90	66
	TY-5TH-TO-15TH-T9-02	FLAT	149.14	140.30	
	TY-5TH-TO-15TH-T9-03	FLAT	149.26	140.42	
	TY-5TH-TO-15TH-T9-04	FLAT	110.07	101.66	
	TY-5TH-TO-15TH-T9-05	FLAT	146.31	136.11	
	TY-5TH-TO-15TH-T9-06	FLAT	146.31	136.11	
Total:	-	-	13091.05	12199.33	94

UnitBUA Table for Block :T2 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	GF-T2-01	FLAT	95.19	87.81	5
	GF-T2-03	FLAT	149.03	140.30	
	GF-T2-04	FLAT	110.28	101.85	
	GF-T2-05	FLAT	114.30	105.69	
	GF-T2-06	FLAT	114.30	105.69	
FIRST FLOOR PLAN	FF-T2-01	FLAT	95.20	95.20	5
	FF-T2-02	FLAT	149.03	140.30	
	FF-T2-03	FLAT	110.28	101.85	
	FF-T2-04	FLAT	114.30	105.69	
	FF-T2-05	FLAT	114.30	105.69	
SECOND FLOOR PLAN	SF-T2-01	FLAT	110.08	101.59	6
	SF-T2-02	FLAT	149.72	140.30	
	SF-T2-03	FLAT	149.03	140.30	
	SF-T2-04	FLAT	110.28	101.85	
	SF-T2-05	FLAT	146.31	136.01	
	SF-T2-06	FLAT	146.31	136.01	
TYPICAL - 5- 15 FLOOR PLAN	TY-5TH-15TH-T2-01	FLAT	110.08	101.29	66
	TY-5TH-15TH-T2-02	FLAT	149.72	140.30	
	TY-5TH-15TH-T2-03	FLAT	149.03	140.30	
	TY-5TH-15TH-T2-04	FLAT	110.28	101.85	
	TY-5TH-15TH-T2-05	FLAT	146.31	136.01	
	TY-5TH-15TH-T2-06	FLAT	146.31	136.01	
FOURTH FLOOR PLAN	FOF-T2-01	FLAT	110.08	101.59	6
	FOF-T2-02	FLAT	149.72	140.30	
	FOF-T2-03	FLAT	149.03	140.30	
	FOF-T2-04	FLAT	110.28	101.85	
	FOF-T2-05	FLAT	146.31	136.01	
	FOF-T2-06	FLAT	146.31	136.01	
THIRD FLOOR PLAN	TF-T1-02	FLAT	149.72	140.30	6
	TF-T2-01	FLAT	110.08	101.59	
	TF-T2-03	FLAT	149.03	140.30	
	TF-T2-04	FLAT	110.28	101.85	
	TF-T2-05	FLAT	146.31	136.01	
	TF-T2-06	FLAT	146.31	136.01	
Total:	-	-	12530.34	11671.50	94

UnitBUA Table for Block :T6 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	GF-T6-01	FLAT	130.09	121.75	5
	GF-T6-02	FLAT	130.09	121.75	
	GF-T6-03	FLAT	109.76	101.66	
	GF-T6-04	FLAT	98.85	91.74	
	GF-T6-05	FLAT	171.66	159.72	
FIRST FLOOR PLAN	FF-T6-01	FLAT	130.09	121.75	5
	FF-T6-02	FLAT	130.09	121.75	
	FF-T6-03	FLAT	109.76	101.66	
	FF-T6-04	FLAT	99.57	91.74	
	FF-T6-05	FLAT	171.66	159.72	
SECOND FLOOR PLAN	SF-T6-01	FLAT	130.09	121.75	6
	SF-T6-02	FLAT	130.09	121.75	
	SF-T6-03	FLAT	171.66	159.72	
	SF-T6-04	FLAT	130.54	121.75	
	SF-T6-05	FLAT	130.54	121.75	
	SF-T6-06	FLAT	109.76	101.66	
TYPICAL - 5- 15 FLOOR PLAN	TY-5TH-TO-15TH-T6-01	FLAT	130.09	121.75	66
	TY-5TH-TO-15TH-T6-02	FLAT	130.09	121.75	
	TY-5TH-TO-15TH-T6-03	FLAT	171.66	159.72	
	TY-5TH-TO-15TH-T6-04	FLAT	130.54	121.75	
	TY-5TH-TO-15TH-T6-05	FLAT	130.54	121.75	
	TY-5TH-TO-15TH-T6-06	FLAT	109.76	101.66	
FOURTH FLOOR PLAN	FOF-T6-01	FLAT	130.09	121.75	6
	FOF-T6-02	FLAT	130.09	121.75	
	FOF-T6-03	FLAT	171.78	159.84	
	FOF-T6-04	FLAT	130.54	121.75	
	FOF-T6-05	FLAT	130.54	121.75	
	FOF-T6-06	FLAT	109.76	101.66	
THIRD FLOOR PLAN	TF-T6-01	FLAT	130.09	121.75	6
	TF-T6-02	FLAT	130.09	121.75	
	TF-T6-03	FLAT	171.66	159.72	
	TF-T6-04	FLAT	130.54	121.75	
	TF-T6-05	FLAT	130.54	121.75	
	TF-T6-06	FLAT	109.76	101.66	
Total:	-	-	12519.36	11670.87	94

UnitBUA Table for Block :T3 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	GF-T3-01	FLAT	99.02	91.59	5
	GF-T3-02	FLAT	149.72	140.30	
	GF-T3-03	FLAT	114.30	105.69	
	GF-T3-04	FLAT	114.30	105.69	
	GF-T3-05	FLAT	110.28	101.85	
FIRST FLOOR PLAN	FF-T3-01	FLAT	99.57	91.74	5
	FF-T3-02	FLAT	149.72	140.30	
	FF-T3-03	FLAT	114.30	105.69	
	FF-T3-04	FLAT	114.30	105.69	
	FF-T3-05	FLAT	110.28	101.85	
SECOND FLOOR PLAN	SF-T3-01	FLAT	130.54	121.68	6
	SF-T3-02	FLAT	130.54	121.68	
	SF-T3-03	FLAT	146.31	135.98	
	SF-T3-04	FLAT	146.31	135.98	
	SF-T3-05	FLAT	110.75	101.85	
	SF-T3-06	FLAT	149.72	140.30	
THIRD FLOOR PLAN	TF-T3-01	FLAT	130.54	121.68	6
	TF-T3-02	FLAT	130.54	121.68	
	TF-T3-03	FLAT	146.31	135.98	
	TF-T3-04	FLAT	146.31	135.98	
	TF-T3-05	FLAT	110.75	101.85	
	TF-T3-06	FLAT	149.72	140.30	
FOURTH FLOOR PLAN	FOF-T3-01	FLAT	130.54	121.68	6
	FOF-T3-02	FLAT	130.54	121.68	
	FOF-T3-03	FLAT	146.31	135.98	
	FOF-T3-04	FLAT	146.31	135.98	
	FOF-T3-05	FLAT	110.75	101.85	
	FOF-T3-06	FLAT	149.72	140.30	
TYPICAL - 5- 15 FLOOR PLAN	TY-5TH-TO-15TH-T3-01	FLAT	130.54	121.68	66
	TY-5TH-TO-15TH-T3-02	FLAT	130.54	121.68	
	TY-5TH-TO-15TH-T3-03	FLAT	146.31	135.98	
	TY-5TH-TO-15TH-T3-04	FLAT	146.31	135.98	
	TY-5TH-TO-15TH-T3-05	FLAT	110.75	101.85	
	TY-5TH-TO-15TH-T3-06	FLAT	149.72	140.30	
Total:	-	-	12574.16	11695.15	94

UnitBUA Table for Block :T5 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	GF-T5-01	FLAT	98.82	91.74	5
	GF-T5-02	FLAT	171.66	159.72	
	GF-T5-03	FLAT	110.08	101.66	
	GF-T5-04	FLAT	130.54	121.75	
	GF-T5-05	FLAT	130.54	121.75	
FIRST FLOOR PLAN	FF-T5-01	FLAT	99.58	91.75	5
	FF-T5-02	FLAT	171.66	159.72	
	FF-T5-03	FLAT	110.08	101.66	
	FF-T5-04	FLAT	130.54	121.75	
	FF-T5-05	FLAT	130.54	121.75	
SECOND FLOOR PLAN	SF-T5-01	FLAT	130.54	121.75	6
	SF-T5-02	FLAT	130.54	121.75	
	SF-T5-03	FLAT	171.66	159.72	
	SF-T5-04	FLAT	130.54	121.75	
	SF-T5-05	FLAT	130.54	121.75	
	SF-T5-06	FLAT	110.08	101.66	
THIRD FLOOR PLAN	TF-T5-01	FLAT	130.54	121.75	6
	TF-T5-02	FLAT	130.54	121.75	
	TF-T5-03	FLAT	171.66	159.72	
	TF-T5-04	FLAT	130.54	121.75	
	TF-T5-05	FLAT	130.54	121.75	
	TF-T5-06	FLAT	110.08	101.66	
FOURTH FLOOR PLAN	FOF-T5-01	FLAT	130.54	121.75	6
	FOF-T5-02	FLAT	130.54	121.75	
	FOF-T5-03	FLAT	171.66	159.72	
	FOF-T5-04	FLAT	130.54	121.75	
	FOF-T5-05	FLAT	130.54	121.75	
	FOF-T5-06	FLAT	110.08	101.66	
TYPICAL - 5- 15 FLOOR PLAN	TY-5TH-TO-15TH-T5-01	FLAT	130.54	121.75	66
	TY-5TH-TO-15TH-T5-02	FLAT	130.54	121.75	
	TY-5TH-TO-15TH-T5-03	FLAT	171.66	159.72	
	TY-5TH-TO-15TH-T5-04	FLAT	130.54	121.75	
	TY-5TH-TO-15TH-T5-05	FLAT	130.54	121.75	
	TY-5TH-TO-15TH-T5-06	FLAT	110.08	101.66	
Total:	-	-	12538.45	11670.76	94

UnitBUA Table for Block :T4 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	GF-T4-01	FLAT	99.05	91.91	5
	GF-T4-02	FLAT	149.06	140.30	
	GF-T4-03	FLAT	171.66	159.72	
	GF-T4-04	FLAT	130.09	121.75	
	GF-T4-05	FLAT	130.09	121.75	
FIRST FLOOR PLAN	FF-T4-01	FLAT	99.57	91.67	5
	FF-T4-02	FLAT	149.06	140.30	
	FF-T4-03	FLAT	171.66	159.72	
	FF-T4-04	FLAT	130.09	121.75	
	FF-T4-05	FLAT	130.09	121.75	
SECOND FLOOR PLAN	SF-T4-01	FLAT	130.09	121.75	6
	SF-T4-02	FLAT	130.09	121.75	
	SF-T4-03	FLAT	171.66	159.72	
	SF-T4-04	FLAT	130.54	121.75	
	SF-T4-05	FLAT	130.54	121.75	
	SF-T4-06	FLAT	149.06	140.30	
TYPICAL - 5- 15 FLOOR PLAN	TY-5TH-TO-15TH-T4-01	FLAT	130.09	121.75	66
	TY-5TH-TO-15TH-T4-02	FLAT	130.09	121.75	
	TY-5TH-TO-15TH-T4-03	FLAT	171.66	159.72	
	TY-5TH-TO-15TH-T4-04	FLAT	130.54	121.75	
	TY-5TH-TO-15TH-T4-05	FLAT	130.54	121.75	
	TY-5TH-TO-15TH-T4-06	FLAT	149.06	140.30	
FOURTH FLOOR PLAN	FOF-T4-01	FLAT	130.09	121.75	6
	FOF-T4-02	FLAT	130.09	121.75	
	FOF-T4-03	FLAT	171.66	159.72	
	FOF-T4-04	FLAT	130.54	121.75	
	FOF-T4-05	FLAT	130.54	121.75	
	FOF-T4-06	FLAT	149.06	140.30	
THIRD FLOOR PLAN	TF-T4-01	FLAT	130.09	121.75	6
	TF-T4-02	FLAT	130.09	121.75	
	TF-T4-03	FLAT	171.66	159.72	
	TF-T4-04	FLAT	130.54	121.75	
	TF-T4-05	FLAT	130.54	121.75	
	TF-T4-06	FLAT	149.06	140.30	
Total:	-	-	13148.15	12289.05	94

UnitBUA Table for Block :T8 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	GF-T8-01	FLAT	110.69	100.38	6
	GF-T8-02	FLAT	110.56	101.73	
	GF-T8-03	FLAT	88.95	82.19	
	GF-T8-04	FLAT	109.80	101.73	
	GF-T8-05	FLAT	88.95	81.93	
	GF-T8-06	FLAT	98.56	91.74	
FIRST FLOOR PLAN	FF-T8-01	FLAT	110.69	100.38	6
	FF-T8-02	FLAT	110.56	101.73	
	FF-T8-03	FLAT	88.95	82.19	
	FF-T8-04	FLAT	109.92	101.85	
	FF-T8-05	FLAT	88.95	81.93	
	FF-T8-06	FLAT	98.56	91.74	
SECOND FLOOR PLAN	SF-T8-01	FLAT	110.69	100.38	7
	SF-T8-02	FLAT	110.69	100.38	
	SF-T8-03	FLAT	88.95	82.19	
	SF-T8-04	FLAT	109.92	101.85	
	SF-T8-05	FLAT	88.95	81.93	
	SF-T8-06	FLAT	130.15	121.91	
	SF-T8-07	FLAT	130.66	122.03	
TYPICAL - 5- 15 FLOOR PLAN	TY-5TH-TO-15TH-T8-01	FLAT	110.69	100.38	77
	TY-5TH-TO-15TH-T8-02	FLAT	110.56	101.73	
	TY-5TH-TO-15TH-T8-03	FLAT	88.95	82.19	
	TY-5TH-TO-15TH-T8-04	FLAT	109.80	101.73	
	TY-5TH-TO-15TH-T8-05	FLAT	88.95	81.93	
	TY-5TH-TO-15TH-T8-06	FLAT	130.15	121.91	
	TY-5TH-TO-15TH-T8-07	FLAT	130.66	122.03	
FOURTH FLOOR PLAN	FOF-T8-01	FLAT	110.69	100.38	7
	FOF-T8-02	FLAT	110.56	101.73	
	FOF-T8-03	FLAT	88.95	82.19	
	FOF-T8-04	FLAT	109.80	101.73	
	FOF-T8-05	FLAT	88.95	81.93	
	FOF-T8-06	FLAT	130.15	121.91	
	FOF-T8-07	FLAT	130.66	122.03	
THIRD FLOOR PLAN	TF-T8-01	FLAT	110.69	100.38	7
	TF-T8-02	FLAT	110.56	101.73	
	TF-T8-03	FLAT	88.95	82.19	
	TF-T8-04	FLAT	109.80	101.73	
	TF-T8-05	FLAT	88.95	81.93	
	TF-T8-06	FLAT	130.15	121.91	
	TF-T8-07	FLAT	130.66	122.03	
Total:	-	-	11992.10	11086.35	110

UnitBUA Table for Block :T7 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	GF-T7-01	FLAT	98.94	91.74	5
	GF-T7-02	FLAT	171.66	159.72	
	GF-T7-03	FLAT	110.08	101.66	
	GF-T7-04	FLAT	130.54	121.75	
	GF-T7-05	FLAT	130.54	121.75	
FIRST FLOOR PLAN	FF-T7-01	FLAT	99.57	91.75	5
	FF-T7-02	FLAT	171.66	159.72	
	FF-T7-03	FLAT	110.08	101.66	
	FF-T7-04	FLAT	130.54	121.75	
	FF-T7-05	FLAT	130.54	121.75	
SECOND FLOOR PLAN	SF-T7-01	FLAT	130.54	121.75	6
	SF-T7-02	FLAT	130.54	121.75	
	SF-T7-03	FLAT	171.66	159.72	
	SF-T7-04	FLAT	130.54	121.75	
	SF-T7-05	FLAT	130.54	121.75	
	SF-T7-06	FLAT	110.08	101.66	
TYPICAL - 5- 15 FLOOR PLAN	TY-5TH-TO-15TH-T7-01	FLAT	130.54	121.75	66
	TY-5TH-TO-15TH-T7-02	FLAT	130.54	121.75	
	TY-5TH-TO-15TH-T7-03	FLAT	171.66	159.72	
	TY-5TH-TO-15TH-T7-04	FLAT	130.54	121.75	
	TY-5TH-TO-15TH-T7-05	FLAT	130.54	121.75	
	TY-5TH-TO-15TH-T7-06	FLAT	110.08	101.66	
FOURTH FLOOR PLAN	FOF-T7-01	FLAT	130.54	121.75	6
	FOF-T7-02	FLAT	130.54	121.75	
	FOF-T7-03	FLAT	171.66	159.72	
	FOF-T7-04	FLAT	130.54	121.75	
	FOF-T7-05	FLAT	130.54	121.75	
	FOF-T7-06	FLAT	110.08	101.66	
THIRD FLOOR PLAN	TF-T7-01	FLAT	130.54	121.75	6
	TF-T7-02	FLAT	130.54	121.75	
	TF-T7-03	FLAT	171.66	159.72	
	TF-T7-04	FLAT	130.54	121.75	
	TF-T7-05	FLAT	130.54	121.75	
	TF-T7-06	FLAT	110.08	101.66	
Total:	-	-	12538.56	11670.75	94

UnitBUA Table for Block :T1 (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	GF-T1-01	FLAT	171.63	158.12	2
	GF-T1-02	FLAT	95.04	87.89	
FIRST FLOOR PLAN	FF-T1-01	FLAT	171.63	158.12	2
	FF-T1-02	FLAT	95.02	87.89	
SECOND FLOOR PLAN	SF-T1-01	FLAT	171.65	158.12	3
	SF-T1-02	FLAT	110.08	101.59	
	SF-T1-03	FLAT	149.72	140.30	
FOURTH FLOOR PLAN	FOF-T1-01	FLAT	171.65	158.12	3
	FOF-T1-02	FLAT	110.08	101.59	
	FOF-T1-03	FLAT	149.72	140.30	
TYPICAL - 5- 15 FLOOR PLAN	TY-5TH-TO-15TH-T1-01	FLAT	171.65	158.12	33
	TY-5TH-TO-15TH-T1-02	FLAT	110.08	101.59	
	TY-5TH-TO-15TH-T1-03	FLAT	149.72	140.30	
THIRD FLOOR PLAN	TF-T1-01	FLAT	171.65	158.12	3
	TF-T1-02	FLAT	110.08	101.59	
	TF-T1-03	FLAT	149.72	140.30	
Total:	-	-	6573.62	6092.13	46

Approval Condition :

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

1.Sanction is accorded for the Commercial Building plan at 1142/388/58/1.64.65 , VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE ., Bangalore.

a).Consist of for :3Basement + 1Ground + 15
for :1Ground + 3
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15 UF only

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

3.69489.93 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

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

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

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

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

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation 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.Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.

