

Approval Condition:

The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License:

- Sanction is accorded for Residential Building plan at 1964334666, Hongsandra Village, Begur Hobli, Bangalore, Bangalore.
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 81827.71 area reserved for car parking shall not be converted for any other purpose.
- As per approved plans shall be posted in a conspicuous place of the licensee premises.
- 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 that apply to occupy the building.
- Necessary ducts for running telephone cables, cables at ground level for postal services and space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary tables for the use of construction workers and it should be demolished after the construction.
- The applicant shall ensure all workers involved in the construction work against any accident /unavoidable incidents during the time of construction.
- The applicant shall not stock any building materials /debris on footpath or on roads or drains.
- The applicant /builder is prohibited from setting the setbacks area /open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C.E. (E&I) Code leaving 1.00 mts. from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.55 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.
10. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
- If any owner / builder contravenes the provisions of Building Bye-laws and raises 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 in the case of work shall strictly adhere to the duties and responsibilities specified in Schedule 8C / IV (Bye-law No. 3) under sub-section IV-8 (a) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The applicant shall ensure that the Rain Water Harvesting System are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times having minimum total capacity mentioned in the Bye-law.
20. The building shall be designed and constructed according to 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 regarding the building resistance to earthquake.
21. The building shall 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.
22. The applicant shall provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
23. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law 3) of Building bye-laws 2003 and Government orders time to time shall be ensured.
24. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance to be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
25. 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.
26. 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 re-use (Applicable for Residential units of 03 and above and 2000 Sqm and above built-up area for Commercial building).
27. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation to basements with safe design for retaining walls and super structure for the safety of structure as well as ensuring proper public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
28. Two-wheeler parking shall be provided as per the building bye-law.
29. The Owner / Association of the high rise building shall provide two fire exits in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
30. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
31. 21 of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
32. Employment of child labour in the construction activities strictly prohibited.
33. Obtaining NOC from the Labour Department before commencing the construction work is a must.

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 Bangalore City Corporation.

32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to Bangalore City Corporation (Bangalore) 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 / footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33. The Applicant / Owner / Developer shall make necessary provision to charge electrical vehicle.

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

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

36. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bangalore City Corporation Act No. 2003.

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

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

39. The Applicant / Owner / Architect should not be responsible for any dispute that may arise in respect of property in question.

40. In case of the documents submitted in respect of property in question is found to be false or fabricated or otherwise the documents have obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled and the applicant shall be liable for prosecution and/or penalty as per the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bangalore City Corporation.

41. The Applicant / Owner / Builder / Developer shall not be responsible for any dispute that may arise in respect of property in question.

42. The Applicant / Owner / Builder / Developer shall not be responsible for any dispute that may arise in respect of property in question.

43. The Applicant / Owner / Builder / Developer shall not be responsible for any dispute that may arise in respect of property in question.

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. The Applicant / Owner / Builder / Developer shall not be responsible for any dispute that may arise in respect of property in question.

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

48. The Owner/Builder/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, basement floor, etc.

49. Construction should be carried out on Sundays, All Festival Days including 15th August and 26th January.

Special Condition as per Labor Department of Government of Karnataka vide ADDENDUM (Housing) HoD/HR Letter No. LD/S&L/2013, dated: 01-04-2013.

1. Registered Architect / Engineer / Supervisor / Builder / Contractor and the construction workers working in the construction site with the 'Karnataka Building and Other Construction Workers Welfare Board' should be strictly adhere 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 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 as per place.

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

4. 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'.

Color Index

AREA STATEMENT

Project: South City Corporation
 Proposed Work: Residential Apartment Building
 Authority: Bangalore South City Corporation
 Plot No: 1964334666
 Project No: GBA/SCC/1962/25-26
 Application Type: General
 Proposed Type: Building Permission
 Nature of Sanction: NEW
 Location: HOUSUR
 Building Line: Located as per Z/R: NA
 Zone: Residential
 Ward: Ward 190
 Planning District: 318-Begur
 AREA OF FLOT (Minimum)
 Deduction for Net/FAR Area

VERSION NO: 10.26
VERSION DATE: 17/02/2024

Plot User: Residential
Plot Sub-Use: Apartment
Land Use Zone: Commercial (Mansion/Condo)
Particular No: 1964334666
City Survey No: 115
Khata No. (As per Khata Extract): 1964334666
PID No. (As per Khata Extract): 1964334666
Locality (Sheet of the property): Hongsandra Village, Begur Hobli, Bangalore

Block Name: Residential Apartment Building
Block Use: Residential
Block Sub-Use: Apartment
Block Structure: Highrise Building
Block Land Use Category: R

Required Parking (Table 7a)

Block Name	Type	Subtype	Area (Sq.m)	Regd.	Units	Regd./Unit	Car	Regd.	Prop.
BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)	Residential	Apartment	50-225	1	-	1	137	-	-
Total							137	168	

Parking Check (Table 7b)

Vehicle Type	No.	Regd.	Area (Sq.m)	No.	Achieved	Area (Sq.m)
Car	137	1883.75	168	2688.00		
Visitor's Car Parking	14	192.50	0	0.00		
Total Car	151	2076.25	168	2688.00		
Two Wheeler	-	192.50	0	0.00		
Other Parking	-	-	-	-	5542.71	
Total		2268.75			8177.71	