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

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

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

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

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

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

48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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

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

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

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

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

Block :C (COMM)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)
Terrace Floor	75.22	0.00	75.22	55.76	11.96	7.50	0.00	0.00	0.00
Third Floor	985.81	58.68	927.13	47.36	19.46	0.00	280.09	580.22	580.22
Second Floor	985.82	58.78	927.04	47.36	19.46	0.00	0.00	860.22	860.22
First Floor	985.82	58.78	927.04	47.36	19.46	0.00	0.00	860.22	860.22
Ground Floor	985.82	12.53	973.29	47.36	19.46	0.00	5.99	900.48	900.48
Total:	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	3201.14	3201.14
Total Number of Same Blocks	1								
Total:	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	3201.14	3201.14

Block :T1 (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	73.88	0.00	73.88	57.68	9.60	6.60	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Fourteenth Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Thirteenth Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Twelfth Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Eleventh Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Tenth Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Ninth Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Eighth Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Seventh Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Sixth Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Fifth Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Fourth Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Third Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
Second Floor	560.92	25.80	535.12	33.33	16.20	0.00	0.00	0.01	0.00	0.00	485.58	485.58	03	0.00
First Floor	560.87	176.32	384.55	33.33	16.20	0.00	0.00	0.01	0.00	0.00	335.01	335.01	02	0.00
Ground Floor	560.88	25.68	535.20	33.33	16.20	0.00	51.24	0.01	0.00	0.00	434.42	434.42	02	97.77
Basement Third Floor	23319.55	0.00	23319.55	154.61	170.04	0.00	0.00	0.00	254.79	22740.11	0.00	0.00	00	0.00
Basement Second Floor	23319.55	0.00	23319.55	154.61	170.04	0.00	0.00	0.00	254.79	22740.11	0.00	0.00	00	0.00
Basement First Floor	22850.01	15.89	22834.12	154.61	170.04	0.00	0.00	0.00	198.00	22151.32	160.15	160.15	00	160.15
Total:	78537.63	579.09	77958.54	1054.79	778.92	6.60	51.24	0.16	707.58	67631.54	7727.70	7727.70	46	257.92
Total Number of Same Blocks	1													
Total:	78537.63	579.09	77958.54	1054.79	778.92	6.60	51.24	0.16	707.58	67631.54	7727.70	7727.70	46	258

N

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 (Bengaluru North City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Commercial	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Retail Shop	
Project No: GBA/BNCC/0291/25-26	Land Use Zone: Commercial (MutationCorridor)	
Application Type: General	Plot/Sub Plot No.: 1142/388/58/1.64.65	
Proposal Type: Building Permission	City Survey No.: NA	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 5154579080	
Location: RING-III	Locality / Street of the property: VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE.	
Building Line Specified as per Z.R: NA		
Zone: Yelahanka		
Ward: Ward 001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	40772.07
NET AREA OF PLOT	(A-Deductions)	40772.07
Deduction for Balance Plot Area		
Amenity Area		2039.50
Total		2039.50
BALANCE AREA OF PLOT	(A-Deductions)	38732.57
COVERAGE CHECK		
Permissible Coverage area (45.00 %)		17429.65
Proposed Coverage Area (23.43 %)		9074.90
Achieved Net coverage area (23.43 %)		9074.90
Balance coverage area left (21.57 %)		8354.75
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		125880.84
Total Perm. FAR area (3.25)		125880.84
Residential FAR (97.46%)		122607.26
Commercial FAR (2.54%)		3201.14
Proposed FAR Area		125808.40
Achieved Net FAR Area (3.25)		125808.40
Balance FAR Area (0.00)		72.44
BUILT UP AREA CHECK		
Proposed BuiltUp Area		203908.83
Achieved BuiltUp Area		203908.82

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	878	12072.50	1437	19758.75
Visitor's Car Parking	86	1182.50	0	0.00
Total Car	964	13255.00	1437	19758.75
TwoWheeler	-	1278.75	0	0.00
Other Parking	-	-	-	49731.18
Total		14533.75		69489.93

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 (RESI)	Residential	Apartment	Highrise	R
C (COMM)	Commercial	Retail Shop	Highrise	R
T2 (RESI)	Residential	Apartment	Highrise	R
T3 (RESI)	Residential	Apartment	Highrise	R
T4 (RESI)	Residential	Apartment	Highrise	R
T5 (RESI)	Residential	Apartment	Highrise	R
T6 (RESI)	Residential	Apartment	Highrise	R
T7 (RESI)	Residential	Apartment	Highrise	R
T8 (RESI)	Residential	Apartment	Highrise	R
T9 (RESI)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
T1 (RESI)	Residential	Apartment	50 - 225	1	-	1	46	-
C (COMM)	Commercial	Retail Shop	> 0	50	3201.14	1	64	-
T2 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T3 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T4 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T5 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T6 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T7 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T8 (RESI)	Residential	Apartment	50 - 225	1	-	1	110	-
T9 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
Total :		-	-	-	-	-	878	1437

UnitBUA Table for Block :C (COMM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area
GROUND FLOOR PLAN	GF-01	OTHER	84.99	77.49
	GF-02	OTHER	71.70	66.69
	GF-03	OTHER	72.40	67.41
	GF-04	OTHER	57.84	53.41
	GF-05	OTHER	50.41	46.60
	GF-06	OTHER	60.24	56.10
	GF-07	OTHER	76.40	71.03
	GF-08	OTHER	85.01	77.49
	GF-09	OTHER	156.92	139.50
TYPICAL - 1& 2 FLOOR PLAN	FF-01	OTHER	91.78	84.28
	FF-02	OTHER	67.91	63.07
	FF-03	OTHER	68.18	63.33
	FF-04	OTHER	53.58	49.32
	FF-05	OTHER	53.51	48.17
	FF-06	OTHER	56.01	52.02
	FF-07	OTHER	72.61	67.41
	FF-08	OTHER	91.79	84.20
	FF-09	OTHER	25.18	21.91
	FF-10	OTHER	25.20	21.91
	FF-11	OTHER	33.55	28.57
THIRD FLOOR PLAN	SF-01	OTHER	84.56	77.34
	SF-02	OTHER	84.10	78.38
	SF-03	OTHER	81.10	74.26
	SF-04	OTHER	78.76	72.15
	SF-05	OTHER	83.35	77.88
	SF-06	OTHER	80.87	73.78
	SF-07	OTHER	33.54	28.58
Total:	-	-	2520.78	2306.48

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
T1 (RESI)	1	78537.62	579.09	77958.53	1054.79	778.92	6.60	51.24	0.16	707.58	67631.54	7727.70	0.00	7727.70	46	257.92
C (COMM)	1	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	0.00	0.00	0.00	0.00	3201.14	3201.14	00	0.00
T2 (RESI)	1	16400.32	1123.31	15277.01	499.96	268.80	6.60	115.06	0.16	0.00	0.00	14386.43	0.00	14386.43	94	97.67
T3 (RESI)	1	16351.37	1003.70	15347.67	491.32	270.60	4.80	140.80	0.16	0.00	0.00	14439.99	0.00	14439.99	94	73.24
T4 (RESI)	1	16793.46	1091.48	15701.98	523.18	268.80	6.60	76.98	0.16	0.00	0.00	14826.26	0.00	14826.26	94	73.09
T5 (RESI)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.31
T6 (RESI)	1	16074.03	1046.32	15027.71	505.99	270.60	4.80	76.39	0.16	0.00	0.00	14169.77	0.00	14169.77	94	73.29
T7 (RESI)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.20
T8 (RESI)	1	15806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	0.00	0.00	13801.91	0.00	13801.91	110	73.19
T9 (RESI)	1	16939.16	1016.35	15922.81	561.36	268.80	6.60	174.76	0.16	0.00	0.00	14911.13	0.00	14911.13	94	0.00
Grand Total:	10	213068.54	9159.72	203908.82	5443.78	3109.72	57.90	1148.59	1.44	707.58	67631.54	122607.13	3201.14	125808.27	814.00	794.91

Block :T8 (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	60.12	0.00	60.12	39.12	16.20	4.80	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Fourteenth Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Thirteenth Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Twelfth Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Eleventh Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Tenth Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Ninth Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Eighth Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Seventh Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Sixth Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Fifth Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Fourth Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Third Floor	984.12	54.69	929.43	31.93	21.00	0.00	0.00	0.01	876.49	876.49	07	0.00
Second Floor	984.12	54.44	929.68	31.93	21.00	0.00	0.00	0.01	876.74	876.74	07	0.00
First Floor	984.11	200.74	783.37	31.93	21.00	0.00	0.00	0.01	730.43	730.43	06	0.00
Ground Floor	984.12	54.57	929.55	31.93	21.00	0.00	76.24	0.01	800.37	800.37	06	73.19
Total:	15806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	13801.91	13801.91	110	73.19
Total Number of Same Blocks	1											
Total:	15806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	13801.91	13801.91	110	73

Block :T6 (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	61.55	0.00	61.55	45.35	11.40	4.80	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Fourteenth Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Thirteenth Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Twelfth Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Eleventh Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Tenth Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Ninth Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Eighth Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Seventh Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Sixth Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Fifth Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Fourth Floor	1000.78	56.16	944.62	28.79	16.20	0.00	0.00	0.01	899.62	899.62	06	0.00
Third Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
Second Floor	1000.78	56.28	944.50	28.79	16.20	0.00	0.00	0.01	899.50	899.50	06	0.00
First Floor	1000.78	202.48	798.30	28.79	16.20	0.00	0.00	0.01	753.30	753.30	05	0.00
Ground Floor	1000.78	56.04	944.74	28.79	16.20	0.00	76.39	0.01	823.35	823.35	05	73.29
Total:	16074.03	1046.32	15027.71	505.99	270.60	4.80	76.39	0.16	14169.77	14169.77	94	73.29
Total Number of Same Blocks	1											
Total:	16074.03	1046.32	15027.71	505.99	270.60	4.80	76.39	0.16	14169.77	14169.77	94	73

Block :T7 (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	61.55	0.00	61.55	45.35	11.40	4.80	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Fourteenth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Thirteenth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Twelfth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Eleventh Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Tenth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Ninth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Eighth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Seventh Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Sixth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Fifth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Fourth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Third Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Second Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
First Floor	1000.78	202.38	798.40	28.79	16.20	0.00	0.00	0.01	753.40	753.40	05	0.00
Ground Floor	1000.78	56.09	944.69	28.79	16.20	0.00	75.52	0.01	824.17	824.17	05	73.20
Total:	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	14171.97	14171.97	94	73.20
Total Number of Same Blocks	1											
Total:	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	14171.97	14171.97	94	73

Block :T5 (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	61.55	0.00	61.55	45.35	11.40	4.80	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Fourteenth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Thirteenth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Twelfth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Eleventh Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Tenth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Ninth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Eighth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Seventh Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Sixth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Fifth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Fourth Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Third Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
Second Floor	1000.78	56.18	944.60	28.79	16.20	0.00	0.00	0.01	899.60	899.60	06	0.00
First Floor	1000.78	202.38	798.40	28.79	16.20	0.00	0.00	0.01	753.40	753.40	05	0.00
Ground Floor	1000.78	56.09	944.69	28.79	16.20	0.00	75.52	0.01	824.17	824.17	05	73.31
Total:	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	14171.97	14171.97	94	73.31
Total Number of Same Blocks	1											
Total:	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	14171.97	14171.97	94	73

Block :T4 (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	53.30	0.00	53.30	37.10	9.60	6.60	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Fourteenth Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Thirteenth Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Twelfth Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Eleventh Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Tenth Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Ninth Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Eighth Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Seventh Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Sixth Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Fifth Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Fourth Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Third Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
Second Floor	1046.26	59.14	987.12	30.38	16.20	0.00	0.00	0.01	940.53	940.53	06	0.00
First Floor	1046.26	204.62	841.64	30.38	16.20	0.00	0.00	0.01	795.05	795.05	05	0.00
Ground Floor	1046.26	58.90	987.36	30.38	16.20	0.00	76.98	0.01	863.79	863.79	05	73.09
Total:	16793.46	1091.48	15701.98	523.18	268.80	6.60	76.98	0.16	14826.26	14826.26	94	73.09
Total Number of Same Blocks	1											
Total:	16793.46	1091.48	15701.98	523.18	268.80	6.60	76.98	0.16	14826.26	14826.26	94	73

Block :T2 (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	51.84	0.00	51.84	35.64	9.60	6.60	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Fourteenth Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Thirteenth Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Twelfth Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Eleventh Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Tenth Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Ninth Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Eighth Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Seventh Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Sixth Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Fifth Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Fourth Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Third Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
Second Floor	1021.78	56.73	965.05	29.02	16.20	0.00	0.00	0.01	919.82	919.82	06	0.00
First Floor	1021.78	273.66	748.12	29.02	16.20	0.00	0.00	0.01	702.89	702.89	05	0.00
Ground Floor	1021.78	55.43	966.35	29.02	16.20	0.00	115.06	0.01	806.06	806.06	05	97.67
Total:	16400.32	1123.31	15277.01	499.96	268.80	6.60	115.06	0.16	14386.43	14386.43	94	97.67
Total Number of Same Blocks	1											
Total:	16400.32	1123.31	15277.01	499.96	268.80	6.60	115.06	0.16	14386.43	14386.43	94	98

Block :T3 (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Substructure	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	51.20	0.00	51.20	35.00	11.40	4.80	0.00	0.00	0.00	0.00	00	0.00
Fifteenth Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Fourteenth Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Thirteenth Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Twelfth Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Eleventh Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Tenth Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Ninth Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Eighth Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Seventh Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Sixth Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Fifth Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Fourth Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Third Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
Second Floor	1018.76	49.56	969.20	28.52	16.20	0.00	0.00	0.01	924.47	924.47	06	0.00
First Floor	1018.77	260.81	757.96	28.52	16.20	0.00	0.00	0.01	713.23	713.23	05	0.00
Ground Floor	1018.76	49.05	969.71	28.52	16.20	0.00	140.80	0.01	784.18	784.18	05	73.24
Total:	16351.37	1003.70	15347.67	491.32	270.60	4.80	140.80	0.16	14439.99	14439.99	94	73.24
Total Number of Same Blocks	1											
Total:	16351.37	1003.70	15347.67	491.32	270.60	4.80	140.80	0.16	14439.99	14439.99	94	73

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
GODREJ SSPDL GREEN ACRES PRIVATE LIMITED Rep.by Authorized Signatory RAJESH.U Godrej One, 5th Floor, Pirojshanagar, Mumbai, Mumbai, Mumbai- 400
, Maharashtra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
VINOD P # 11 3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.58/1, 64 & 65/2, VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE. WARD NO.01

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

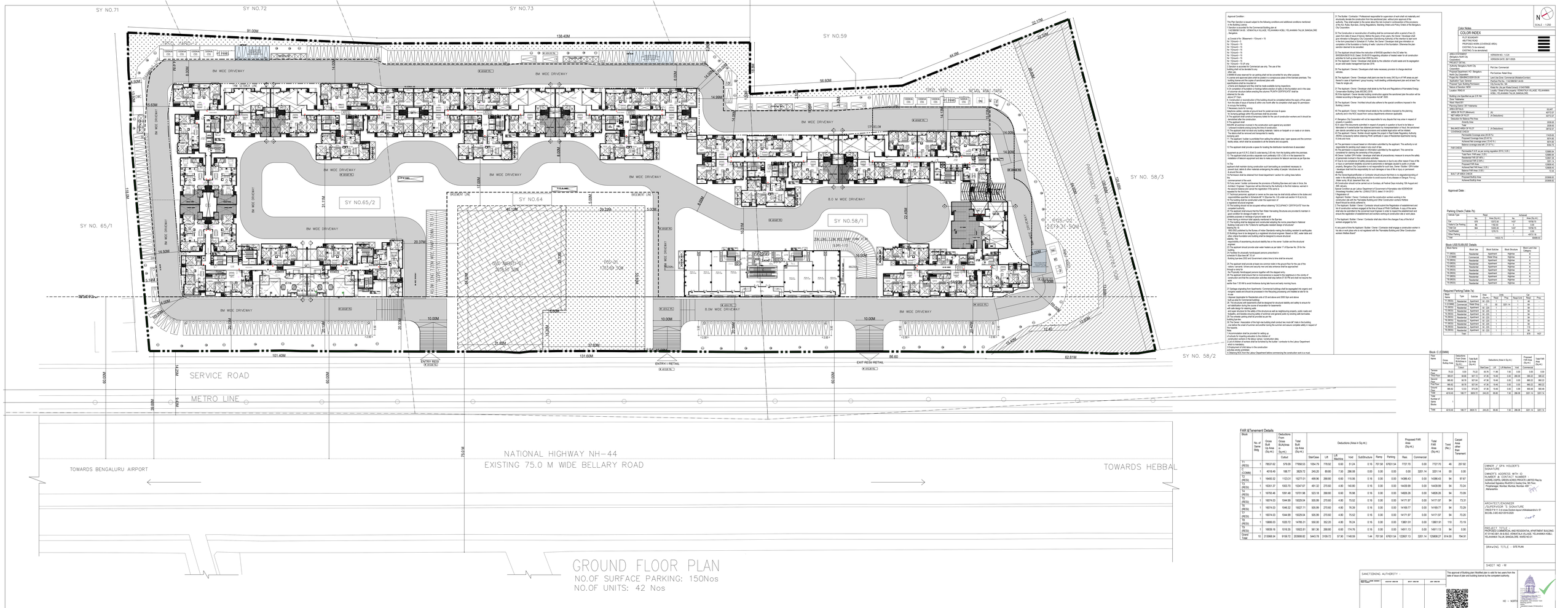
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO - NORTH

Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BNCC/Addl.CTP/0010/25-26

UserDefinedMetric (2200.00 x 890.00MM)



Approval Condition:

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Commercial Building plan at
SY.NO.65/2,64,58/1,58/3, KOGILU VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE Bengaluru.

a).Consist of 1no' (Basement + 1Ground + 15 No' +Ground + 1
No' +Ground + 15
No' +Ground + 15
No' +Ground + 15
No' +Ground + 15
No' +Ground + 15
No' +Ground + 15
No' +Ground + 15 UP only
2.Sanction is accorded for Commercial use only. The use of the
building shall not be converted for any other purpose.
3.Adequate provision should be made for parking shall not be converted for any other purpose.
4.Licence and approved plans should be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with
specifications should be kept at site.
5.Drains and pipes disposal and Water shall be made available during inspections.
6.On completion of foundation or footings before erection of walls on the foundation and in the case
of RCC structures before casting the roof the owner or the Authorised Engineer-in-charge shall
obtained the certificate
above SY.Nos.
7.The internal roads or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence. Before the expiry of two years, the Owner / Developer shall apply for permission to occupy the building.
8.Provision shall be made for rainwater harvesting
Maximum outlets, cubbles all ground level for postal services & space
for dumping garbage within the premises shall be provided.
9.The applicant shall provide adequate temporary toilets for the use of construction workers and it should be
demolished after the construction.
9.The applicant shall
10.The applicant shall not erected in the construction work against any accident
/ untoward incidents during the time of construction.
12.The applicant shall not store any building materials / debris on footpath or on roads or on drains.
13.The applicant shall maintain the encroachment free medium.
Parking card.
14.) The applicant / builder is prohibited from selling the setback area / open spaces and the common
facility areas, which shall not be accessible to all the tenants and occupants.

15.The applicant shall provide a space for locating the distribution transformers if associated

required as per A.E.R.C.(Edit.2) code bearing 3.50 mts. from the building within the premises.
16. The applicant shall provide a separate room preferably 4.00 x 3.00 in the basement for
the purpose of electrical equipment and also to make provisions for telecom services as per Sanction
no Fee.
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.
18.Permission shall be obtained from forest department / sanction for cutting trees before
the
commencement of the work.
19.If any owner / builder contravenes the provisions of Building Bye laws and rules in force, the
plan sanction is liable to be revoked under intimation to him / her / them. In the instance, warrant in
the second instance and cancel the registration if the same is
repeated for the third time.
20.The Owner / Developer / Applicant or owner as the case may be shall strictly adhere to the duties and
responsibilities specified in Schedule-IX "B" Rules vide Sl.no.B-10 (a) to (k).
21.The building shall be constructed under the supervision of
registered structural engineer.
22.The structure of the house to be occupied without obtaining "OCCUPANCY CERTIFICATE" from the
competent authority.
23.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 in accordance with the provisions made in the Bye-laws.
27.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"
IS:1893-1893 published by the Bureau of Indian Standards making the building resistant to earthquake.
28.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
stability. The
responsibility of ascertaining structural stability lies on the owner / builder and the structural
engineer.
29.The applicant should provide water heaters as per table 7.5 of Bye-laws No. 29 to the
residential
34.Facilities for physically handicapped persons prescribed in
Bye-laws 33(f) and 34 shall be made.
Building bye-laws 2003 and Government orders from time to time shall be ensured.
35.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 above shall be appointed
through a rama for
the use of the above said displaced persons together with the stepped entry.
36.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of
construction and that the construction activities shall strictly adhere to 27.00 PM and shall not resume the
work before
earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
37.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
reuse.
38.Applicant (Applicable for Residential units of 20 and above and 2000 Sqm and above
built-up area for Commercial building).
39. The structures with basements shall be designed for structural stability and safety to ensure for
safe working conditions and adequate ventilation for basements
with safe design for retaining walls
and super structure for the safety of the structure as well as neighbouring property, public roads and
drains. Safety measures shall be taken during excavation of the basement and for several public by erecting safe barricades.
20.Fire retardant paintings shall be provided as per the
building bye-law.
21.It is the duty of the Association of the high-rise building shall conduct two mock-lift / drills in the building
one before the onset of summer and another during the summer and assess complete safety in respect of
fire hazards.
22.
1.Provision shall be provided for setting up
2.Adequate facilities for drawing accusation for the children of
construction workers in the labour camps / construction sites.
3.The safety of workers shall be furnished by the builder / contractor to the Labour Department
under the intimation
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. If he fails to do so, action will be taken against him by the Authority under the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

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 apply for permission to complete the construction of the building after the expiry of the period mentioned in the form prescribed in Schedule-V-F. 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/CE(SWD)/SE(P)/EE(P)/AEE(P)/F-1/2015-16 dated:-27.10.2015 and submit a compliance of treated water for all construction activities for built up area more than 2000 Sq.Mts.
34.The Applicant / Owner / Developer shall abide to the collection of solid waste and its segregation at source as per the solid waste management rules.

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.ft 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 / 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.Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.

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

43.The Applicant / Owner / Developer shall obtain Solid Waste Management Authority (SWMA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 20 Units and more.

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

45.The applicant shall provide adequate drinking water facility to the employees. The cannot be considered for claiming the ownership of the property.

46.The Applicant / Owner / Developer shall take all necessary precautionary measures to ensure the safety of pedestrians involved in the construction activities.