FAR & Tenement Details

Block	No. of Storey	Gross Built Up Area (Sq.m)	Deductions From Gross Built Up Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenm. (No.)	Carpet Area other than Tenement			
					StarCase	Lift	Lift Machine	Void	SubStructure					Ramp	Recreational Space	Parking
BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	35198.27	1318.82	33879.45	1168.72	445.50	16.50	964.16	7.00	731.79	53.77	8109.78	22382.24	22382.24	137	554.13
Grand Total:		35198.27	1318.82	33879.45	1168.72	445.50	16.50	964.16	7.00	731.79	53.77	8109.78	22382.24	22382.24	137	554.13

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	141

SCHEDULE OF JOINERY

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.20	06
BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.10	1.20	135

OWNER / GPA HOLDER'S SIGNATURE:

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
 OPIA RESIDENCE PVT LTD (GP) DIRECTOR CHIRAG PURUSHOTAM GPA HOLDER FOR BANGALORE CABLES PVT LTD
 SY NO 73 593A, 360 Business Park, Opp to V 11 Gate 14, Electronics city Phase 1, Doddabattur Village, Electronic city, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE:
 Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4269117-18

PROJECT TITLE:
 PROPOSED RESIDENTIAL APARTMENT BUILDING WITH RECREATIONAL CLUB AT E-KATHA NO: 1964334666, Sy No 115, HONGSANDRA VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALK.

DRAWING TITLE:
 GROUND FLOOR PLAN

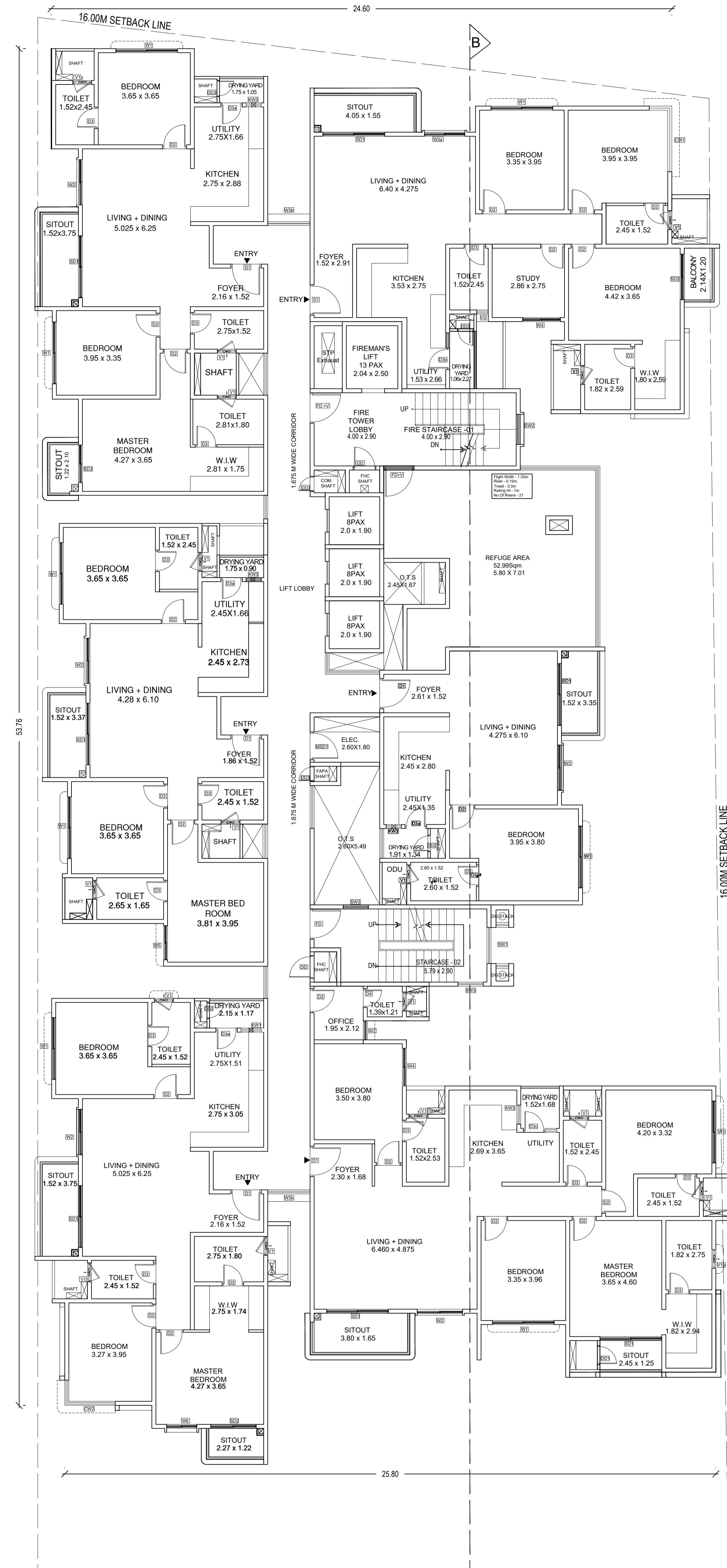
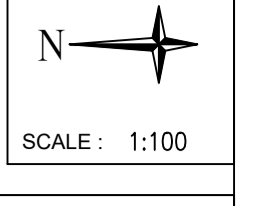
SHEET NO: 4

WARRANTY AUTHORITY:

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

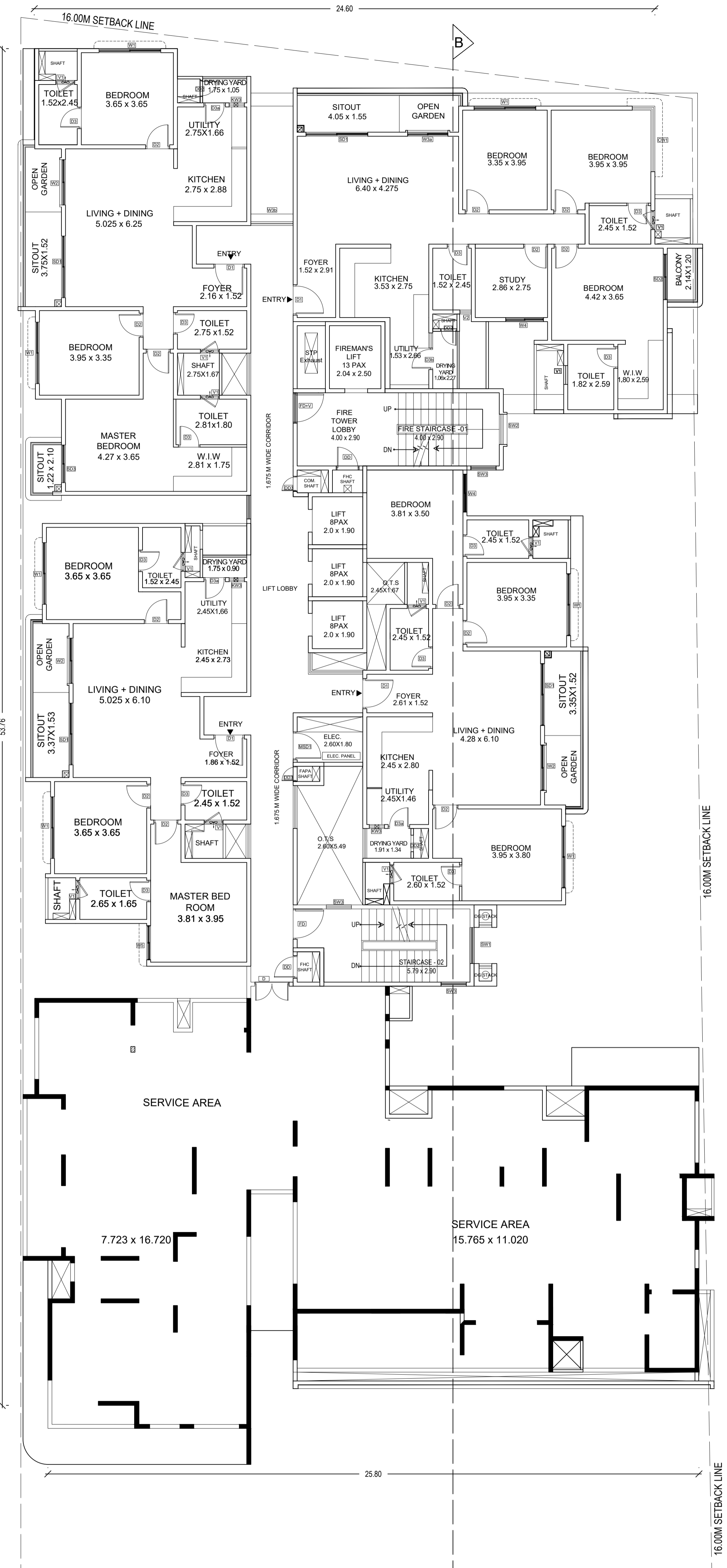
HO - SOUTH

GROUND FLOOR PLAN
NO OF UNITS = 03 UNITS



19th FLOOR PLAN

No. of Units = 06 units



23rd FLOOR PLAN

No. of Units = 04 units

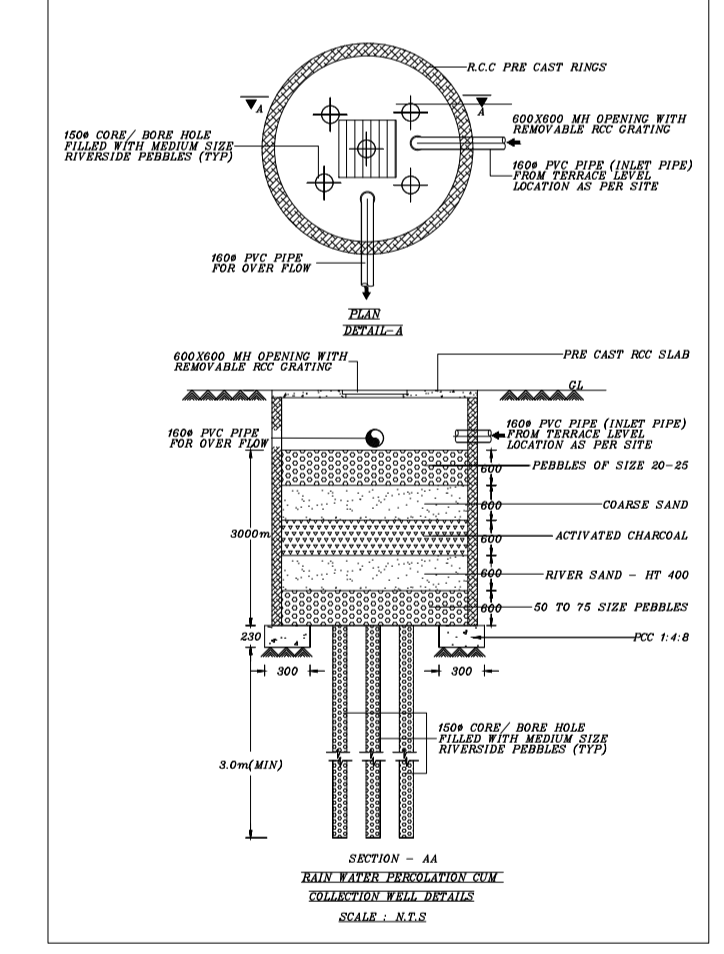
- Approval Condition:**
- The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License.
 - Sanction is accorded for the Residential Building plan at 19&23rd Floor, Hogenakanda Village, Begur Hobli, Bangalore, Bangalore.
 - Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
 - 3.812771 area reserved for car parking shall not be converted for any other purpose.
 - License and approved plans shall be posted in conspicuous place of the licensed premises.
 - The building and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.
 - On completion of foundation or footing before setting of walls the foundation and in the case of column structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the job about 375 days.
 - Construction or reconstruction of the building shall be completed before the expiry of five years from the date of issue of license & within one month after its completion that apply for by-law.
 - Necessary data for running telephone cables, cables at ground level for postal services & passage for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary tables for the use of construction workers and it should be dismantled after the construction.
 - The applicant shall INSURE all workers involved in the construction work against any accident /unforeseen incidents during the time of construction.
 - The applicant shall not stock any building materials /debris on footpath or on roads or drains. The debris shall be removed and transported to nearby dumping yard.
 - The applicant /builder is prohibited from setting the setbacks area open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, noise & other materials endangering the safety of people / structures etc. in & around the site.
 10. Permission shall be obtained from 'great department' / section for cutting lanes before the commencement of the work.
 - If any owner / builder contravenes the provisions of Building Bye-laws and raises in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, written in the form and cancel the registration if the same is repeated for the third time.
 13. Technical approval, application or consent in the case of any shall strictly adhere to the duties and responsibilities specified in Schedule 8C (V) (By-law No. 3) under sub-section (4) (a) (i) (k).
 16. The building shall be constructed under the supervision of a registered structural engineer.
 18. The building should not be constructed before the issue of 'PLINTH CERTIFICATE' from the competent authority.
 20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times.
 21. The building shall be designed and constructed according to the provisions prescribed in the Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. IS 1893:2000 published by the Bureau of Indian Standards and the building shall be designed to withstand 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 IV (By-laws 4C) 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 / tenants / drivers and security men and also ensure that the building is provided with a ramp for the Physically Handicapped persons together with the stepped entry.