47.The Applicant / Owner / Developer shall ensure that no damage is caused to any other nature's tree of the or due to permitted deadlines occurred to premises trees or damages caused to public or private property. Bengaluru City Corporation is not responsible for such loss. Owner / Builder / GPA holder / Developer shall hold the responsible for such damages or loss of life or injury or permanent disability.

48.The Owner/Applicant/Builder or Contractor should ensure that there is no slope/undulating of the site before & after construction of the building in order to avoid stagnation of water in the site. (Refer sub-rule 38 (a) Statement Rest. etc.,

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

Special Condition as per Labour Department of Government of Karnataka vide NO/DEK/GM (Hoodage)/ Hoodtec/ Letter No: LD/MISC/7/2013, dated: 01-04-2013

1.The Applicant / Owner / Contractor shall not employ children in the age group of below 18 years in the construction site with the "Karnataka Building and Other Construction workers Welfare Board (Regulation of Employment

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Work Certificate. A copy of the same should be submitted to the Labour Department after the completion of the construction work to 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 to 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"

N
SCALE - 1:250

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (EXISTING WORK)
CONSTRUCTION BY MANUAL METHOD
(CENTRAL) (to be demolished)

AREA STATEMENT	VERSION NO.: 1.0.24
Area Statement (BBMP)	VERSION DATE: 26/11/2020
PROJECT DETAIL	
Authority: Bengaluru North City Corporation	Plot Use: Commercial
Proposed Development NO: Bengaluru North City Corporation	Plot Sub-use: Retail Shop
Property No: GB/BBMP/2019/05.06.16	Land Use Zone: Commercial (Mustard Combin)
Application Type: General	Plot/Sub Plot No.: 1/JCB/BBMP/ 44-55
Proposal Type: Building Permission	City Survey No.: NA
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51044/19/65
Location: RESIDE	Locality / Street of the property: KOGILU VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE
Building Line Specified as per Z.R. No:	
Zone: Yelahanka	
Ward: Ward-201	
Planning District: 207-Yelahanka	
AREA DETAILS	
AREA OF PLOT (Minimum)	(A) 4077.37
NET AREA OF PLOT	(A-Deductions) 4077.37
Deduction for Spaces Not Free	
Amenity Area	2039.68
Total	2039.68
BALANCE AREA OF PLOT	(A-Deductions) 2037.69
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	1426.05
Proposed Coverage Area (57.67 %)	1373.38
Achieved Net coverage area (1764.74)	1373.38
Balance coverage area left (17.57 %)	52.67
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	12485.84
Total Perm. FAR area (3.07)	12485.84
Residential FAR (97.48%)	12060.38
Commercial (2.52 %)	312.00
Achieved FAR Area (3.07)	12485.84
Achieved Net FAR Area (3.06)	12485.84
Balance FAR Area (0.01)	0.00
BUILT-UP AREA CHECK	
Proposed Built-Up Area	20368.82
Achieved Built-Up Area	20368.82

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Required		Achieved	
	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	213	5327.50	147	3778.13
Visitor's Car Parking	30	750.00	0	0.00
Motor Cycle	50	1250.00	147	3778.13
Scooter	-	0.00	0	0.00
Other Parking	-	-	-	4973.18
Total	-	14400.75	-	12529.44

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 (RES)	Residential	Apartment	Highrise	R
T2 (COMM)	Commercial	Retail Shop	Highrise	R
T3 (RES)	Residential	Apartment	Highrise	R
T4 (RES)	Residential	Apartment	Highrise	R
T5 (RES)	Residential	Apartment	Highrise	R
T6 (RES)	Residential	Apartment	Highrise	R
T7 (RES)	Residential	Apartment	Highrise	R
T8 (RES)	Residential	Apartment	Highrise	R
T9 (RES)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area Name	Units			Car	
				Number	Reqd.	Reqd Unit	Reqd	Prop
T1 (RES)	Residential	Apartment	91 - 210	72	1	72	72	-
T2 (COMM)	Commercial	Retail Shop	1 - 2	50	3251.14	1	30	-
T3 (RES)	Residential	Apartment	91 - 210	1	-	1	1	-
T4 (RES)	Residential	Apartment	91 - 210	1	-	1	1	-
T5 (RES)	Residential	Apartment	91 - 210	1	-	1	1	-
T6 (RES)	Residential	Apartment	91 - 210	1	-	1	1	-
T7 (RES)	Residential	Apartment	91 - 210	1	-	1	1	-
T8 (RES)	Residential	Apartment	91 - 210	1	-	1	1	-
T9 (RES)	Residential	Apartment	91 - 210	1	-	1	1	-
Total : -				-	-	-	30	-
							375	147

Block C (COMM)

Floor Name	Gross Built-up Area	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)
		StairCase	LIft	Lift Machine	Void	Sub Structure	Ramp	Parking	Resi.	Commercial	
Terrace Floor	75.22	0.00	75.22	55.75	11.56	7.00	0.00	0.00	0.00	0.00	0.00
Ground Floor	985.81	94.85	927.15	47.36	19.46	0.00	0.00	0.00	895.59	895.59	895.59
Second Floor	985.82	94.79	927.04	47.36	19.46	0.00	0.00	0.00	895.60	895.60	895.60
First Floor	985.82	94.79	927.04	47.36	19.46	0.00	0.00	0.00	895.60	895.60	895.60
Ground Floor	985.82	12.53	973.29	47.36	19.46	0.00	0.00	5.89	900.48	900.48	900.48
Basement Floor	4078.14	186.17	3829.72	245.20	89.80	7.00	286.08	0.00	0.00	3251.14	3251.14
Total Number of Same Blocks	1	-	-	-	-	-	-	-	-	-	-
Total	4018.48	186.17	3829.72	245.20	89.80	7.00	286.08	0.00	0.00	3251.14	3251.14

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built(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.)	Total (No.)	Carpet Area Achieved other than Tenement
			Cellar		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
T1 (RES)	1	7837.62	679.09	7758.53	1004.79	178.52	6.00	91.24	0.16	707.08	67631.94	7727.70	0.00	7727.70	46	297.92
T2 (COMM)	1	4018.48	186.17	3829.72	245.20	89.80	7.00	286.08	0.00	0.00	0.00	0.00	3251.14	3251.14	00	0.00
T2 (RES)	1	19400.32	1123.31	15277.01	499.96	268.80	6.60	115.06	0.16	0.00	0.00	14398.43	0.00	14398.43	94	97.67
T3 (RES)	1	19281.37	1003.70	15347.67	491.32	270.60	4.80	140.80	0.16	0.00	0.00	14439.99	0.00	14439.99	94	73.24
T4 (RES)	1	19783.46	1091.48	15701.98	523.18	268.80	6.60	76.98	0.16	0.00	0.00	14826.26	0.00	14826.26	94	73.09
T5 (RES)	1	19274.03	1044.99	15029.04	509.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.31
T6 (RES)	1	19274.03	1046.32	15027.71	509.99	270.60	4.80	76.39	0.16	0.00	0.00	14169.77	0.00	14169.77	94	73.29
T7 (RES)	1	19274.03	1044.99	15029.04	509.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.20
T8 (RES)	1	15806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	0.00	0.00	13901.91	0.00	13901.91	110	73.19
T9 (RES)	1	16935.16	1016.35	15922.81	561.36	268.80	6.60	174.76	0.16	0.00	0.00	14911.13	0.00	14911.13	94	0.00
Grand Total	10	213068.54	9159.72	203908.82	5443.78	3109.72	57.30	1148.59	1.44	707.08	67631.94	123607.13	3251.14	125858.27	814.00	794.91

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS, WITH ID
NUMBER & CONTACT NUMBER
GOYAL DIPPL GREEN ACRES PRIVATE LIMITED Rep by Authorized Signatory RAJESH U Godrej One, 5th Floor, Pirojshanagar, Vikhroli, Mumbai, Mumbai - 400 079, Maharashtra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
VINOD P R 11 4 cross Dodera layout chikkasandra b- 61 BCC/BL-2.5/E/4521/2015-2020

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.58/1,58/3,65/2, KOGILU VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE. WARD NO:01

DRAWING TITLE : SITE PLAN

SHEET NO : 02

SANCTIONING AUTHORITY :

ASST. DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

NO :- NORTH

Note: This is a computer generated drawing and does not require any signature.

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Commercial Building-plan at
THIGALSERAY HOBLI VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE , Bangalore.

a) Consist of 1Nos. (Basement + 1Ground + 15 Upper Floors)
for 1Ground + 15
for 1Ground + 15
for 1Ground + 15
for 1Ground + 15
for 1Ground + 15
for 1Ground + 15
for 1Ground + 15
for 1Ground + 15 UP only.
c) Sanction is accorded for Commercial use only. The use of the building shall not be deviated to any other purpose.
d)Water fit pipes reserved for car parking shall not be converted for any other purpose.
e) Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The same shall be kept in good condition as per the sanctioned plans with specifications shall be produced on demand.
g Name and displayed and they shall be made available during inspections.
h) Permission shall be obtained from forest department for felling trees if any before the commencement of the work.
i) Consent of the Karnataka State Pollution Control Board shall be obtained and in the case of industrial structure before existing this building.
j) Clearance certificate from the Fire Force Department shall be obtained for the site
k) Drinking water supply
l) 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.
m) Sufficient precautions shall be taken in connection with the construction work so as to avoid accidents, disturbance to the traffic and damage to the adjacent buildings.
n) 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.
o) The applicant shall obtain the necessary NOC and clearance from the Labour Department for the commencement of the work.
p) The applicant shall abide by all the provisions of Building Byelaws 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.
q) The applicant shall obtain all the necessary clearances and permissions from the Fire Force Department, Pollution Control Board, Water Supply and Sewerage Board, Electricity Supply Company, Traffic Police, Urban Development Authority, Labour Department, Civil Aviation Department, Archaeology Department, Police Department, Urban Arts Commission, Tahasildar and Deputy Commissioner as per the requirement.
r) The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the Competent Authority.
s) 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 pits to recharge the roof and other storm water.
t) The applicant shall provide the Fire Extinguishing arrangements as per the Bye-laws
relating to minimum distance, type, capacity & number of fire extinguishers prescribed in National Building Code and in the "Criteria for earthquake resistant designs of structures".
u) The applicant shall obtain NOC from the Bureau of Indian Standards relating to the building material for earthquake resistant construction.
v) Buildings have to be designed by a registered structural engineer. Based on SBC, water table and type of foundation, the foundation and building shall be designed to ensure adequate safety & stability. The
responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
w) The applicant should provide ramps with a slope not more than 1:12 at Main Entrance for the physically handicapped persons as per rule 3.5.1 of Building byelaws 2003 and Government orders time to time shall be ensured.
x) 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 by ramp for the Physically Handicapped persons together with the stepped entry.
y) The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of the site during construction and that the construction activities shall take place between 7.00 AM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
z1 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 disposal.
z2 Reserved Opportunity for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings.
z3 The applicant / developer / owner shall be designed for structural stability and safety to ensure for wet stabilization during the course of excavation for basements.
z4 The applicant shall provide adequate safety measures
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, providing adequate lighting and safety measures during
building operation.
z5 The applicant / Association of the high-rise building shall conduct two mock fill trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
z6 Other conditions :
• Accommodation shall be provided for setting up
of schools for imparting education to the children of
construction workers in the labour camps / construction sites.
z7) List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
z8) Smoking shall be strictly prohibited at the construction activities strictly prohibited.
z9 Obtaining NOC from the Labour Department before commencing the construction work is a must.

21) The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate from the sanctioned plans without proper written permission of the Authority. They shall equate to the same about the site involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

22) The Construction or reconstruction of building shall be commenced within a period of two (2) years from the date of issue of the licence and if the same is not commenced within the said period a fresh plan intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule 'K' Further, the Owner / Developer shall give intimation on completion of the foundation or footings of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

23) The Applicant should follow the instruction of BWSSB specified in the CC while his connection to the sewer line and water supply. Non-compliance / violation of treated water for all construction activities to be built up area more than 2000 Sq.Mtrs.

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

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

26) The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part of Environment Management / green housing / multi dwelling unit/development plan and shall feed Tree Nos to egis.vcn

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

28 If the Applicant / Owner develops building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act of 2020.

29) 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 Bengaluru City Corporation 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 some false has been suppressed pertaining to the encroachment of land, the sanctioned plan is deemed to be cancelled automatically without any notice to the applicant.

43) The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority as per section 3 of RERA, before obtaining Khata certificate in case of Residential Apartments having 8 Units and more.

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

45) The Applicant / Owner / Builder should maintain the common facilities as per the approved plan & not converted for claiming the ownership of the property.

46) Owner / builder / GPA holder / developer shall take all precautionary measure to ensure the safety of workers working in the premises and public passing nearby.

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 properties, the owner / builder / GPA holder / developer shall pay an amount of Rs. 5 Lakhs per incident. Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

48) The owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue, Fir e.g. Water sump, lift pit, basement floor, etc.

49) Construction activity shall not be carried out on Sundays, all Festival Days including 15th August and 26th January.

Special Condition as per Labour Department of Government of Karnataka vide-KE/CEN/CAB/ 2/2019 dated:11/01/2019 & Labour file: LE/RENT/2015, dated: 01-04-2015 :

1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the
establishment 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 workers working at construction site or work place certificate issued by the Labour Welfare Board and shall also be submitted to the concerned Asst.Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

3.Before commencement of the work,
the Applicant / Owner / Contractor shall also inform the changes if any of the list of workers working in the said establishment.

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".

SCALE - 1:250

Color Notes

COLOR INDICATION

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

AREA STATEMENT	VERSION NO.: 1.0.24
Project Number/Nos	VERSION DATE: 26/11/2020
PROJECT DETAIL:	
Authority: Bengaluru North City Corporation	Plot Use: Commercial
Proposal Department: KIC - Bengaluru Development Authority	Plot Sub-use: Retail Shop
Proposal For: GROUND+STILT+15	Land Use Zone: Commercial (Mixed Land Use)
Application Type: General	Plot/Sub Plot No.: 1/JUDBMDP/ 44-03
Proposal Type: Building Permission	City Survey No.: NA
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51/44/1/Khata
Location: RANGE -	PLOT BOUNDARY: THIGALSERAY HOBLI VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE
Building Line Specified as per Z.R. No:	
Ward: Ward-09	
Planning District: 201-Yelahanka	
AREA OF PLOT (Minimum)	(A) 4070.57
NET AREA OF PLOT	(A-Deductions) 4070.57
Deduction for Balance FAR Area	
Amenity Area	2036.00
Total	2036.00
BALANCE AREA OF PLOT	(A-Deductions) 2034.57
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	1424.00
Proposed Coverage Area (57.67 %)	1369.00
Achieved Net coverage area (1704.74 %)	1674.38
Balance coverage area left (17.33 %)	304.75
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	13485.94
Total Num. FAR area (3.31)	13480.24
Residential FAR (97.48%)	12907.36
Commercial FAR (2.52%)	333.74
Achieved Total FAR (3.31)	13480.24
Achieved Net FAR Area (3.30)	13468.30
Balance FAR Area (0.00)	11.94
BUILT-UP AREA CHECK	
Proposed Built-Up Area	20308.83
Achieved Built-Up Area	20308.83

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Required		Achieved	
	No.	Area (Sq.m.)	No.	Area (Sq.m.)
Car	493	12325.00	127	3175.00
Two Wheeler (Car Parking	99	1782.00	-	0.00
Visitor Car Parking	25	625.00	347	8675.00
Truck/Bus	-	1575.75	-	0.00
Other Parking	-	-	-	4577.75
Total	-	14525.75	-	13468.30

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
"T1 (RES)"	Residential	Apartment	Highrise	R
"C (COMM)"	Residential	Apartment	Highrise	R
"T2 (COMM)"	Commercial	Retail Shop	Highrise	A
"T3 (RES)"	Residential	Apartment	Highrise	R
"T4 (RES)"	Residential	Apartment	Highrise	R
"T5 (RES)"	Residential	Apartment	Highrise	R
"T6 (RES)"	Residential	Apartment	Highrise	R
"T7 (RES)"	Residential	Apartment	Highrise	R
"T8 (RES)"	Residential	Apartment	Highrise	R
"T9 (RES)"	Residential	Apartment	Highrise	R
"T10 (RES)"	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Number	Req.	Read Unit	Req.	Prop.
"T1 (RES)"	Residential	Apartment	65 - 225	1	-	-	1	-
"C (COMM)"	Commercial	Retail Shop	1 - 2	32	3201.14	1	64	-
"T2 (RES)"	Residential	Apartment	65 - 225	1	-	-	1	64
"T3 (RES)"	Residential	Apartment	65 - 225	1	-	-	1	64
"T4 (RES)"	Residential	Apartment	65 - 225	1	-	-	1	64
"T5 (RES)"	Residential	Apartment	65 - 225	1	-	-	1	64
"T6 (RES)"	Residential	Apartment	65 - 225	1	-	-	1	64
"T7 (RES)"	Residential	Apartment	65 - 225	1	-	-	1	64
"T8 (RES)"	Residential	Apartment	65 - 225	1	-	-	1	64
"T9 (RES)"	Residential	Apartment	65 - 225	1	-	-	1	64
"T10 (RES)"	Residential	Apartment	65 - 225	1	-	-	1	64
Total : -							973	1437

Block C (COMM)

Floor Name	Gross Built-Up Area	Deductions From Built-Up Area (Sq.mt.) Cumtot	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
				StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
Terrace Floor	75.22	0.00	75.22	39.76	11.96	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Ground Floor	989.81	89.88	827.13	47.56	19.48	0.00	0.00	0.00	0.00	0.00	880.39	880.39	0	880.39
Second Floor	989.80	99.78	827.04	47.56	19.48	0.00	0.00	0.00	0.00	0.00	860.20	860.20	0	860.20
Third Floor	989.80	99.78	827.04	47.56	19.48	0.00	0.00	0.00	0.00	0.00	860.20	860.20	0	860.20
Fourth Floor	989.80	12.03	915.29	47.56	19.48	0.00	0.00	0.00	0.00	0.00	930.48	930.48	0	930.48
Fifth Floor	4016.46	190.71	3929.75	244.20	89.80	7.00	286.08	0.00	0.00	0.00	3201.14	3201.14	0	3201.14
Total :	-	-	-	-	-	-	-	-	-	-	-	-	0	-
Total Number of Units	-	-	-	-	-	-	-	-	-	-	-	-	0	-
Total:	4016.45	190.71	3929.75	244.20	89.80	7.00	286.08	0.00	0.00	0.00	3201.14	3201.14	0	3201.14

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Built-Up Area (Sq.mt.) Cutout	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
					StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
T1 (RES)	1	78537.62	579.09	77958.53	1054.79	1118.92	6.60	51.24	0.16	707.58	67631.54	7727.70	0.00	77277.70	46	257.92
C (COMM)	1	4016.49	198.77	3929.72	249.20	89.80	7.00	286.08	0.00	0.00	0.00	0.00	3201.14	3201.14	00	0.00
T2 (RES)	1	16400.22	1133.31	15277.01	499.96	268.80	6.60	110.06	0.16	0.00	0.00	0.00	14268.43	14268.43	94	97.67
T3 (RES)	1	16351.37	1003.70	15347.67	491.32	270.60	4.80	140.80	0.16	0.00	0.00	0.00	14439.99	14439.99	94	73.24
T4 (RES)	1	16783.46	1091.48	15701.98	523.18	268.80	6.60	76.99	0.16	0.00	0.00	0.00	14826.26	14826.26	94	73.09
T5 (RES)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	0.00	14171.97	14171.97	94	73.31
T6 (RES)	1	16074.03	1046.32	15027.71	505.99	270.60	4.80	76.39	0.16	0.00	0.00	0.00	14169.77	14169.77	94	73.29
T7 (RES)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	0.00	14171.97	14171.97	94	73.20
T8 (RES)	1	15906.03	1033.72	14785.31	500.00	362.20	4.80	78.24	0.16	0.00	0.00	0.00	13801.91	13801.91	110	73.15
T9 (RES)	1	15939.16	1016.33	15922.81	561.36	268.80	6.60	174.76	0.16	0.00	0.00	0.00	14911.13	14911.13	94	0.00
Grand Total:	10	213008.54	9169.72	203908.82	5443.78	3169.72	57.30	1148.59	1.44	707.58	67631.54	132667.13	3201.14	135868.27	814.00	796.91

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS, METH OD NUMBER & CONTACT NUMBER
GOYAL DEPOL GREEN ACRES PRIVATE LIMITED Rep by Authorized Signatory RAJESH Godrej One, 5th Floor, Pirojshanagar, Vikhroli, Mumbai, Mumbai City, Maharashtra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
VINOD P R 11 4 cross Dodera layout chikkabanahalli b- 97, BKORA,0-845-4921/2015-2020

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.9/2 M.A.B.E.C. VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE, WARD NO:01

DRAWING TITLE : BASEMENT-1

SHEET NO : 09

SANCTIONING AUTHORITY :

SECRETARY	JOINT DIRECTOR	DIRECTOR

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

NO :- NORTH

Note: This is a computer generated drawing and should not be altered in any way.

BASEMENT-02

NO.OF PARKING: 390Nos

SCALE : 1:250

Color Notes

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

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.24
	VERSION DATE: 26/11/2025
PROJECT DETAIL:	
Authority: Bengaluru North City Corporation	Plot Use: Commercial
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Retail Shop
Project No: GBA/BNCC/0291/25-26	Land Use Zone: Commercial (MutationCorridor)
Application Type: General	Plot/Sub Plot No.: 1142/388/58/1.64.65
Proposal Type: Building Permission	City Survey No.: NA
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 5154579080
Location: RING-III	Locality / Street of the property: VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE.
Building Line Specified as per Z.R: NA	
Zone: Yelahanka	
Ward: Ward 001	
Planning District: 307-Yelahanka	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	40772.07
NET AREA OF PLOT	(A-Deductions)	40772.07
Deduction for Balance Plot Area		
Amenity Area		2039.50
Total		2039.50
BALANCE AREA OF PLOT	(A-Deductions)	38732.57
COVERAGE CHECK		
Permissible Coverage area (45.00 %)		17429.65
Proposed Coverage Area (23.43 %)		9074.90
Achieved Net coverage area (23.43 %)		9074.90
Balance coverage area left (21.57 %)		8354.75
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		125880.84
Total Perm. FAR area (3.25)		125880.84
Residential FAR (97.46%)		122607.26
Commercial FAR (2.54%)		3201.14
Proposed FAR Area		125808.40
Achieved Net FAR Area (3.25)		125808.40
Balance FAR Area (0.00)		72.44
BUILT UP AREA CHECK		
Proposed BuiltUp Area		203908.83
Achieved BuiltUp Area		203908.82

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	878	12072.50	1437	19758.75
Visitor's Car Parking	86	1182.50	0	0.00
Total Car	964	13255.00	1437	19758.75
TwoWheeler	-	1278.75	0	0.00
Other Parking	-	-	-	49731.18
Total		14533.75		69489.93

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 (RESI)	Residential	Apartment	Highrise	R
C (COMM)	Commercial	Retail Shop	Highrise	R
T2 (RESI)	Residential	Apartment	Highrise	R
T3 (RESI)	Residential	Apartment	Highrise	R
T4 (RESI)	Residential	Apartment	Highrise	R
T5 (RESI)	Residential	Apartment	Highrise	R
T6 (RESI)	Residential	Apartment	Highrise	R
T7 (RESI)	Residential	Apartment	Highrise	R
T8 (RESI)	Residential	Apartment	Highrise	R
T9 (RESI)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
T1 (RESI)	Residential	Apartment	50 - 225	1	-	1	46	-
C (COMM)	Commercial	Retail Shop	> 0	50	3201.14	1	64	-
T2 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T3 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T4 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T5 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T6 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T7 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T8 (RESI)	Residential	Apartment	50 - 225	1	-	1	110	-
T9 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
	Total :		-	-	-	-	878	1437

Block :C (COMM)

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	Commercial	
Terrace Floor	75.22	0.00	75.22	55.76	11.96	7.50	0.00	0.00	0.00
Third Floor	985.81	58.68	927.13	47.36	19.46	0.00	280.09	580.22	580.22
Second Floor	985.82	58.78	927.04	47.36	19.46	0.00	0.00	860.22	860.22
First Floor	985.82	58.78	927.04	47.36	19.46	0.00	0.00	860.22	860.22
Ground Floor	985.82	12.53	973.29	47.36	19.46	0.00	5.99	900.48	900.48
Total:	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	3201.14	3201.14
Total Number of Same Blocks :	1								
Total:	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	3201.14	3201.14

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
T1 (RESI)	1	78537.62	579.09	77958.53	1054.79	778.92	6.60	51.24	0.16	707.58	67631.54	7727.70	0.00	7727.70	46	257.92
C (COMM)	1	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	0.00	0.00	0.00	0.00	3201.14	3201.14	00	0.00
T2 (RESI)	1	16400.32	1123.31	15277.01	499.96	268.80	6.60	115.06	0.16	0.00	0.00	14386.43	0.00	14386.43	94	97.67
T3 (RESI)	1	16351.37	1003.70	15347.67	491.32	270.60	4.80	140.80	0.16	0.00	0.00	14439.99	0.00	14439.99	94	73.24
T4 (RESI)	1	16793.46	1091.48	15701.98	523.18	268.80	6.60	76.98	0.16	0.00	0.00	14826.26	0.00	14826.26	94	73.09
T5 (RESI)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.31
T6 (RESI)	1	16074.03	1046.32	15027.71	505.99	270.60	4.80	76.39	0.16	0.00	0.00	14169.77	0.00	14169.77	94	73.29
T7 (RESI)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.20
T8 (RESI)	1	15806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	0.00	0.00	13801.91	0.00	13801.91	110	73.19
T9 (RESI)	1	16939.16	1016.35	15922.81	561.36	268.80	6.60	174.76	0.16	0.00	0.00	14911.13	0.00	14911.13	94	0.00
Grand Total:	10	213068.54	9159.72	203908.82	5443.78	3109.72	57.90	1148.59	1.44	707.58	67631.54	122607.13	3201.14	125808.27	814.00	794.91

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
GODREJ SSPDL GREEN ACRES PRIVATE LIMITED Rep.by Authorized Signatory RAJESH.U Godrej One, 5th Floor, Pirojshanagar, Mumbai, Mumbai, Mumbai- 400079, Maharashtra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
VINOD P # 11 3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.58/1, 64 & 65/2, VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE. WARD NO.01

DRAWING TITLE : BASEMENT 2

SHEET NO : 04

SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by NAGARAJAPPA H
Date: 20 Feb 2026 18:56:33
Project No.:GBA/BNCC/0291/25-26IN
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BNCC/Addl.CTP/0010/25-26

This is system generated report and does not require any signature

SCALE : 1:250

Color Notes

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

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Commercial	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Retail Shop	
Project No: GBA/BNCC/0291/25-26	Land Use Zone: Commercial (MutationCorridor)	
Application Type: General	Plot/Sub Plot No.: 1142/388/58/1.64.65	
Proposal Type: Building Permission	City Survey No.: NA	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 5154579080	
Location: RING-III	Locality / Street of the property: VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE.	
Building Line Specified as per Z.R: NA		
Zone: Yelahanka		
Ward: Ward 001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	40772.07
NET AREA OF PLOT	(A-Deductions)	40772.07
Deduction for Balance Plot Area		
Amenity Area		2039.50
Total		2039.50
BALANCE AREA OF PLOT	(A-Deductions)	38732.57
COVERAGE CHECK		
Permissible Coverage area (45.00 %)		17429.65
Proposed Coverage Area (23.43 %)		9074.90
Achieved Net coverage area (23.43 %)		9074.90
Balance coverage area left (21.57 %)		8354.75
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		125880.84
Total Perm. FAR area (3.25)		125880.84
Residential FAR (97.46%)		122607.26
Commercial FAR (2.54%)		3201.14
Proposed FAR Area		125808.40
Achieved Net FAR Area (3.25)		125808.40
Balance FAR Area (0.00)		72.44
BUILT UP AREA CHECK		
Proposed BuiltUp Area		203908.83
Achieved BuiltUp Area		203908.82

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	878	12072.50	1437	19758.75
Visitor's Car Parking	86	1182.50	0	0.00
Total Car	964	13255.00	1437	19758.75
TwoWheeler	-	1278.75	0	0.00
Other Parking	-	-	-	49731.18
Total		14533.75		69489.93

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 (RESI)	Residential	Apartment	Highrise	R
C (COMM)	Commercial	Retail Shop	Highrise	R
T2 (RESI)	Residential	Apartment	Highrise	R
T3 (RESI)	Residential	Apartment	Highrise	R
T4 (RESI)	Residential	Apartment	Highrise	R
T5 (RESI)	Residential	Apartment	Highrise	R
T6 (RESI)	Residential	Apartment	Highrise	R
T7 (RESI)	Residential	Apartment	Highrise	R
T8 (RESI)	Residential	Apartment	Highrise	R
T9 (RESI)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
T1 (RESI)	Residential	Apartment	50 - 225	1	-	1	46	-
C (COMM)	Commercial	Retail Shop	> 0	50	3201.14	1	64	-
T2 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T3 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T4 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T5 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T6 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T7 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T8 (RESI)	Residential	Apartment	50 - 225	1	-	1	110	-
T9 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
	Total :		-	-	-	-	878	1437

Block :C (COMM)

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	Commercial	
Terrace Floor	75.22	0.00	75.22	55.76	11.96	7.50	0.00	0.00	0.00
Third Floor	985.81	58.68	927.13	47.36	19.46	0.00	280.09	580.22	580.22
Second Floor	985.82	58.78	927.04	47.36	19.46	0.00	0.00	860.22	860.22
First Floor	985.82	58.78	927.04	47.36	19.46	0.00	0.00	860.22	860.22
Ground Floor	985.82	12.53	973.29	47.36	19.46	0.00	5.99	900.48	900.48
Total:	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	3201.14	3201.14
Total Number of Same Blocks :	1								
Total:	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	3201.14	3201.14

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
T1 (RESI)	1	78537.62	579.09	77958.53	1054.79	778.92	6.60	51.24	0.16	707.58	67631.54	7727.70	0.00	7727.70	46	257.92
C (COMM)	1	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	0.00	0.00	0.00	0.00	3201.14	3201.14	00	0.00
T2 (RESI)	1	16400.32	1123.31	15277.01	499.96	268.80	6.60	115.06	0.16	0.00	0.00	14386.43	0.00	14386.43	94	97.67
T3 (RESI)	1	16351.37	1003.70	15347.67	491.32	270.60	4.80	140.80	0.16	0.00	0.00	14439.99	0.00	14439.99	94	73.24
T4 (RESI)	1	16793.46	1091.48	15701.98	523.18	268.80	6.60	76.98	0.16	0.00	0.00	14826.26	0.00	14826.26	94	73.09
T5 (RESI)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.31
T6 (RESI)	1	16074.03	1046.32	15027.71	505.99	270.60	4.80	76.39	0.16	0.00	0.00	14169.77	0.00	14169.77	94	73.29
T7 (RESI)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.20
T8 (RESI)	1	15806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	0.00	0.00	13801.91	0.00	13801.91	110	73.19
T9 (RESI)	1	16939.16	1016.35	15922.81	561.36	268.80	6.60	174.76	0.16	0.00	0.00	14911.13	0.00	14911.13	94	0.00
Grand Total:	10	213068.54	9159.72	203908.82	5443.78	3109.72	57.90	1148.59	1.44	707.58	67631.54	122607.13	3201.14	125808.27	814.00	794.91

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
GODREJ SSPDL GREEN ACRES PRIVATE LIMITED Rep.by Authorized Signatory RAJESH.U Godrej One, 5th Floor, Pirojshanagar, Mumbai, Mumbai, Mumbai- 400079, Maharashtra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
VINOD P # 11 3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.58/1, 64 & 65/2, VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE. WARD NO.01

DRAWING TITLE : BASEMENT 3

SHEET NO : 05

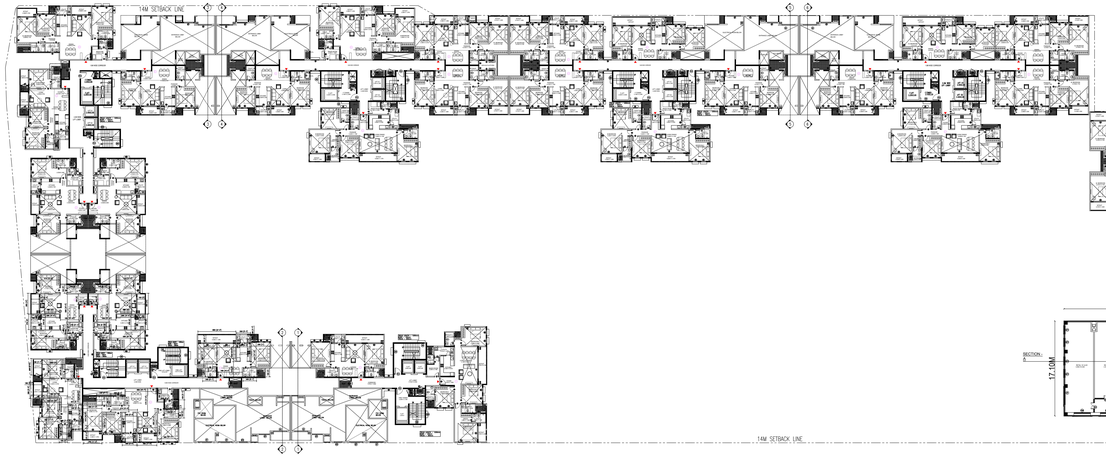
SANCTIONING AUTHORITY :			
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO - NORTH

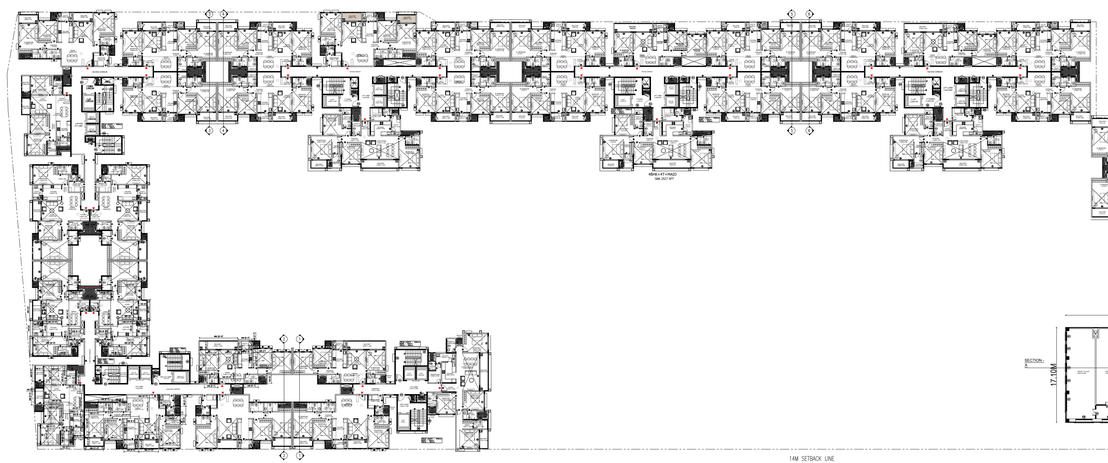
Digitally signed by NAGARAJAPPA H
Date: 20 Feb 2026 18:56:33
Project No.:GBA/BNCC/0291/25-26IN
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BNCC/Addl.CTP/0010/25-26

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



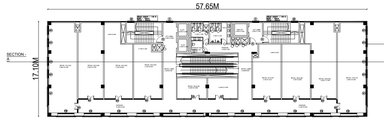
FIRST FLOOR PLAN

NO. OF UNITS: 44 NOS



SECOND FLOOR PLAN

NO. OF UNITS: 52 NOS



Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned
1.Sanction is accorded for the Commercial Building plan at
1 NO'BBMP/ 84 /EE - 1/BANATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE
Bangalore.

a) Consist of 1fr. (Basement) + 1Ground + 15
for 1Ground + 1
for 1Ground + 2
for 1Ground + 3
for 1Ground + 4
for 1Ground + 5
for 1Ground + 6
for 1Ground + 7
for 1Ground + 8
for 1Ground + 9
for 1Ground + 10
for 1Ground + 11
for 1Ground + 12
for 1Ground + 13
for 1Ground + 14
for 1Ground + 15 Floors.

2.Use of the building is for the Commercial use only. The use of the
building shall not be deviated to any
other purpose.
3.BBMP/ 84 area reserved for car parking shall not be converted for any other purpose.
4.Development charges towards increase in the open space and for betterment fee and
Security deposit / Bond amount shall be remitted to the Bangalore Mahanagara Palike before
the issue of the licence.
5.The applicant shall obtain necessary permission from the competent authority in respect of
water supply, sanitary arrangements and solid waste management, before the occupancy
certificate is applied for.
6.The building shall be constructed under the supervision of a registered structural engineer.
7.The applicant shall make his own arrangements to provide construction water from his own
sources of water supply. No water shall be drawn from the mains.
8.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
the adjacent premises.
9.Permission shall be obtained from forest department / sanction for cutting trees before the
commencement of the work.
10.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in
writing for the second time and issued the registration if the same is
repeated for the third time.
11.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and
responsibilities assigned to them under Rule 32, 33 & 34 of KTCP Act and Rule 14 (A) to (I).
12.The building shall be constructed under the supervision of
a registered structural engineer.
13.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the
competent authority.
14.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in
good working condition at all point of time for the
purpose of recharge of ground water at all
times having a minimum total capacity mentioned in the Bye-laws.
15.The applicant shall ensure that the building is designed for seismic effects prescribed in National
Building Code and in the "Criteria for earthquake resistant design of structures"
bearing No. IS
1893 (Part-1) promulgated by the Bureau of Indian Standards making the building resistant to earthquake.
16.Building has 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
safety and
responsibility of ascertaining structural stability lies on the owner / builder and the structural
engineer.
17.The applicant should provide solar water heaters as per table 11 of Bye-law No. 29 for the
building.
18.Facilities for physically handicapped persons prescribed in
schedule XI (Bye-laws 28 .2) of
Building bye-laws 2003 and Government orders time to time shall be ensured.
19.The applicant shall provide at least one common toilet in the ground floor for the use of the
persons working in the drivers and security men and also entrance shall be approached
through a ramp for
the Physically Handicapped persons together with the stipped entry.
20.The applicant shall not stock any hazardous goods in the premises or in the neighbours in the vicinity of
construction and shall the construction activities shall also before 07.00 PM and shall not resume the
work
earlier than 7.00 AM No avoid hindrance during late hours and early morning hours.
21.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
Commercial / Institutional premises)
22. The structures with basements shall be designed for structural stability and safety to ensure for
soil stabilization during the course of excavation for basement/s
and for the safety of adjacent
and super structure for the safety of the structure as well as neighbouring property, public roads and
footpaths, and likewise ensuring safety of workmen and general public by erecting safe barricades.
23.Adequate parking shall be provided as per the
building Bye-law.
24.The Owner / Association of the high rise building shall conduct two mock drill' drills in the building,
one before the onset of summer and another during the summer season to ensure complete safety in respect of
fire hazards.
Note:
1.The accommodation shall be provided for setting up
of service for imparting education to the children of
the workers employed during the construction period in the project site.
2.Lab of children of workers shall be brokered by the builder / contractor to the Labour Department
or any other Government
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.

25.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
contained in Rule 23 of Bye-laws. Strong Regulations, Standing Orders and Policy Orders of the Bengaluru
City Corporation.

26.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 Bengaluru City Corporation (Sanctioning Authority) of the intention to start work
by a registered letter and shall get the Bench Mark and the Foundation inspected before the
completion of the foundation or footing of walls, columns of the foundation. Otherwise the plan
sanction deemed to be cancelled.

27.The Applicant should follow the instruction of BWSSB specified in the DO letter No.
BWSSB/ADE/BCP/S.DE.Dated: 20.05.2019 regarding utilization of treated waste for all construction
activities and attached to the sanctioned plan.
28.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation
as per solid waste management Bye-law 2016.

29.The Applicant / Owners / Developers shall make necessary provision to charge electrical
vehicles.
30.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 units/development plan and at least Two
Trees for single unit.

31.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy
Conservation Building Code (KECBC) 2018.
32.The Applicant / Owner / Developer shall undertake against the sanctioned plan the action will be
initiated according to Bengaluru City Corporation Act 48" 2020.

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

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

41.Bengaluru City Corporation 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 if any issued will be cancelled
plan violently cancelled as per the legal provisions and subtitle legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority
(RERA) as per section 3 before obtaining Part-B certificate in case of Residential Apartments having
12 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. The commercial
establishment shall not be converted into residential.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety
of the persons working in the building site.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life
or injury or damage to property occurs to persons or property in the building site or nearby area,
owner / builder / GPA holder / developer shall be responsible for the same. Owner / builder / GPA holder
/ developer shall hold the responsibility for such damages or loss of life or injury on permanent
basis.
48.The Owners/Applicant/Builder or Contractor should ensure that there is no stagnation/breeding of
water in the site/building during construction to avoid source of any disease in Dengue. For e.g.
Mosquito breeding in the water.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and
26th January.
50.Applicant as per Labour Department of Government of Karnataka vide NO/DEN/GM
(Protection)/Hoodies Letter No. LO/SSL/2/13810, dated 31-08-2012.
1.Registered as an
2.Applicant / 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.
3.The Applicant / Owner / Contractor should submit the Registration of establishment and
list of construction workers engaged at the time of issue of Plinth 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.Any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in
the building / construction work if not registered with the "Karnataka Building and Other Construction
workers Welfare Board".