 26. The applicant shall ensure that no incineration is carried by the neighbors in the vicinity of construction and that the construction activities shall stop before 10:00 PM and shall not resume the work earlier than 7:00 AM to avoid hindrance during late hours and early morning hours.
 27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and shall be processed in the Recycling processing unit installed at site for re-use (except Appliances for Residential units of G2 and above and 2000 Sqm and above built-up area for Commercial building).
 28. The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with safe design, for retaining walls and super structure for the safety of the structure and neighboring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
 29. Water-logging shall be provided as per the building bye-law.
 30. The Owner / Association of the high rise building shall conduct two fire drills 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 labor camps / construction sites. 2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory. 3. Employment of child labour in the construction activities strictly prohibited. 4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

Block - BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built-up Area (Sq.m)	Deductions (Area in Sq.m)										Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total (No.)	Carpet Area other than Tenement	
		Cutout	StarCase	Lift	ULR	Void	Substructure	Ramp	Refuge Area	Parking	Res.					
Terrace	68.98	0.00	68.98	0.00	16.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Twentyfourth Floor	618.29	34.68	583.61	41.66	16.50	0.00	69.15	0.28	0.00	0.00	456.02	456.02	0.00	497.97		
Twentythird Floor	1079.79	62.03	1017.76	41.66	16.50	0.00	331.88	0.28	0.00	0.00	627.44	627.44	0.00	674.00		
Twentysecond Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Twentyfirst Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Twentieth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Nineteenth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Eighteenth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Seventeenth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Sixteenth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Fifteenth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Fourteenth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Thirteenth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Twelfth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Eleventh Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Tenth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Ninth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Eighth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Seventh Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Sixth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Fifth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Fourth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Third Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Second Floor	1186.46	45.52	1140.94	41.66	16.50	0.00	464.48	0.28	0.00	0.00	618.02	618.02	0.00	648.00		
First Floor	1171.70	47.80	1123.90	36.34	16.50	0.00	96.65	0.28	0.00	0.00	972.13	972.13	0.00	1000.00		
Ground Floor	4495.64	0.00	4495.64	40.03	16.50	0.00	0.00	363.25	0.00	0.00	4035.75	4012.00	0.00	4012.00		
Lower Basement Floor	4515.14	0.00	4515.14	40.03	16.50	0.00	0.00	365.54	0.00	0.00	4074.03	16.04	16.04	16.04		
Total	35198.27	1318.82	33879.45	1168.72	445.50	16.50	964.16	7.00	731.79	63.77	8109.78	22382.24	22382.24	137	554.13	
Total	35198.27	1318.82	33879.45	1168.72	445.50	16.50	964.16	7.00	731.79	63.77	8109.78	22382.24	22382.24	137	554.13	