Color Notes

COLOR INDEX

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

AREA STATEMENT	VERSION NO.: 1.0.24
Bangalore North City Corporation	VERSION DATE: 26/11/2020
PROJECT DETAIL	
Authority: Bangalore North City Corporation	Plot Use: Commercial
Proposed Development NO : Bengaluru Commercial Building	Plot Sub-use: Retail Shop
Project Title: GEORGE'S CENTER-76	Land Use Zone: Commercial (Mixed Use Zone)
Application Type: General	Plot/Sub Plot No. : 1/(2/3B/3B1/4/-84-EE
Proposal Type: Building Permission	City Survey No. : 76
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 5154/76/84/2
Location: RANGE -	Locality / Street of the property: BANATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE
Building Line Specified as per Z.R. No:	
Zone: Yelahanka	
Ward: Ward-001	
Planning District: 307-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A+B+C) 4070.37
NET AREA OF PLOT	(A-Deductions) 4070.37
Deductions for Setback/ROW Area	
Amenity Area	2036.00
Total	2036.00
BALANCE AREA OF PLOT	(A-Deductions) 2034.37
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	12426.00
Proposed Coverage Area (57.67 %)	11726.68
Achieved Net coverage area (57.67 %)	8574.38
Balance coverage area left (17.33 %)	3524.73
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	13480.64
Total Perm. FAR area (3.25)	13480.64
Residential FAR (97.48%)	12960.38
Commercial FAR (2.52%)	520.26
Total Proposed FAR	13480.64
Achieved Net FAR Area (3.25)	13480.64
Balance FAR Area (0.00)	0.00
BUILT-UP AREA CHECK	
Proposed Built-Up Area	20368.82
Achieved Built-Up Area	20368.82

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Required		Achieved	
	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	213	5327.50	147	3778.13
2 Wheeler Car Parking	89	1780.00	0	0.00
Visitor Car Parking	30	1162.50	147	3778.13
Truck/Bus	-	575.75	0	0.00
Other Parking	-	-	-	4577.19
Total	-	14420.75	-	12133.45

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
"1" (RES)	Residential	Apartment	Highrise	R
"2" (COMM)	Commercial	Retail Shop	Highrise	A
"3" (RES)	Residential	Apartment	Highrise	R
"4" (RES)	Residential	Apartment	Highrise	R
"5" (RES)	Residential	Apartment	Highrise	R
"6" (RES)	Residential	Apartment	Highrise	R
"7" (RES)	Residential	Apartment	Highrise	R
"8" (RES)	Residential	Apartment	Highrise	R
"9" (RES)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Number	Reqd.	Reqd. Unit	Reqd.	Prop.
"1" (RES)	Residential	Apartment	Up_to_225	52	52	1	52	---
"2" (COMM)	Commercial	Retail Shop	>2	32	3251.14	1	81	---
"3" (RES)	Residential	Apartment	81 - 225	1	1	1	1	---
"4" (RES)	Residential	Apartment	81 - 225	1	1	1	1	---
"5" (RES)	Residential	Apartment	81 - 225	1	1	1	1	---
"6" (RES)	Residential	Apartment	81 - 225	1	1	1	1	---
"7" (RES)	Residential	Apartment	81 - 225	1	1	1	1	---
"8" (RES)	Residential	Apartment	81 - 225	1	1	1	1	---
"9" (RES)	Residential	Apartment	81 - 225	1	1	1	1	---
"9" (RES)	Residential	Apartment	81 - 225	1	1	1	1	---
Total :							275	1427

Block C (COMM)

Floor Name	Gross Built-up Area	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Deductions (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	StairCase	LR	LR Machine	Void		
		Colour	Colour	StairCase	LR	LR Machine	Void	Commercial	Commercial
Service Floor	75.23	0.00	75.23	55.75	11.98	7.50	0.00	0.00	0.00
Ground Floor	965.91	91.65	874.26	47.36	19.46	0.00	28.09	860.22	860.22
First Floor	965.42	58.78	927.64	47.36	19.46	0.00	0.00	860.22	860.22
Second Floor	965.42	58.78	927.64	47.36	19.46	0.00	0.00	860.22	860.22
Third Floor	965.42	12.55	973.29	47.36	19.46	0.00	5.09	900.48	900.48
Total :	4316.40	180.77	3635.72	244.20	89.80	7.50	33.18	3281.14	3281.14
Total Number of Blocks	-	-	-	-	-	-	-	-	-
Total	4316.40	180.77	3635.72	244.20	89.80	7.50	33.18	3281.14	3281.14

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total Fair Area (Sq.mt.)	Total (No.)	Carpet Area other than Tenement
			Colour		StairCase	LR	LR Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
T1 (RES)	1	7853.82	679.09	7709.53	1004.79	178.52	6.00	91.24	0.16	7257.05	67631.54	7727.70	0.00	7727.70	46	297.92
C (COMM)	1	4316.40	180.77	3629.72	245.20	89.80	7.50	286.08	0.00	0.00	0.00	0.00	3251.14	3251.14	00	0.00
T2 (RES)	1	15400.32	1123.31	15277.01	499.96	268.80	6.60	115.06	0.16	0.00	0.00	14396.43	0.00	14396.43	94	97.67
T3 (RES)	1	16261.37	1003.70	15347.67	491.32	270.60	4.80	140.80	0.16	0.00	0.00	14439.99	0.00	14439.99	94	73.24
T4 (RES)	1	16783.46	1091.48	15701.98	523.18	268.80	6.60	76.98	0.16	0.00	0.00	14826.26	0.00	14826.26	94	73.09
T5 (RES)	1	15074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.31
T6 (RES)	1	16074.03	1046.32	15027.71	505.99	270.60	4.80	76.39	0.16	0.00	0.00	14169.77	0.00	14169.77	94	73.29
T7 (RES)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.20
T8 (RES)	1	15806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	0.00	0.00	13901.91	0.00	13901.91	110	73.19
T9 (RES)	1	16935.16	1016.35	15922.81	561.36	268.80	6.60	174.76	0.16	0.00	0.00	14911.13	0.00	14911.13	94	0.00
Grand Total	10	213068.54	9169.72	203908.82	5443.78	3109.72	57.30	1148.59	1.44	7257.05	67631.54	122607.13	3251.14	125858.27	814.00	794.91

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
GOVIND (GPA) GREEN ACRES PRIVATE LIMITED Rep by Authorized Signatory RAJESH U Godrej One, 5th Floor, Pirojshanagar, Vikhroli, Mumbai, Mumbai, MH , Maharashtra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
VINOD P R 11 /I vinod Doctors layout chikkabasanthi tv 97 MCOBL/2481/4021/2018/2020

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.84/1,84-A &EE, BANATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE, WARD NO-01

DRAWING TITTLE : FIRST AND SECOND FLOOR PLAN

SHEET NO : 06

SANCTIONING AUTHORITY :

ASST.DIRECTOR	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO - 1 NORTH

Bangalore North City Corporation
Bangalore North City Corporation
Yelahanka, Bangalore - 560064
Phone: 080-28560000
Email: bbmpyelahanka@gmail.com

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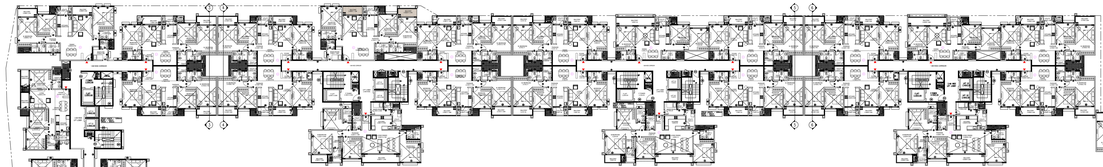
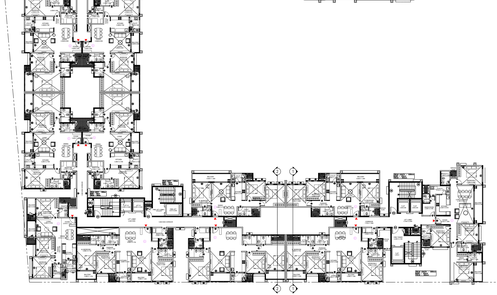
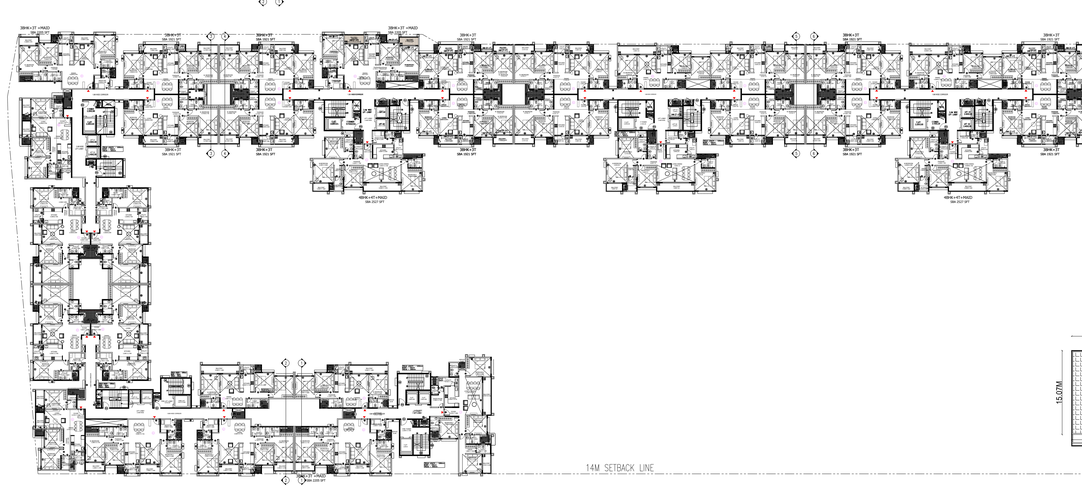
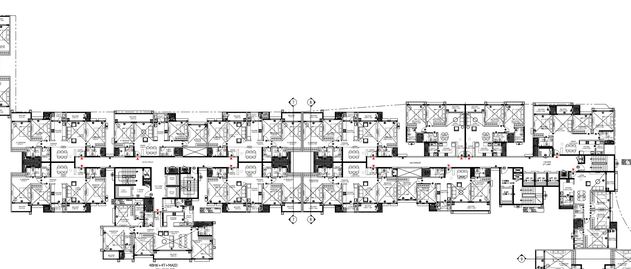
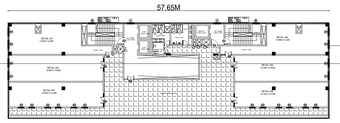




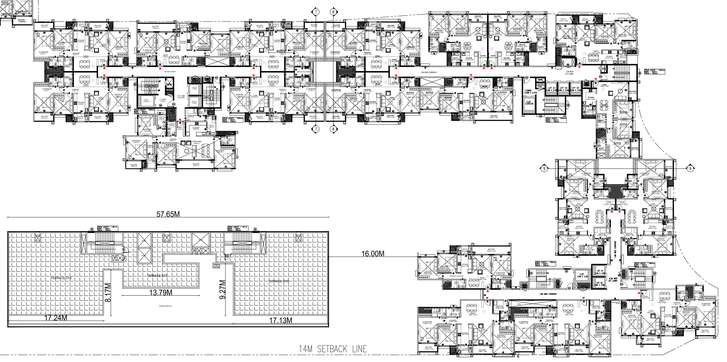






3RD FLOOR PLAN

THIRD FLOOR PLAN
NO. OF UNITS: 52 NOS



14M SETBACK LINE

14M SETBACK LINE

FOURTH FLOOR PLAN
NO. OF UNITS: 52 NOS

N
SCALE - 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.24
	VERSION DATE: 26/11/2020
PROJECT DETAIL:	
Authority: Bengaluru North City Corporation	Plot Use: Commercial
Proposal Department: HO - Bengaluru	Plot Sub-use: Retail Shop
Project Type: GROUP DEVELOPE	Land Use Zone: Commercial (Mustard Combo)
Application Type: General	Plot/Sub Plot No.: 1/JUNGBBMP/ 44-03
Proposal Type: Building Permission	City Survey No.: NA
Nature of Sanction: NEW	Khata No. (As per Khata Extract): KHATA NO
Location: RANGE	Locality / Street of the property: SY.NO.1/JUNGLE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE
Building Line Specified as per Z.R. No:	
Zone: Yelahanka	
Ward: Ward-001	
Planning District: 201-Yelahanka	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 4217.57
NET AREA OF PLOT	(A-Deductions) 4217.57
Deduction for Balcony/Toil Area	
Amenity Area	2109.00
Total	2109.00
BALANCE AREA OF PLOT	(A-Deductions) 4108.57
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	1476.05
Proposed Coverage Area (34.97 %)	1230.00
Achieved Net coverage area (70.45 %)	3674.38
Balance coverage area left (17.97 %)	3244.73
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.25)	13480.84
Total Plinth Area (1.25)	13480.84
Residential FAR (97.48%)	12960.38
Commercial FAR (2.52%)	520.46
Total Proposed FAR	13480.84
Achieved Net FAR Area (3.20)	13480.84
Balance FAR Area (0.00)	0.00
BUILT-UP AREA CHECK	
Proposed Built-Up Area	20368.82
Achieved Built-up Area	20368.82

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Required		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	73	1825.00	147	3678.75
Visitor's Car Parking	30	1162.50	-	0.00
Motor Cycle	52	650.00	147	1837.50
Scooter	-	125.75	3	37.73
Other Parking	-	-	-	4973.18
Total		14423.75		10527.16

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 (RES)	Residential	Apartment	Highrise	R
T2 (COMM)	Commercial	Retail Shop	Highrise	A
T2 (RES)	Residential	Apartment	Highrise	R
T3 (RES)	Residential	Apartment	Highrise	R
T4 (RES)	Residential	Apartment	Highrise	R
T5 (RES)	Residential	Apartment	Highrise	R
T6 (RES)	Residential	Apartment	Highrise	R
T7 (RES)	Residential	Apartment	Highrise	R
T8 (RES)	Residential	Apartment	Highrise	R
T9 (RES)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car			
				Reqd.	Reqd. Unit	Reqd. Unit	Eco	Prop
T1 (RES)	Residential	Apartment	30 - 150	52	-	1	30	-
T2 (COMM)	Commercial	Retail Shop	1.2	52	3251.14	1	30	-
T2 (RES)	Residential	Apartment	30 - 225	1	-	1	30	-
T3 (RES)	Residential	Apartment	30 - 225	1	-	1	30	-
T4 (RES)	Residential	Apartment	30 - 225	1	-	1	30	-
T5 (RES)	Residential	Apartment	30 - 225	1	-	1	30	-
T6 (RES)	Residential	Apartment	30 - 225	1	-	1	30	-
T7 (RES)	Residential	Apartment	30 - 225	1	-	1	30	-
T8 (RES)	Residential	Apartment	30 - 225	1	-	1	30	-
T9 (RES)	Residential	Apartment	30 - 225	1	-	1	30	-
	Total :					61	270	147

Block C (COMM)

Floor Name	Gross Built-up Area	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Deductions (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	StairCase	LR	LR Machine	Void		Commercial
Terrace Floor	75.23	0.00	75.23	55.75	11.98	7.50	0.00	0.00	0.00
Ground Floor	985.91	92.41	893.50	47.36	19.48	0.00	26.58	893.50	893.50
First Floor	985.92	58.78	927.04	47.36	19.48	0.00	0.00	860.22	860.22
Second Floor	985.92	58.78	927.04	47.36	19.48	0.00	0.00	860.22	860.22
Third Floor	985.92	12.50	973.29	47.36	19.48	0.00	5.99	900.46	900.46
Fourth Floor	1016.91	166.17	850.73	244.20	89.86	7.50	280.28	3251.14	3251.14
Total Number of Blocks	-	-	-	-	-	-	-	-	-
Total	4018.49	188.17	3829.72	244.20	89.86	7.50	280.28	3251.14	3251.14

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total (No.)	Carpet Area other than Tenement
			Cutout		StairCase	LR	LR Machine	Void	SubStructure	Ramp	Parking	Res.	Commercial			
T1 (RES)	1	28337.62	678.09	27659.53	1004.79	778.52	6.00	91.24	0.16	707.08	67631.94	7727.70	0.00	7727.70	46	297.92
T2 (COMM)	1	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	0.00	0.00	0.00	0.00	3251.14	3251.14	00	0.00
T2 (RES)	1	19400.32	1123.31	18277.01	499.96	268.80	6.60	115.06	0.16	0.00	0.00	14398.43	0.00	14398.43	94	97.67
T3 (RES)	1	19281.37	1003.70	18347.67	491.32	270.60	4.80	140.80	0.16	0.00	0.00	14439.99	0.00	14439.99	94	73.24
T4 (RES)	1	19783.46	1081.48	18701.98	523.18	268.80	6.60	76.98	0.16	0.00	0.00	14826.26	0.00	14826.26	94	73.09
T5 (RES)	1	19274.03	1044.99	19229.04	509.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.31
T6 (RES)	1	19274.03	1044.32	19227.71	509.99	270.60	4.80	76.39	0.16	0.00	0.00	14169.77	0.00	14169.77	94	73.29
T7 (RES)	1	19274.03	1044.99	19229.04	509.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.20
T8 (RES)	1	19806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	0.00	0.00	13801.91	0.00	13801.91	110	73.19
T9 (RES)	1	19939.16	1016.35	19922.81	561.36	268.80	6.60	174.76	0.16	0.00	0.00	14911.13	0.00	14911.13	94	0.00
Grand Total	10	213068.54	9159.72	203908.82	5443.78	3109.72	57.30	1148.59	1.44	707.08	67631.94	122807.13	3251.14	125908.27	814.00	794.91

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

GOWLI DWPG GREEN ACRES PRIVATE LIMITED Rep by Authorized Signatory RAJESH U Godrej One, 5th Floor, Pirojshanagar, Vikhroli, Mumbai, Mumbai, 400079, Maharashtra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

VINOD P R 11 II cross Doddera layout chikkabasanda b- 87, BCC/BL-2.5/E/1823/2016-2020

PROJECT TITLE :

PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.1/JUNGLE, KOKKILA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE, WARD NO.01

DRAWING TITLE : THIRD AND FOURTH FLOOR PLAN

SHEET NO : 9F

SANCTIONING AUTHORITY :

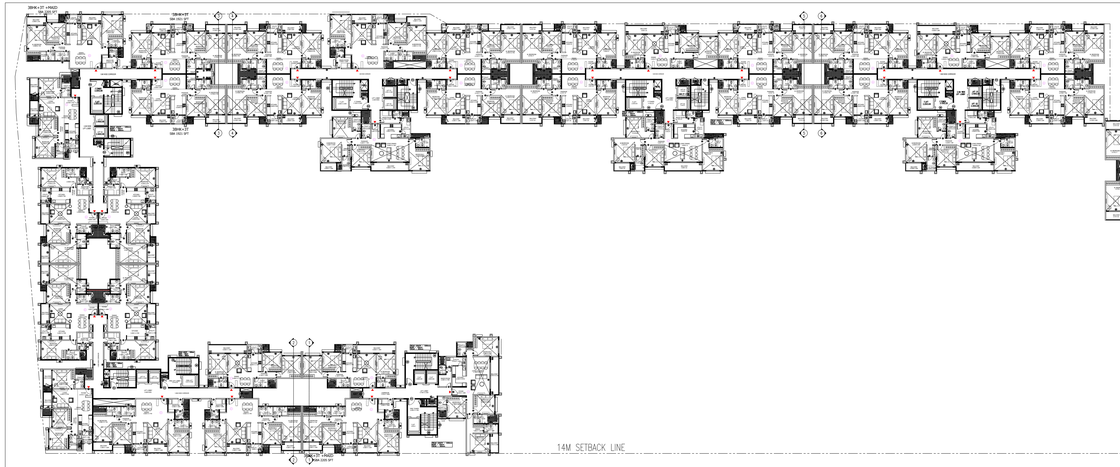
DEPUTY DIRECTOR	ASSISTANT DIRECTOR	SENIOR ARCHITECT	JOINT DIRECTOR

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

HO - NORTH

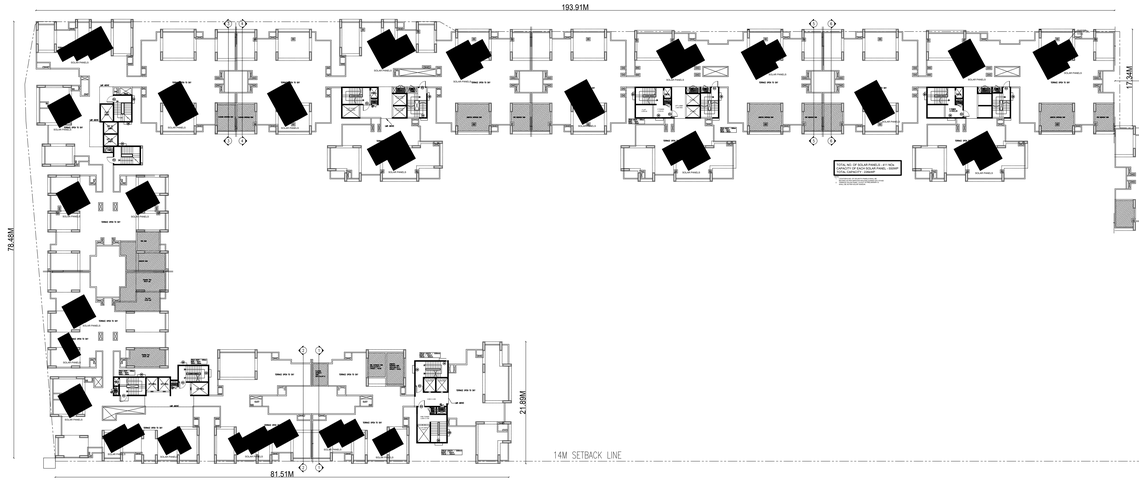
Note: It is mandatory to display the approved plan and the building permit number in the premises during the construction period.

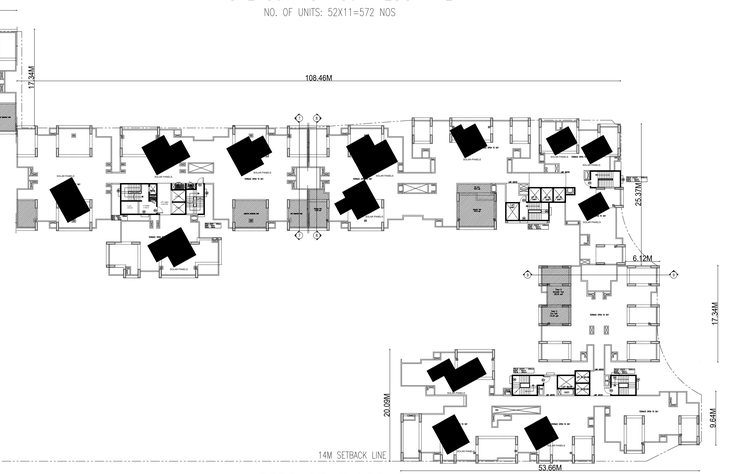
Powered by BBMP
Version No.: 1.0.24
Version Date: 26/11/2020
Application No.: BBMP/Ad.Com/YLH/0001/20-21
Plot No.: 1/JUNGBBMP/ 44-03
Khata No.: NA
Location: RANGE
Ward: Ward-001
Planning District: 201-Yelahanka
AREA DETAILS:
AREA OF PLOT (Minimum) (A) 4217.57
NET AREA OF PLOT (A-Deductions) 4217.57
COVERAGE CHECK
Permissible Coverage area (65.00 %) 1476.05
Proposed Coverage Area (34.97 %) 1230.00
Achieved Net coverage area (70.45 %) 3674.38
Balance coverage area left (17.97 %) 3244.73
FAR CHECK
Permissible F.A.R. as per zoning regulation 2015 (1.25) 13480.84
Total Plinth Area (1.25) 13480.84
Residential FAR (97.48%) 12960.38
Commercial FAR (2.52%) 520.46
Total Proposed FAR 13480.84
Achieved Net FAR Area (3.20) 13480.84
Balance FAR Area (0.00) 0.00
BUILT-UP AREA CHECK
Proposed Built-Up Area 20368.82
Achieved Built-up Area 20368.82



TYPICAL 5th TO 15th FLOOR PLAN

NO. OF UNITS: 52x11=572 NOS





TERRACE FLOOR PLAN

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned
1.Sanction is accorded for the Commercial Building plan at
1162/BBMP/18-UE, VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE , Bangalore.

a) Consist of 1fr. (Basement + 1Ground + 15
fir. +1Ground + 15
fir. +1Ground + 15
fir. +1Ground + 15
fir. +1Ground + 15
fir. +1Ground + 15
fir. +1Ground + 15 Floors.
b) Consisting of 1 Units in the Commercial use only. The use of the
building shall not be deviated to any
other use.
c)ONE/80 area reserved for car parking shall not be converted for any other purpose.
d) Development charges towards increase in the open space and Solid waste management cost
for dumping garbage within the premises shall be provided.
2) The applicant shall construct temporary toilets for the use of construction workers and it should be
cleaned periodically during construction.
3 The applicant shall
INSURE all workmen involved in the construction work against any accident
or untoward incidents arising during the time of construction.
4) The applicant shall not store any building materials / debris on footpath or on roads or on drains.
The debris shall be removed and transported to nearby
dumping yard.
5 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.
6.
7) The applicant shall provide a space for housing the distribution transformers & associated
equipment as per K.E.R.C (Sub.S) code leaving 3.00 mts. from the building within the premises.
8) The applicant shall provide a separate room preferably in EB x 3.00 m in the basement for
installation of telecom equipment and also to make provisions for telecom services as per Bye-law
no.
32(a).
9) The owner shall maintain during construction such barricading as considered necessary to
prevent dust, debris & other materials endangering the safety of people / structures etc. in
the adjacent premises.
10 Permission shall be obtained from forest department / sanction for cutting trees before
the
commencement of the work.
11 If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the
Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in
writing for the second time and if he still violates the regulations 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 assigned to them under Rule 32, 33 & 34 of KTCP Act and Rule 9 of By-law
18 The building shall be constructed under the supervision of
a registered structural engineer.
19 The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the
competent authority.
20 The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in
good working condition at all point of time for the
intended purposes or recharge of ground water at all
times having a minimum total capacity mentioned in the Bye-laws
21 The applicant shall make provision for solid waste management as per norms prescribed in National
Building Code and in the "Criteria for earthquake resistant design of structures"
bearing No. IS
1893 (Part-1) recommended 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 tank and
other criteria foundation and building shall be designed to ensure structural
safety. The
responsibility of ascertaining structural stability lies on the owner / builder and not 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 VI (Bye-laws)# 37) of
Building bye-laws 2003 and Government orders time to time shall be ensured.
25.The applicant shall provide at least one common toilet in the ground floor for the use of the
persons visiting the premises and security men and any extreme shall be approached
through a ramp for
the Physically Handicapped persons together with the stipped entry.
26 The applicant shall obtain "No Objection Certificate" from the neighbours in the vicinity of
construction and shall the construction activities shall also before 07.00 PM and shall not resume the
work
earlier than 7.00 AM No avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and
inorganic waste and should be processed in the Recycling processing unit installed at site for the
re-use.
/ Assenal (Applicable for Residential units of 20 and above and 2000 Sqm and above
Commercial building premises)
28. The structures with basements shall be designed for structural stability and safety to ensure for
wall stabilization during the course of excavation for basement/s
29 The applicant shall ensure that
anti-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.
30 The basement parking shall be provided as per the
building Bye-law.
31 The Owner / Association of the high rise building shall conduct two mock drill' drills in the building,
in the presence of local Fire Head of Station and another during the summer and assess complete safety in respect of
fire hazards.
Note:
1.Adequate accommodation shall be provided for settling up
of services for imparting education to the children's of
the workers employed in the construction activities on the site.
2.Lab of children of workers shall be brokered by the builder / contractor to the Labour Department
or any other Govt. Agency.
3.Display board shall display 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 Rule 23 of KTCP Act and Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru
City Corporation.

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 Bengaluru City Corporation (Sanctioning Authority) of the intention to start work
and the Sanctioning Authority shall verify the Setback, Coverage, Road Widening and upon
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/23/BCP/S.Dy.Dated: 20.05.2019 regarding utilization of treated water for all construction
activities and the same shall be informed to the owners
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 for energy electrical
conservation.

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 plots 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 The Applicant / Owner / Developer shall undertake against the sanctioned plan the action will be
initiated according to Bengaluru City Corporation Act 4th 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 to the conditions imposed by the planning
authority and in the NOC issued from various departments wherever applicable.

41 Bengaluru City Corporation 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, the plan sanctioned 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.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority
(RERA) as applicable before obtaining Plinth certificate in case of Residential Apartments having
12 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. The cannot be
responsible for any false information.
46 Owner / Builder/ GPA Holder / developer shall take all precautionary measure to ensure the safety
of people working in the building site.
47 Due to non-compliance of safety precautionary measures or due to any other reason if loss of life
or injury or damage to property occurs to persons working in the building site or to persons living in
or injury or damage to property occurs to persons working in the building site or to persons living in
or around the building, the owner / GPA holder / developer / developer shall hold the responsibility for such damages or loss of life or injury or permanent
disability.
48 The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/pooling of
water in the site/building during construction to avoid source of any disease in Dengue. For e.g.
Mosquito breeding in the water.
49 Construction should not be carried out on Sundays, all Festival Days including 15th August and
26th January.
50 Applicant as per Labour Department of Government of Karnataka vide NO/DEN/GH
(Photobag)/Inspection Letter No. LO/BNG(7)/2012 dated 31-08-2012.
1.Registration of
Establishment: 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.Before the Commencement of Work: Contractor should submit the Registration of establishment and
list of construction workers engaged at the time of issue of Work 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.

A very point of view the Applicant / Builder / Owner / Contractor shall engage a construction worker in
the building / construction only if he is registered with the "Karnataka Building and Other Construction
workers Welfare Board".

N
SCALE - 1:200

Color Notes

COLOR INDEX

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

AREA STATEMENT	VERSION NO.: 1.0.24
Bruhat Bengaluru Mahanagara Palike	VERSION DATE: 28/11/2020
PROJECT DETAIL:	
Authority: Bengaluru North City Corporation	Plot Use: Commercial
Proposal Department: HO - Bengaluru North City Corporation	Plot Sub-use: Retail Shop
Project No: GBH/BBMP/0729/18-19	Land Use Zone: Commercial (Mustard Combo)
Application Type: General	Plot/Sub Plot No.: 1162/BBMP/ 44-EE
Proposal Type: Building Permission	City Survey No.: NA
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 31/44/1/44/2
Location: RANGE	PID No. (As per Khata Extract): 1162/EE, VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE
Building Line Specified as per Z.R. No:	
Ward: Yelahanka	
Zone: North-East	
Planning District: 201-Yelahanka	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 4047.00
NET AREA OF PLOT	(A-Deductions) 4072.37
DEDUCTION FOR BBMP/BDA Site	
Amenity Area	2036.00
Road Area	2036.00
BALANCE AREA OF PLOT	(A-Deductions) 4072.37
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	17426.05
Proposed Coverage Area (57.67 %)	15460.54
Achieved Net coverage area (79.54 %)	8074.38
Balance coverage area left (17.57 %)	9386.15
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.25)	13465.84
Total Perm. FAR area (3.30)	13465.84
Residential FAR (97.46%)	12890.38
Commercial FAR (2.54%)	337.14
Achieved Net FAR (3.30)	13465.84
Achieved Net FAR Area (3.30)	13465.84
Balance FAR Area (0.00)	0.00
BUILT-UP AREA CHECK	
Proposed Built-Up Area	23368.83
Achieved Built-up Area	23368.83

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Required		Achieved	
	No.	Area (Sq.m)	No.	Area (Sq.m)
Car	73	1577.50	147	3179.13
Visitor's Car Parking	36	1162.50	0	0.00
Motor Car	109	2740.00	147	3179.13
Scooter/Bike	-	1375.75	1	0.00
Other Parking	-	-	-	4973.18
Total	-	14420.75	-	8358.31

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
T1 (RES)	Residential	Apartment	Highrise	R
T2 (COMM)	Commercial	Retail Shop	Highrise	A
T3 (RES)	Residential	Apartment	Highrise	R
T4 (RES)	Residential	Apartment	Highrise	R
T5 (RES)	Residential	Apartment	Highrise	R
T6 (RES)	Residential	Apartment	Highrise	R
T7 (RES)	Residential	Apartment	Highrise	R
T8 (RES)	Residential	Apartment	Highrise	R
T9 (RES)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subtype	Area (Sq.mt.)	Units		Car	
				Reqd.	Reqd./ Unit	Reqd./Unit	Prop
T1 (RES)	Residential	Apartment	34 - 225	572	-	-	-
T2 (COMM)	Commercial	Retail Shop	1 - 30	1	3201.14	1	94
T3 (RES)	Residential	Apartment	30 - 225	1	-	1	94
T4 (RES)	Residential	Apartment	30 - 225	1	-	1	94
T5 (RES)	Residential	Apartment	30 - 225	1	-	1	94
T6 (RES)	Residential	Apartment	30 - 225	1	-	1	94
T7 (RES)	Residential	Apartment	30 - 225	1	-	1	94
T8 (RES)	Residential	Apartment	30 - 225	1	-	1	94
T9 (RES)	Residential	Apartment	30 - 225	1	-	1	94
		Total :		-	-	575	1427

Block C (COMM)

Floor Name	Gross Built-up Area	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Deductions (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	StairCase	LR	LR Machine	Void		
		Colour		StairCase	LR	LR Machine	Void	Commercial	Commercial
Service Floor	75.23	0.00	75.23	55.76	11.98	7.50	0.00	0.00	0.00
Ground Floor	985.81	91.95	907.31	47.36	19.46	0.00	29.09	860.22	860.22
First Floor	985.82	56.78	927.04	47.36	19.46	0.00	0.00	860.22	860.22
Second Floor	985.82	56.78	927.04	47.36	19.46	0.00	0.00	860.22	860.22
Third Floor	985.82	12.32	973.50	47.36	19.46	0.00	5.09	900.48	900.48
Fourth Floor	672.65	186.37	859.72	24.20	89.80	7.50	29.09	221.14	337.14
Total Number of Blocks	-	-	-	-	-	-	-	-	-
Total	4218.40	188.77	3929.72	244.20	89.80	7.50	29.09	3201.14	3201.14

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total (No.)	Carpet Area after Wall Thickness
			Colour		StairCase	LR	LR Machine	Void	SubStructure	Ramp	Parking	Res	Commercial			
T1 (RES)	1	78537.62	574.09	77958.53	1004.79	178.50	6.00	51.24	0.16	707.08	67631.94	7727.70	0.00	7727.70	46	297.92
COMM)	1	4218.40	188.77	3929.72	245.20	89.80	7.50	286.08	0.00	0.00	0.00	0.00	3201.14	3201.14	00	0.00
T2 (RES)	1	15400.32	1123.31	15277.01	499.96	268.80	6.60	115.06	0.16	0.00	0.00	14386.43	0.00	14386.43	94	97.67
T3 (RES)	1	15281.37	1003.70	15347.67	491.32	270.60	4.80	140.80	0.16	0.00	0.00	14439.99	0.00	14439.99	94	73.24
T4 (RES)	1	15703.46	1001.48	15701.98	523.18	268.80	6.60	76.98	0.16	0.00	0.00	14826.26	0.00	14826.26	94	73.09
T5 (RES)	1	15074.03	1044.99	15029.04	509.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.31
T6 (RES)	1	15074.03	1046.32	15027.71	509.99	270.60	4.80	76.39	0.16	0.00	0.00	14169.77	0.00	14169.77	94	73.29
T7 (RES)	1	15074.03	1044.99	15029.04	509.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.20
T8 (RES)	1	15806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	0.00	0.00	13901.91	0.00	13901.91	110	73.19
T9 (RES)	1	16935.16	1016.35	15922.81	561.36	268.80	6.60	174.76	0.16	0.00	0.00	14911.13	0.00	14911.13	94	0.00
Grand Total	10	213068.54	9119.72	203908.82	5443.78	3109.72	57.30	1148.59	1.44	707.08	67631.94	122687.13	3201.14	125888.27	814.00	794.91

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
DOWELL(I)PVTLGREEN ACRES PRIVATE LIMITED Rep by Authorized Signatory RAJESH U Godrej One, 5th Floor, Pirojshanagar, Vikhroli, Mumbai, Mumbai, 400 079, Maharashtra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
VINOD P R 11 ll cross Dodera layout chikkabasanda b- 87, BIDAR,Dist-585401BIDAR

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.1662/1, 44 & EE2, VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE. WARD NO:01

DRAWING TITLE : TYPICAL FLOOR AND TERRACE FLOOR

SHEET NO : 08

SANCTIONING AUTHORITY :

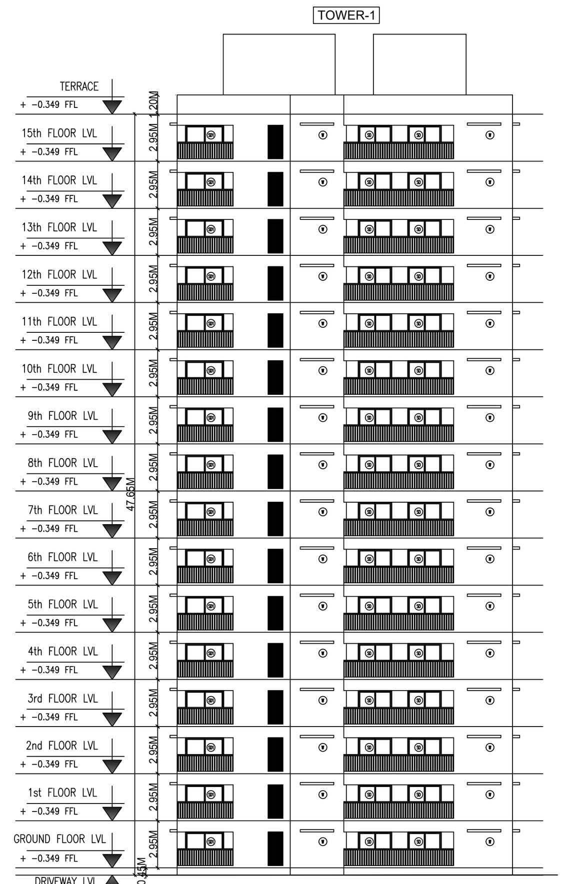
SIGNATURE WITH DATE	SIGNATURE WITH DATE	SIGNATURE WITH DATE	SIGNATURE WITH DATE

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.

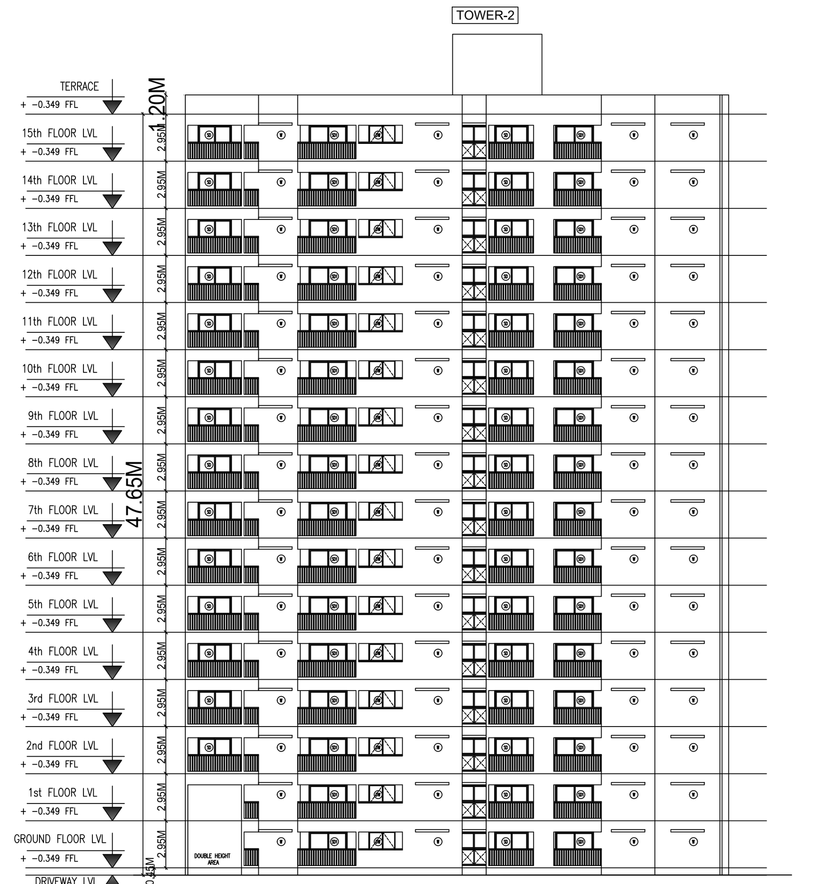
HO - NORTH

Bruhat Bengaluru Mahanagara Palike
Bengaluru North City Corporation
Office of the Assistant Director of Town Planning
Yelahanka Sub-Division
Yelahanka, Bengaluru-560064

*Note: It is unlawful to construct or reconstruct any building or part of a building except in accordance with the sanctioned plan.