FAR & Tenement Details

Block	No. of Same Block	Gross Built-up Area (Sq.m)	Deductions From Gross Built-up Area (Sq.m)	Total FAR Area (Sq.m)	Total (No.)	Carpet Area other than Tenement	Deductions (Area in Sq.m)									
							Cutout	StarCase	Lift	ULR	Void	SubStructure	Ramp	Recreational Space	Parking	Res.
BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)	1	35198.27	1318.82	33879.45	1168.72	445.50	16.50	964.16	7.00	731.79	63.77	8109.78	22382.24	22382.24	137	554.13
Grand Total	1	35198.27	1318.82	33879.45	1168.72	445.50	16.50	964.16	7.00	731.79	63.77	8109.78	22382.24	22382.24	137	554.13



SCHEDULE OF JOINEY:

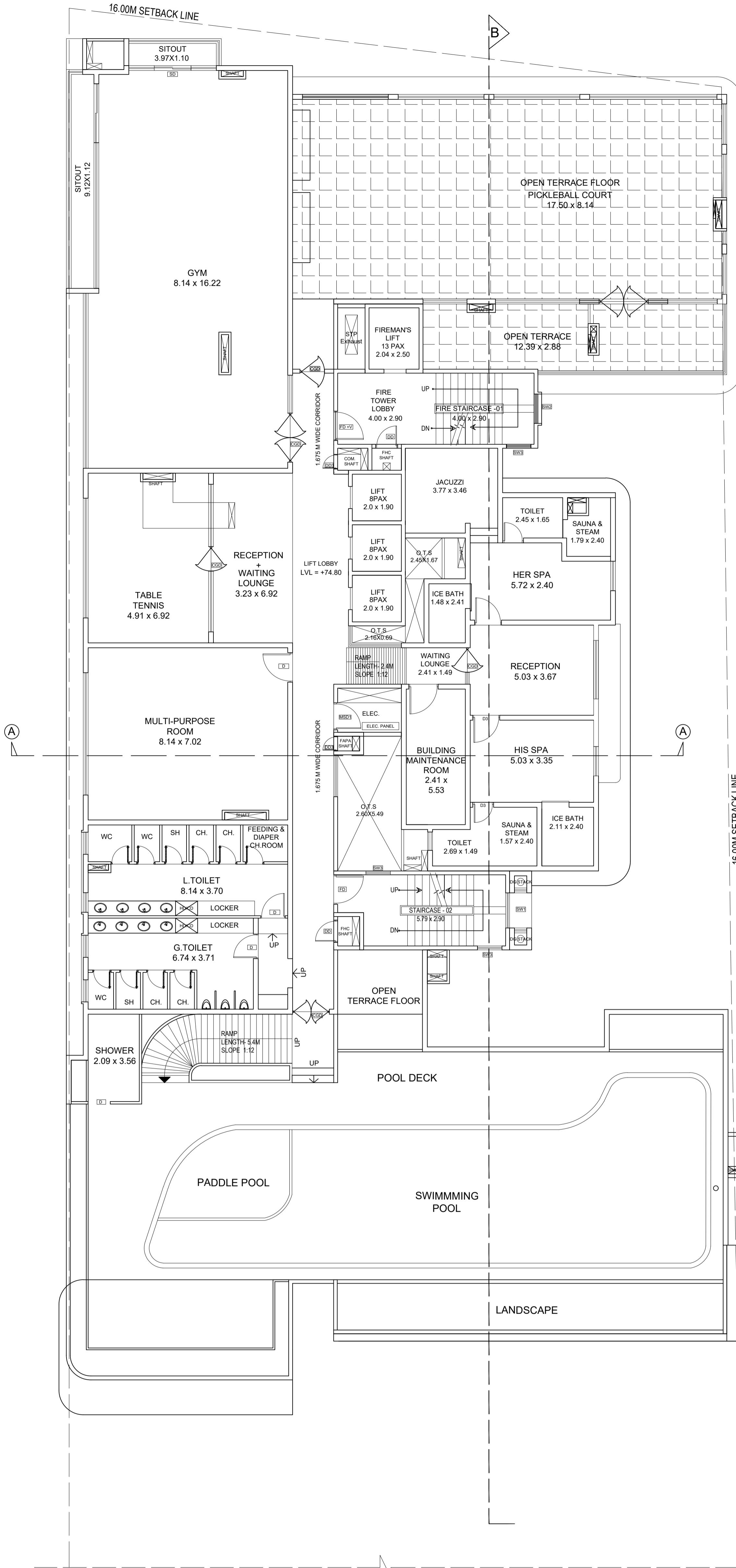
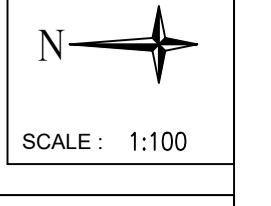
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)	D1	0.90	2.10	141

SCHEDULE OF JOINEY:

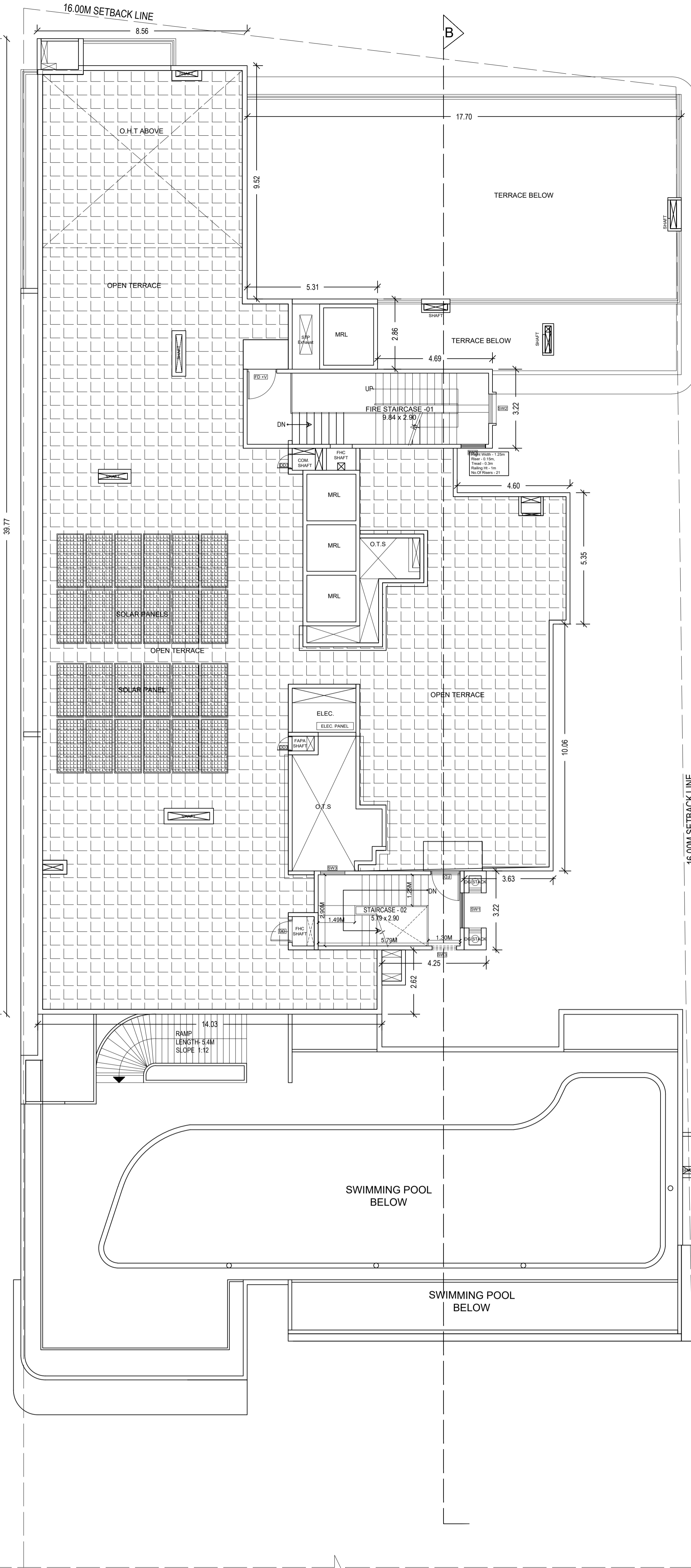
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	1.50	1.20	06
BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)	W1	2.10	1.20	135

Block - BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING)

Floor Name	Gross Built-up Area (Sq.m)	Deductions (Area in Sq.m)										Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total (No.)	Carpet Area other than Tenement	
		Cutout	StarCase	Lift	ULR	Void	Substructure	Ramp	Refuge Area	Parking	Res.					
Terrace	68.98	0.00	68.98	0.00	16.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Twentyfourth Floor	618.29	34.68	583.61	41.66	16.50	0.00	69.15	0.28	0.00	0.00	456.02	456.02	0.00	497.97		
Twentythird Floor	1079.79	62.03	1017.76	41.66	16.50	0.00	331.88	0.28	0.00	0.00	627.44	627.44	0.00	674.00		
Twentysecond Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Twentyfirst Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Twentieth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Nineteenth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Eighteenth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Seventeenth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Sixteenth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Fifteenth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Fourteenth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Thirteenth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Twelfth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Eleventh Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Tenth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Ninth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Eighth Floor	1067.50	69.78	997.72	41.66	16.50	0.00	0.28	0.00	0.00	0.00	939.28	939.28	0.00	979.28		
Seventh Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13	0.00	977.13		
Sixth Floor	1042.89	47.32	995.57	41.66	16.50	0.00	0.28	0.00	0.00	0.00	937.13	937.13				