ELEVATION



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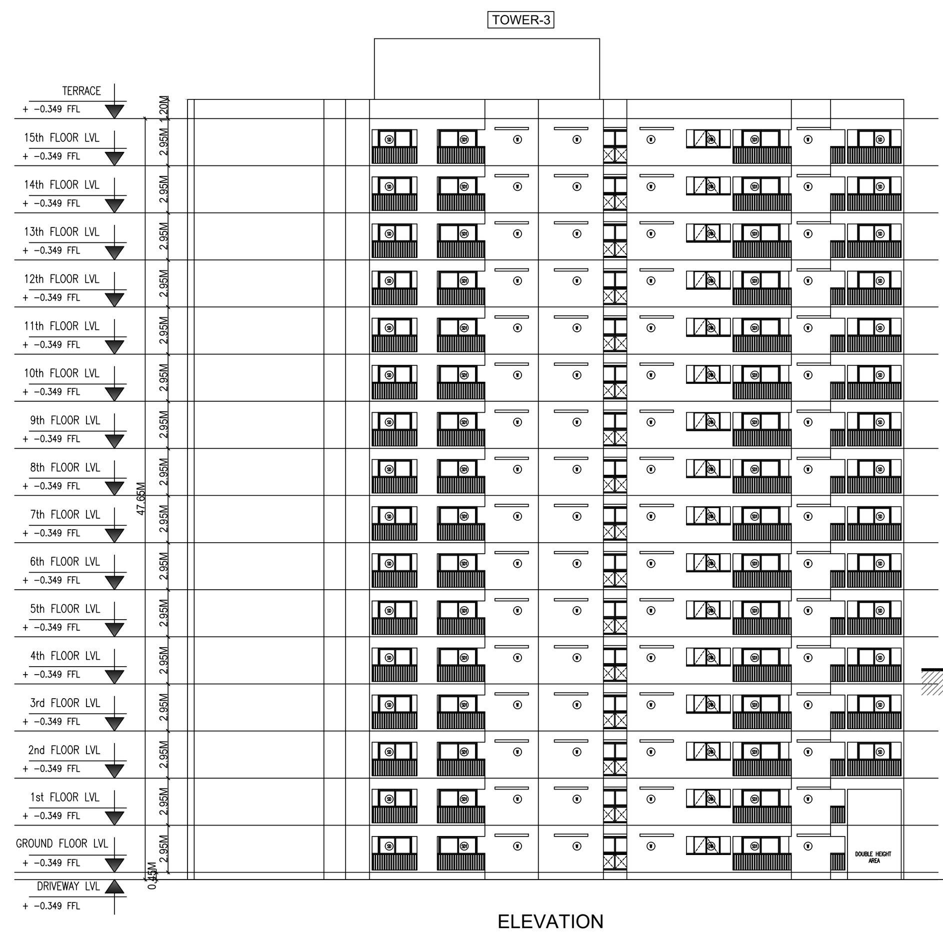

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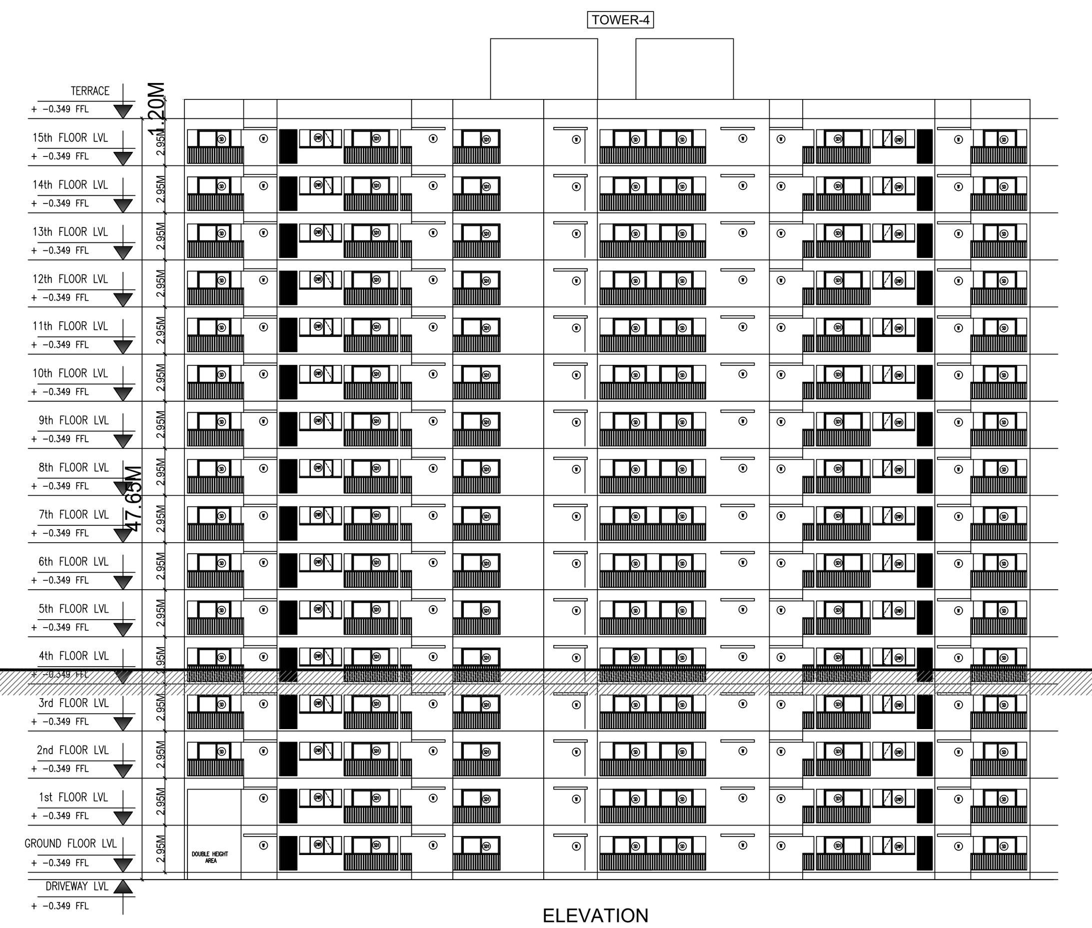

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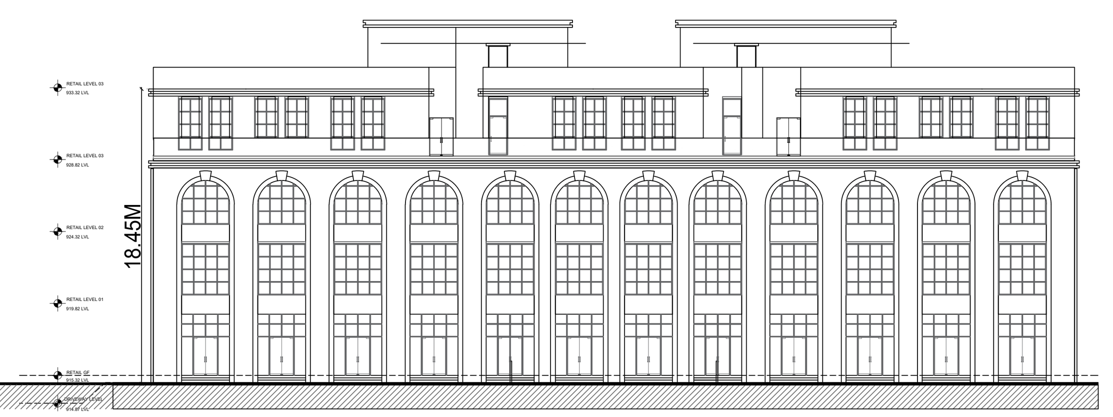
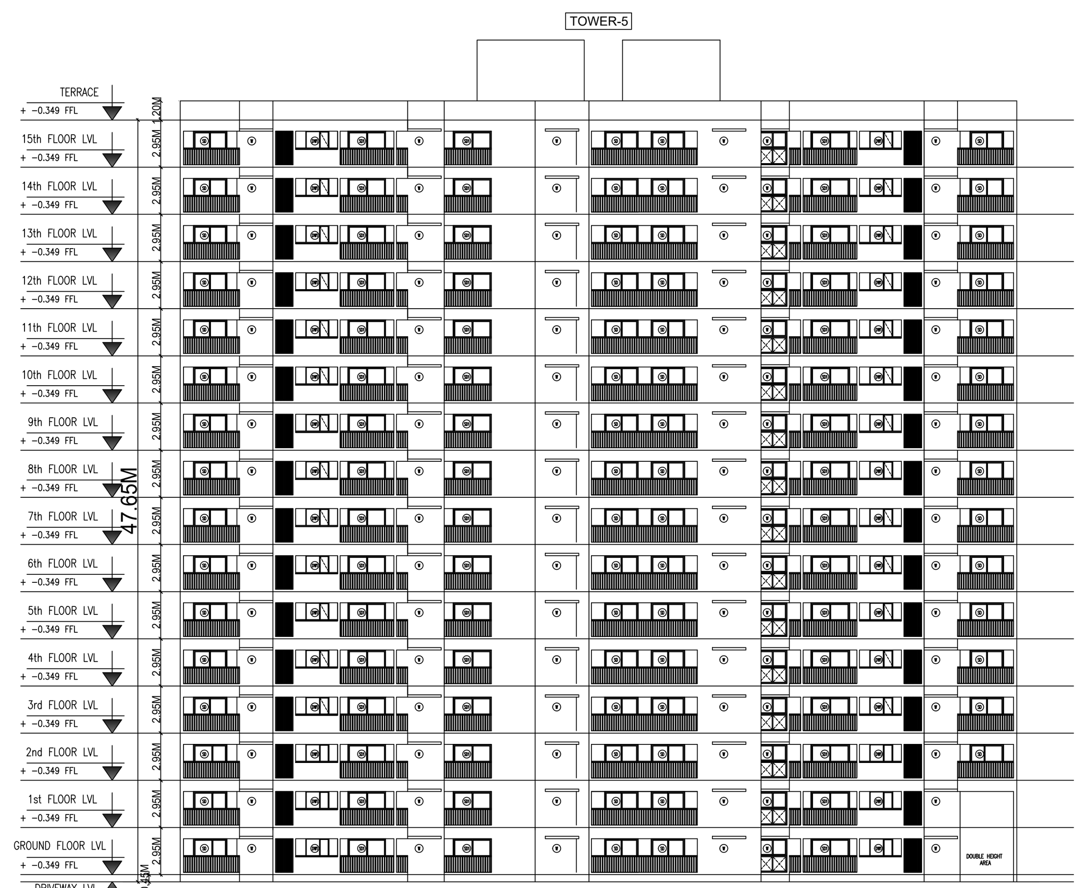


Commercial Elevation 01



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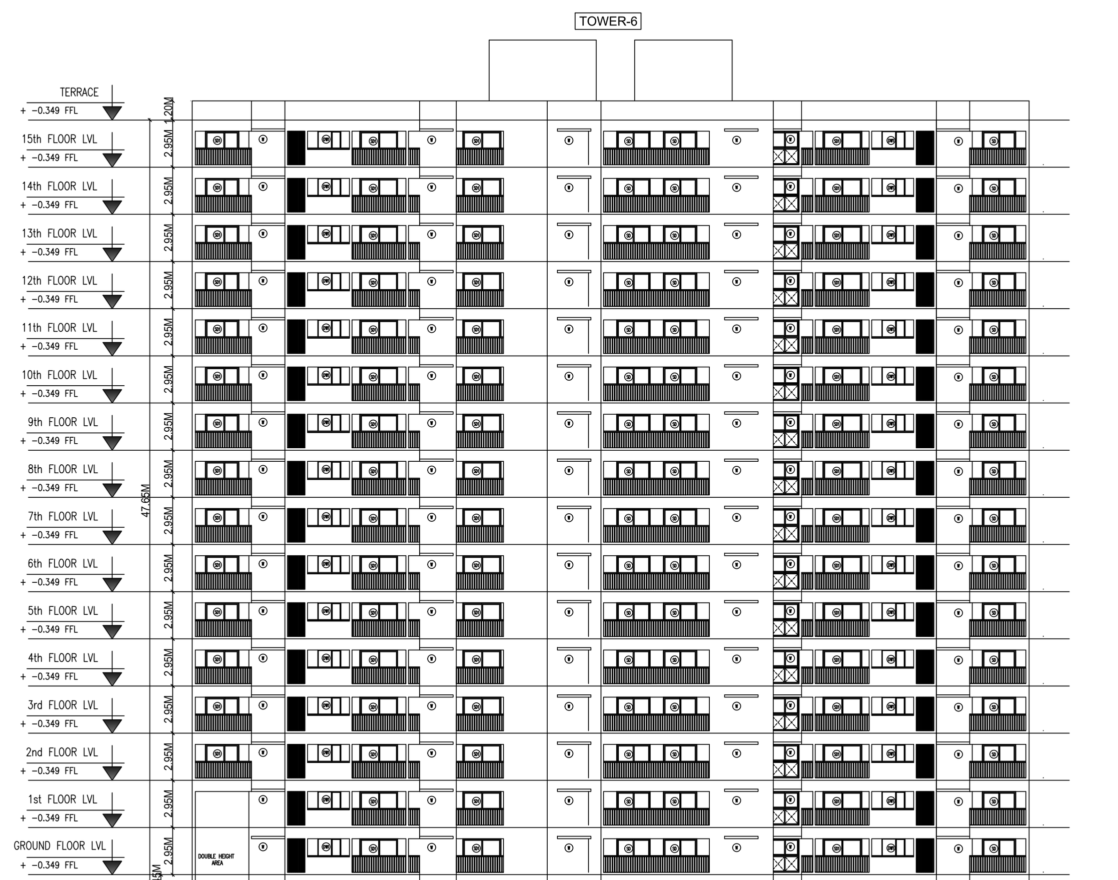
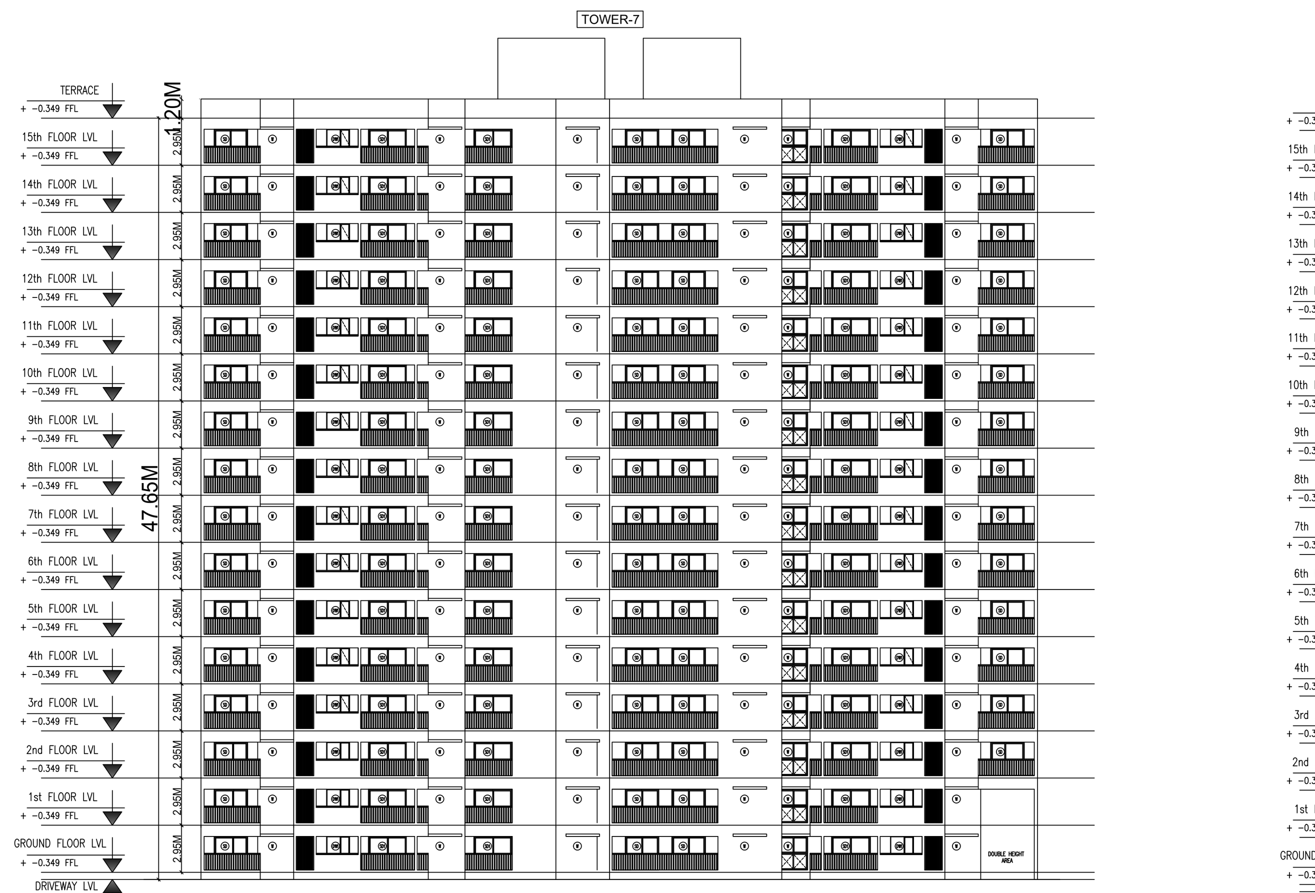
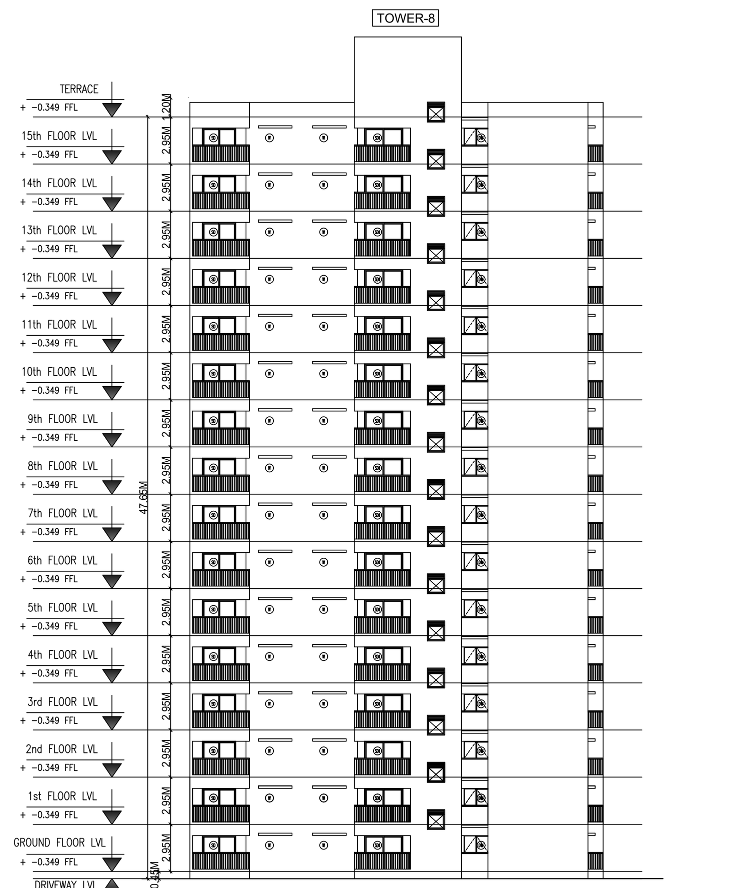


ELEVATION



ELEVATION



ELEVATION

Approval Condition :

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

1.Sanction is accorded for the Commercial Building plan at 1142/388/58/1.64.65 , VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE ., Bangalore.

a).Consist of for :3Basement + 1Ground + 15
for :1Ground + 3
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15
for :1Ground + 15 UF only

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

3.69489.93 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Note:

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

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

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

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

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

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 Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

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

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

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

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

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation 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.Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.

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

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

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

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

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

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

48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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

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

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

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

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

SCALE : 1:200

Color Notes

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

AREA STATEMENT (Bengaluru North City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru North City Corporation	Plot Use: Commercial	
Proposal Department: HO - Bengaluru North City Corporation	Plot SubUse: Retail Shop	
Project No: GBA/BNCC/0291/25-26	Land Use Zone: Commercial (MutationCorridor)	
Application Type: General	Plot/Sub Plot No.: 1142/388/58/1.64.65	
Proposal Type: Building Permission	City Survey No.: NA	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 5154579080	
Location: RING-III	Locality / Street of the property: VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE.	
Building Line Specified as per Z.R: NA		
Zone: Yelahanka		
Ward: Ward 001		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	40772.07
NET AREA OF PLOT	(A-Deductions)	40772.07
Deduction for Balance Plot Area		
Amenity Area		2039.50
Total		2039.50
BALANCE AREA OF PLOT	(A-Deductions)	38732.57
COVERAGE CHECK		
Permissible Coverage area (45.00 %)		17429.65
Proposed Coverage Area (23.43 %)		9074.90
Achieved Net coverage area (23.43 %)		9074.90
Balance coverage area left (21.57 %)		8354.75
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		125880.84
Total Perm. FAR area (3.25)		125880.84
Residential FAR (97.46%)		122607.26
Commercial FAR (2.54%)		3201.14
Proposed FAR Area		125808.40
Achieved Net FAR Area (3.25)		125808.40
Balance FAR Area (0.00)		72.44
BUILT UP AREA CHECK		
Proposed BuiltUp Area		203908.83
Achieved BuiltUp Area		203908.82

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	878	12072.50	1437	19758.75
Visitor's Car Parking	86	1182.50	0	0.00
Total Car	964	13255.00	1437	19758.75
TwoWheeler	-	1278.75	0	0.00
Other Parking	-	-	-	49731.18
Total		14533.75		69489.93

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
T1 (RESI)	Residential	Apartment	Highrise	R
C (COMM)	Commercial	Retail Shop	Highrise	R
T2 (RESI)	Residential	Apartment	Highrise	R
T3 (RESI)	Residential	Apartment	Highrise	R
T4 (RESI)	Residential	Apartment	Highrise	R
T5 (RESI)	Residential	Apartment	Highrise	R
T6 (RESI)	Residential	Apartment	Highrise	R
T7 (RESI)	Residential	Apartment	Highrise	R
T8 (RESI)	Residential	Apartment	Highrise	R
T9 (RESI)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
T1 (RESI)	Residential	Apartment	50 - 225	1	-	1	46	-
C (COMM)	Commercial	Retail Shop	> 0	50	3201.14	1	64	-
T2 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T3 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T4 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T5 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T6 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T7 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
T8 (RESI)	Residential	Apartment	50 - 225	1	-	1	110	-
T9 (RESI)	Residential	Apartment	50 - 225	1	-	1	94	-
	Total :		-	-	-	-	878	1437

Block :C (COMM)

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	Commercial	
Terrace Floor	75.22	0.00	75.22	55.76	11.96	7.50	0.00	0.00	0.00
Third Floor	985.81	58.68	927.13	47.36	19.46	0.00	280.09	580.22	580.22
Second Floor	985.82	58.78	927.04	47.36	19.46	0.00	0.00	860.22	860.22
First Floor	985.82	58.78	927.04	47.36	19.46	0.00	0.00	860.22	860.22
Ground Floor	985.82	12.53	973.29	47.36	19.46	0.00	5.99	900.48	900.48
Total:	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	3201.14	3201.14
Total Number of Same Blocks :	1								
Total:	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	3201.14	3201.14

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
T1 (RESI)	1	78537.62	579.09	77958.53	1054.79	778.92	6.60	51.24	0.16	707.58	67631.54	7727.70	0.00	7727.70	46	257.92
C (COMM)	1	4018.49	188.77	3829.72	245.20	89.80	7.50	286.08	0.00	0.00	0.00	0.00	3201.14	3201.14	00	0.00
T2 (RESI)	1	16400.32	1123.31	15277.01	499.96	268.80	6.60	115.06	0.16	0.00	0.00	14386.43	0.00	14386.43	94	97.67
T3 (RESI)	1	16351.37	1003.70	15347.67	491.32	270.60	4.80	140.80	0.16	0.00	0.00	14439.99	0.00	14439.99	94	73.24
T4 (RESI)	1	16793.46	1091.48	15701.98	523.18	268.80	6.60	76.98	0.16	0.00	0.00	14826.26	0.00	14826.26	94	73.09
T5 (RESI)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.31
T6 (RESI)	1	16074.03	1046.32	15027.71	505.99	270.60	4.80	76.39	0.16	0.00	0.00	14169.77	0.00	14169.77	94	73.29
T7 (RESI)	1	16074.03	1044.99	15029.04	505.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	0.00	14171.97	94	73.20
T8 (RESI)	1	15806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	0.00	0.00	13801.91	0.00	13801.91	110	73.19
T9 (RESI)	1	16939.16	1016.35	15922.81	561.36	268.80	6.60	174.76	0.16	0.00	0.00	14911.13	0.00	14911.13	94	0.00
Grand Total:	10	213068.54	9159.72	203908.82	5443.78	3109.72	57.90	1148.59	1.44	707.58	67631.54	122607.13	3201.14	125808.27	814.00	794.91

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
GODREJ SSPDL GREEN ACRES PRIVATE LIMITED Rep.by Authorized Signatory RAJESH.U Godrej One, 5th Floor, Pirojshanagar, Mumbai, Mumbai, Mumbai- 400[illegible] , Maharashtra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
VINOD P # 11 3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.58/1, 64 & 65/2, VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE. WARD NO.01

DRAWING TITLE : ELEVATION

SHEET NO : 09

SANCTIONING AUTHORITY :

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

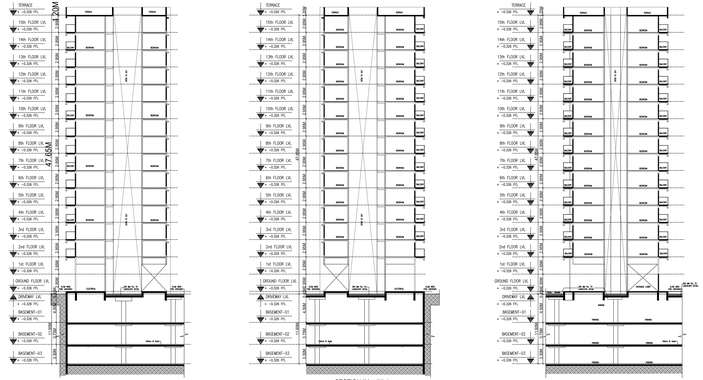
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - NORTH

Digitally signed by NAGARAJAPPA H
Date: 20 Feb 2026 18:56:33
Project No.:GBA/BNCC/0291/25-26IN
Organization :Bengaluru North City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BNCC/Addl.CTP/0010/25-26

This is system generated report and does not require any signature

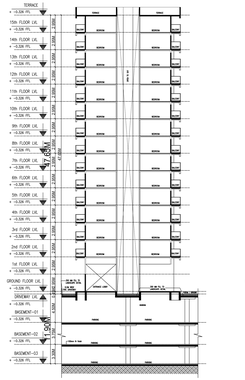
UserDefinedMetric (2200.00 x 800.00MM)



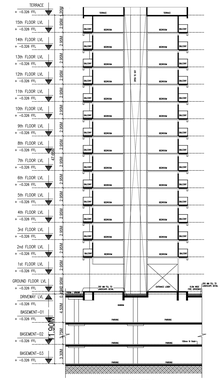
SECTION TOWER 1

SECTION TOWER 2

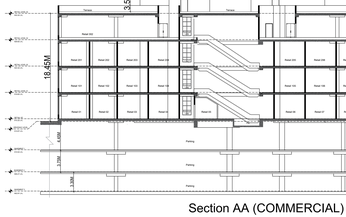
SECTION TOWER 3



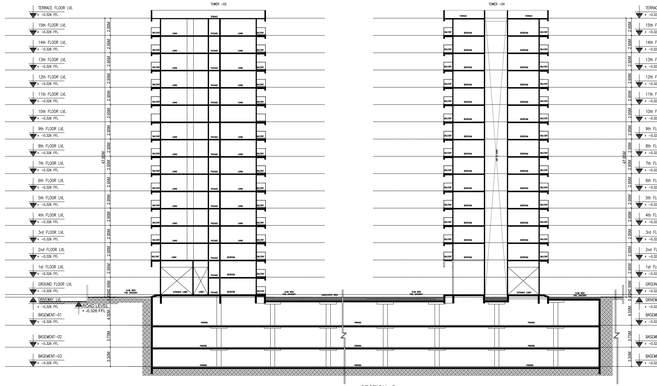
SECTION TOWER 4



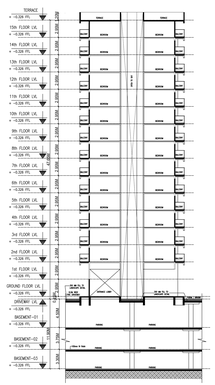
SECTION TOWER 5



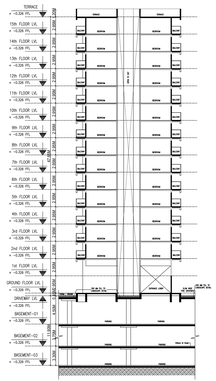
Section AA (COMMERCIAL)



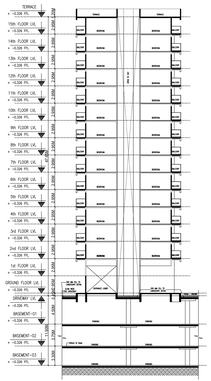
SECTION - B



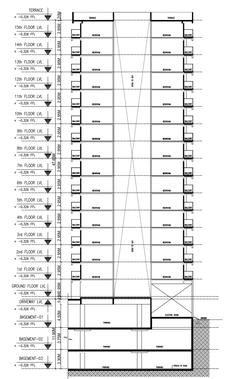
SECTION TOWER 6



SECTION TOWER 7



SECTION TOWER 8



SECTION TOWER 9

Approval Condition :

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned:
1.Sanction is accorded for the Commercial Building plan at
1 KEMBERI GA 00 , VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE , Bangalore.

a) Consist of 1fr (Basement + 1Ground + 15 Floor) only.
for 1Ground = 1
for 1Ground + 1f
for 1Ground + 1f
for 1Ground + 1f
for 1Ground + 1f
for 1Ground + 1f
for 1Ground + 1f

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

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

4.Development charges towards increase in the capacity of water supply, sewerage and storm water drains and increase in the FAR area of the proposed building shall be paid to BWSSB wherever applicable.

5.Sufficient two wheeler parking shall be made available during inspections.

6.The sanction is accorded for the Commercial building as per the details furnished in the plan and the understanding submitted that the building shall be constructed under the supervision of a registered structural engineer.

7. 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.

8.) The applicant shall provide a space for housing the distribution transformers & associated equipment as per K.E.R.C (Sub.2) code leaving 3.00 mts. from the building within the premises.

9.) The applicant shall provide a separate room preferably of 30 x 30ft in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law 32(a).

10.The applicant shall not store any building materials or debris on the road or pavement during construction such that the traffic is not inconvenienced. The applicant shall also ensure that no building materials are stored in the pavement, which may block the drainage system.

11.Provisions shall be obtained from forest department / sanction for cutting trees before the commencement of the work.

12.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed to the Authority in the first instance, warned in writing and if he still persists to commit the same, then the registration of the same is liable to be rejected for the third time.

13.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities as per Bye-laws 32, 33, 34 & 35 of the Bye-laws 2003 and as sanctioned in the plan.

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

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

16.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good working condition at all point of time, for the permitted purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-laws.

17.The applicant shall adopt the Rain Water Harvesting Structures as per norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. 20.

18.The applicant is prohibited by the Bureau of Indian Standards making the building resistant to earthquakes.

19.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 safety.

20.The owner / association of occupants shall be responsible for safe maintenance of the building including structural stability as per the norms.

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

22.Provision for physically handicapped persons prescribed in schedule VI Bye-laws 34 , 37 of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

24.The applicant shall not cause any nuisance or disturbance to the neighbours in the vicinity of construction and shall the construction activities shall strictly abide before 8' 00 PM and shall not resume the work before 7:00 AM No avoid hindrance during late hours and early morning hours.

25.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.

26.Material (Applicable for Residential units of 20 and above and 2000 Sqm and above Commercial Buildings) Recycling unit.

27. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements

28.The applicant shall obtain the

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

29.The Owner / Association of occupants of the building shall not encroach the open spaces / roads or storm water drains in the form of compound walls, steps, ramps, fencing, sheds, etc.

30. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plans, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions contained in Rule 23 of the Karnataka Town and Country Planning Rules and Policy Orders of the Bengaluru City Corporation.

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 information to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work by a notice in writing stating the date on which he intends to start work and the Sanctioning Authority 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/ADE/BCW/DS-SL Dated: 20.09.2019 regarding utilization of treated water for all construction activities and for the use of flushing in the toilets.

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

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

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

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

38.The Applicant / Owner / Developer shall provide against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act of 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.Bengaluru City Corporation 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 grant of plan, the sanction plan/ permit accorded as per the legal provisions and bubble layout will be forfeited.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) as per section 3 before obtaining Plinth 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 consequences arising out of wrong information submitted by the applicant.

45.The permission is issued based on information submitted by the applicant. The cancel be withdrawn/modified if the information furnished is found to be false.

46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of workers working in the premises.

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or accident occurs during construction the owner / builder / GPA holder shall be responsible and liable for payment of ex-gratia amount to the victim or victim's family as per the rules in force.

48.Owner / builder/ GPA holder / developer shall hand the responsibility of maintenance of storm water drain to the Bruhat Bengaluru Mahanagara Palike or Competent authority.

49. The General Body/Resident Welfare or Contractor should ensure that there is no stagnation/accumulation of water in the site/building during construction to avoid source of any disease in Dengue, Fil ria e.g. Mosquito breeding. Any violation in this regard

50.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

51.Registration as per Labour Department of Government of Karnataka vide NOC/NOC/M (Photoblog) Hoodies Ladies No. LD/562(7)/2012 dated 31-04-2012.

52.Registration of

i) Owner / Developer / Owner / Contractor and the construction workers working in the construction site with the Taluk Executive Building and Other Construction workers Welfare Board"should be strictly adhered to.

ii) Owner / Developer / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth 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 ward, place.

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

4.Any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the building / construction he is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.24
	VERSION DATE: 26/11/2020
PROJECT DETAIL:	
Authority: Bengaluru North City Corporation	Plot Use: Commercial
Proposal Department: HO - Bengaluru	Land Use Zone: Commercial (Mixed Land Use)
Proposal For: GROUND+STILT+15	Plot Sub Use: Retail Shop
Application Type: General	Plot/Sub Plot No.: 1 KEMBERI GA 00
Proposal Type: Building Permission	Zig Survey No.: NA
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 0104/1/1/1
Location: RANGE -	Locality / Street of the property: VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE
Building Line Specified as per Z.R. No:	
Ward: Ward-001	
Zone: Yelahanka	
Planning District: 307-Yelahanka	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 4215.00
NET AREA OF PLOT	(A-Deductions) 4215.00
Deduction for Balance FAR Area	
Amenity Area	2109.00
Net Area	2106.00
BALANCE AREA OF PLOT	(A-Deductions) 2106.00
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	1478.00
Proposed Coverage Area (63.00 %)	1326.00
Achieved Net coverage area (154.54 %)	3674.38
Balance coverage area left (71.07 %)	1674.38
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.25)	13486.94
Total Built Up Area allowed for Consumption	13486.94
Residential FAR (97.46%)	12907.38
Commercial FAR (2.54%)	337.14
Achieved Total FAR	13244.52
Achieved Net FAR Area (3.29)	13244.52
Balance FAR Area (0.00)	0.00
BUILT-UP AREA CHECK	
Proposed Built-Up Area	20368.82
Achieved Built-Up Area	20368.82

Approval Date :

Parking Check (Table 7b)

Vehicle Type	Required		Achieved	
	No.	Area (Sq.m.)	No.	Area (Sq.m.)
Car	313	7825.00	313	7818.75
Visitor's Car Parking	50	1162.50	0	0.00
Motor Cycle	50	462.50	147	1360.75
Scooter	-	575.75	0	0.00
Other Parking	-	-	-	4973.18
Total	-	14025.75	-	14152.68

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
"1" (RES)	Residential	Apartment	Highrise	R
"1" (COMM)	Commercial	Retail Shop	Highrise	R
"2" (RES)	Residential	Apartment	Highrise	R
"3" (RES)	Residential	Apartment	Highrise	R
"4" (RES)	Residential	Apartment	Highrise	R
"5" (RES)	Residential	Apartment	Highrise	R
"6" (RES)	Residential	Apartment	Highrise	R
"7" (RES)	Residential	Apartment	Highrise	R
"8" (RES)	Residential	Apartment	Highrise	R
"9" (RES)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block	Type	SubType	Area	Units		Car	
Name			(Sq.m.)	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.
"1" (RES)	Residential	Apartment	30 - 60	50	1	40	-
"1" (COMM)	Commercial	Retail Shop	1.2	50	3251.14	1	94
"2" (RES)	Residential	Apartment	30 - 60	1	-	1	40
"3" (RES)	Residential	Apartment	30 - 60	1	-	1	40
"4" (RES)	Residential	Apartment	30 - 60	1	-	1	40
"5" (RES)	Residential	Apartment	30 - 60	1	-	1	40
"6" (RES)	Residential	Apartment	30 - 60	1	-	1	40
"7" (RES)	Residential	Apartment	30 - 60	1	-	1	40
"8" (RES)	Residential	Apartment	30 - 60	1	-	1	40
"9" (RES)	Residential	Apartment	30 - 60	1	-	1	40
Total :						375	1427

Block C (COMM)

Floor Name	Gross Buildup Area	Deductions (Area of Stair Case, Lift, Lift Machine, Shaft, Void & Ramp)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)					Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)
				StairCase	Lift	Lift Machine	Void	Ramp	Commercial	
Terrace Floor	75.22	0.00	75.22	55.75	11.98	7.50	0.00	0.00	0.00	0.00
15th Floor	965.22	58.78	907.04	47.36	19.46	0.00	0.00	28.05	860.22	860.22
14th Floor	965.42	58.78	907.04	47.36	19.46	0.00	0.00	28.05	860.22	860.22
13th Floor	965.42	58.78	907.04	47.36	19.46	0.00	0.00	28.05	860.22	860.22
12th Floor	965.42	12.32	973.29	47.36	19.46	0.00	5.89	900.48	900.48	900.48
11th Floor	4215.43	166.17	3929.72	245.20	89.80	7.50	286.08	0.00	3201.14	3201.14
Total Number of Same Blocks	-	-	-	-	-	-	-	-	-	-
Total:	4316.44	166.17	3929.72	244.20	89.80	7.50	286.08	0.00	3201.14	3201.14

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total Area (Sq.mt.)	Total (No.)	Carpet Area (Sq.mt.)
			Cellar		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.	Commercial			
T1 (RES)	1	7837.62	579.09	7258.53	1004.79	178.52	6.80	51.24	0.00	7257.18	0.00	7727.70	46	297.92
COMM	1	4316.49	188.77	3929.72	245.20	89.80	7.50	286.08	0.00	0.00	0.00	3201.14	00	0.00
T2 (RES)	1	19400.32	1123.31	15277.01	499.96	268.80	6.60	115.06	0.16	0.00	0.00	14386.43	94	97.67
T3 (RES)	1	19281.37	1033.70	15347.67	491.32	270.60	4.80	140.80	0.16	0.00	0.00	14439.99	94	73.24
T4 (RES)	1	19783.46	1091.48	15701.98	523.18	268.80	6.60	76.98	0.16	0.00	0.00	14826.26	94	73.09
T5 (RES)	1	19274.03	1044.99	15029.04	509.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	94	73.31
T6 (RES)	1	19274.03	1046.32	15027.71	509.99	270.60	4.80	76.39	0.16	0.00	0.00	14169.77	94	73.29
T7 (RES)	1	19274.03	1044.99	15029.04	509.99	270.60	4.80	75.52	0.16	0.00	0.00	14171.97	94	73.20
T8 (RES)	1	19806.03	1020.72	14785.31	550.00	352.20	4.80	76.24	0.16	0.00	0.00	13901.91	110	73.19
T9 (RES)	1	19359.16	1016.35	15922.81	561.36	268.80	6.60	174.76	0.16	0.00	0.00	14911.13	94	0.00
Grand Total :	10	213068.54	9109.72	203908.82	5443.78	3109.72	57.30	1148.59	1.44	7257.18	0.00	123867.3	3201.14	125068.27	814.00	794.91

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS, MOBILE NO., E-MAIL ID & CONTACT NUMBER
GODREJ DEPOT, GREEN ACRES PRIVATE LIMITED Rep by Authorized Signatory RAJESH U Godrej One, 6th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai, Mumbai, Mumbai - 400079, Maharashtra

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
VINOD P R 11 /1-6 cross Dodora layout chikkabanavara b- 97, BIC/IBA-2-645/2019-2020

PROJECT TITLE :
PROPOSED COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING AT SY.NO.1/BEK HA & KEC VENKATALA VILLAGE, YELAHANKA HOBLI, YELAHANKA TALUK, BANGALORE, WARD NO.01

DRAWING TITLE : SECTION

SHEET NO : 10

SANCTIONING AUTHORITY :

ASST. DIRECTOR / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

HO - NORTH

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

This is a computer generated drawing, hence signature is not required.