24th FLOOR PLAN



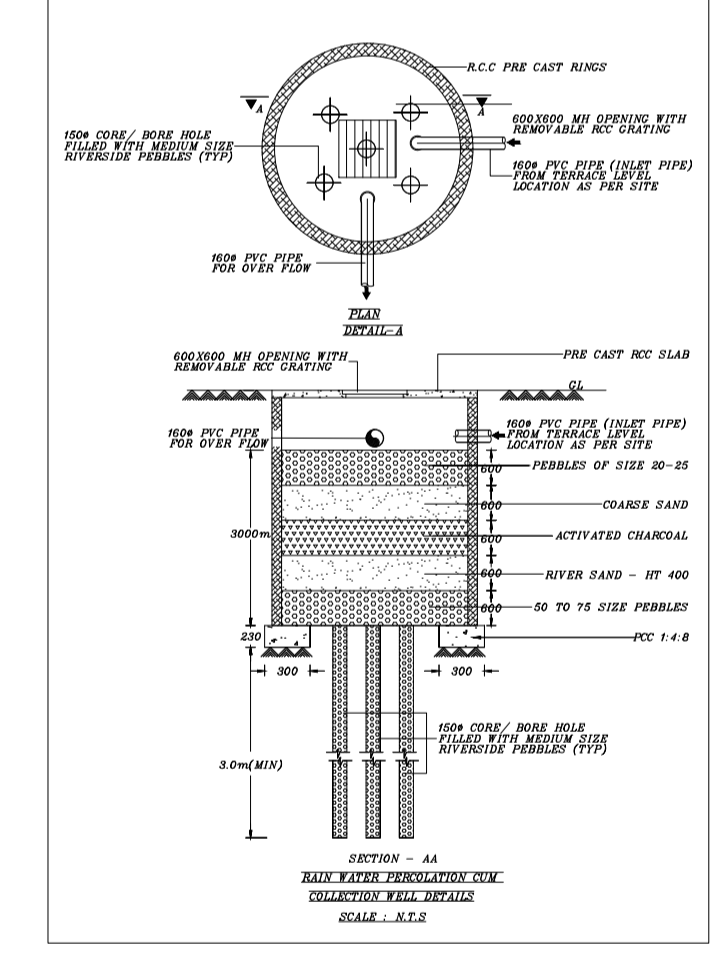
TERRACE FLOOR PLAN

Approval Condition: The Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building License... 1. Sanction is accorded for Residential use only...

Color Index, AREA STATEMENT, COVERAGE CHECK, FAR CHECK, Block USE/SUBUSE Details, Required Parking (Table 7a), Parking Check (Table 7b), SCHEDULE OF JOINERY, and SANCTIONING AUTHORITY.

Block - BUILDING (PROPOSED RESIDENTIAL APARTMENT BUILDING) table with columns for Floor Name, Gross Built Area, Deductions, Proposed FAR Area, Total FAR Area, and Carpet Area.

FAR & Tenement Details table with columns for Block Name, No. of Same Block, Gross Built Area, Deductions, Total FAR Area, and Proposed FAR Area.



OWNER / GPA HOLDER'S SIGNATURE, OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER, ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE.

PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING WITH RECREATIONAL CLUB AT E-KATHA No. 196434666, By No. 115, HONKASANDRA VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALK.

DRAWING TITLE: 24th FLOOR & TERRACE FLOOR PLAN

SHEET NO: 8

SANCTIONING AUTHORITY: Table with columns for Name, Designation, and Signature.

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 - SOUTH

STR. Headroom & Lightning arrestor

TERRACE Lvl.

CLUB HOUSE FLOOR

TWENTY FOURTH Lvl.

TWENTY THIRD Lvl.

TWENTY SECOND Lvl.

TWENTY FIRST Lvl.

TWENTIETH Lvl.

NINETEENTH Lvl.

EIGHTEENTH FLOOR Lvl.

SEVENTEENTH FLOOR Lvl.

SIXTEENTH FLOOR Lvl.

FIFTEENTH FLOOR Lvl.

FOURTEENTH FLOOR Lvl.

THIRTEENTH FLOOR Lvl.

TWELFTH FLOOR Lvl.

ELEVENTH FLOOR Lvl.

TENTH FLOOR Lvl.

NINTH FLOOR Lvl.

EIGHT FLOOR Lvl.

SEVENTH FLOOR Lvl.

SIXTH FLOOR Lvl.

FIFTH FLOOR Lvl.

FOURTH FLOOR Lvl.

THIRD FLOOR Lvl.

SECOND FLOOR Lvl.

FIRST FLOOR Lvl.

GROUND FLOOR Lvl.



ELEVATION

Approval Condition:

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

- Sanction is accorded for the Residential Building plan at 1964334666
- Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
- 1:8127.71 area reserved for car parking shall not be converted for any other purpose.
- License and approved plans shall be posted in conspicuous place of the licensee as per the conditions of the license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.
- On completion of foundation work before erection of walls the foundation and the case of column structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 375 Sqm.
- 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 extension to occupy the building.
- Necessary ducts for running telephone cables, cables at ground level for postal services & passage for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary barriers for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents during the time of construction.
- The applicant shall not stock up building materials / debris on footpath or on roads or drains.
- The debris shall be removed and transported to nearby dumping yard.
- The applicant / builder is prohibited from setting the setbacks area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C. (E&I) Code leaving 3.00 m from the building within the premises.
- The applicant shall provide a separate room preferably 4.50 x 3.05 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
- 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.
- Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
- 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.
- Technical personnel, applicant or owner in the case may shall attend before the officer and responsible as specified in Schedule 3C IV (Bye-law No. 3) under sub-section IV-4 (a) to (k).
- The building shall be constructed under the supervision of a registered structural engineer.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- The applicant shall ensure that the Rain Water Harvesting systems are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all levels having minimum total capacity mentioned in the Bye-law.
- 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 relating to building resistant to earthquake.
- 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.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye-law 3C) of Building bye-laws 2003 and Government orders time to time shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / tenants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10:00 PM and shall not resume the work earlier than 7:00 AM to avoid nuisance during late hours and early morning hours.
- 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 re-use (Applicable for Residential units of 02 and above and 2000 Sqm and above built-up area for Commercial building).
- The structure with basements shall be designed for structural stability and safety to ensure soil subsidence during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
- Low-water parking shall be provided as per the Building Bye-law.
- The Owner / Association of the high rise building shall construct two fire escape tracks 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 Bangalore City Corporation.

32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to Bangalore 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 / footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33. The Applicant should follow the instruction of BYSSB specified in the DO letter No. 81555BA/2020/19-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built-up area more than 2000 Sq.m.

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

36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq. m. of FAR area as part thereof in case of Apartment / group housing / multi dwelling unblock 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 (KCCBC) 2018.

38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bangalore City Corporation Act No. 2000.

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

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

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

42. In case the documents submitted in respect of property in question is found to be false or fabricated or owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled and the applicant/owner/builder shall be liable for prosecution and/or fine. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth Certificate in case of Residential Apartment having 4 Units and more.

43. 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.

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

45. The permission is issued based on information submitted by the applicant. This authority is not responsible for claiming the ownership of the property. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth Certificate in case of Residential Apartment having 4 Units and more.

46. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or limb or permanent disability occurred to persons or damages caused to public place property, Bangalore City Corporation is not responsible for such loss. Owner / Builder / GPA holder / developer shall be responsible for such damages or loss of life or limb or permanent disability.

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

48. 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 ADENOCUM (Housing) hoodia Letter No. LD/95/LET/2013, dated: 01-04-2013:
1. Registered of Applicant / Builder / Owner 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 as per place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes in any of the list of workers engaged.

4. 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.

Color Notes

COLOR INDEX

EXISTING (To be retained)

EXISTING (To be removed)

EXISTING (To be demarcated)

AREA STATEMENT
Bengaluru South City Corporation
PROJECT NO: 1964334666
PROJECT DATE: 17/02/2020

PROJECT DETAIL
Authority: Bengaluru South City Corporation
Plot Use: Residential
Plot Sub-Use: Apartment
Project No: GBA/SCC/1962/25-26
Land Use Zone: Commercial (Mansion/Condo)
Project No: 1964334666
Application Type: General
City Survey No: 115
Proposed Type: Building Permission
Kha No: (As per Khata Extract): 1964334666
Location: HOUSING
Building Line Specified as per Z/R: NA
Locality / Street of the property: HONGASANDRA VILLAGE, BEGUR HOBLI, BANGALORE

Zone: Kommasahalli
Ward: Ward 190
Planning District: 318-Begur

AREA OF FLOOT (Minimum) (A) 50.00
Deduction for Net/FAR Area 505.65
Net Area of FLOOT (A-Deductions) 6904.41

COVERABLE CHECK
Permissible Coverage Area (30.00 %) 3402.40
Proposed Coverage Area (12.28 %) 1123.90
Proposed Net coverage area (16.28 %) 1123.80
Balance coverage area left (33.72 %) 2278.50

FAR CHECK
Permissible FAR as per zoning regulation 015 (1.25) 2240.63
Total Fm/FAR area (3.25) 2240.63
Residential FAR (100.00%) 2238.22
Proposed FAR area 2238.22
Achieved Net FAR Area (3.24) 2238.22
Balance FAR Area (0.01) 58.41

BUILD UP AREA CHECK
Proposed Buildup Area 33879.45
Substructure Area Add in BUA (Ramp/Lift) 15.00
Achieved BUA Area 33894.45

Block USE/SUBUSE Details

Block Name	Block Use	Block Sub-Use	Block Structure	Block Land Use Category
BUILDING (PROPOSED) RESIDENTIAL APARTMENT BUILDING	Residential	Apartment	Highrise Building	R

Required Parking (Table 7a)

Block Name	Type	Subtype	Area (Sq.m)	Regd.	Units	Regd./Unit	Car Regd.	Prp.
BUILDING (PROPOSED) RESIDENTIAL APARTMENT BUILDING	Residential	Apartment	50-225	1	-	1	137	-
Total	-	-	-	-	-	-	137	188

Parking Check (Table 7b)

Vehicle Type	No.	Regd.	Area (Sq.m)	No.	Achieved	Area (Sq.m)
Car	137	1883.75	168	2688.00		
Visitor's Car Parking	14	192.50	0	0.00		
Total Car	151	2076.25	168	2688.00		
Two/Wheeler	-	192.50	0	0.00		
Other Parking	-	-	-	-	5542.71	
Total	-	-	2268.75	-	8230.71	

FAR & Tenement Details

Block	No. of Store Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area in (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)						Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Ten (No.)	Carpet Area other than Tenement		
					StarCase	Lift	L/R Machine	Void	SubStructure	Ramp					Recreational Space	Parking
BUILDING (PROPOSED) RESIDENTIAL APARTMENT BUILDING	1	35198.27	1318.82	33879.45	1168.72	445.50	16.50	964.16	7.00	731.79	53.77	8109.78	22382.24	22382.24	137	554.13
Grand Total:	1	35198.27	1318.82	33879.45	1168.72	445.50	16.50	964.16	7.00	731.79	53.77	8109.78	22382.24	22382.24	137	554.13

SCHEDULE OF JOINEY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (PROPOSED) RESIDENTIAL APARTMENT BUILDING	D1	0.90	2.10	141

SCHEDULE OF JOINEY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (PROPOSED) RESIDENTIAL APARTMENT BUILDING	W1	1.50	1.20	06
BUILDING (PROPOSED) RESIDENTIAL APARTMENT BUILDING	W1	2.10	1.20	135

OWNER / GPA HOLDER'S SIGNATURE:
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
OPUS RESIDENCE PVT LTD (P) DIRECTOR CHIRAG PURUSHOTAM GPA HOLDER FOR BANGALORE CABLES PVT LTD
S7 NO 73 593A, 360 Business Park, Opp to V 11 Gate 14, Electronics city Phase 1, Doddabattur Village, Electronic city, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE:
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070, E-4269117-18

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT BUILDING WITH RECREATIONAL CLUB AT E KATHA No. 1964334666, Sy No 115, HONGASANDRA VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALK.

DRAWING TITLE:
ELEVATION

SHEET NO.: 9

SANCTIONING AUTHORITY:

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

HO - SOUTH

