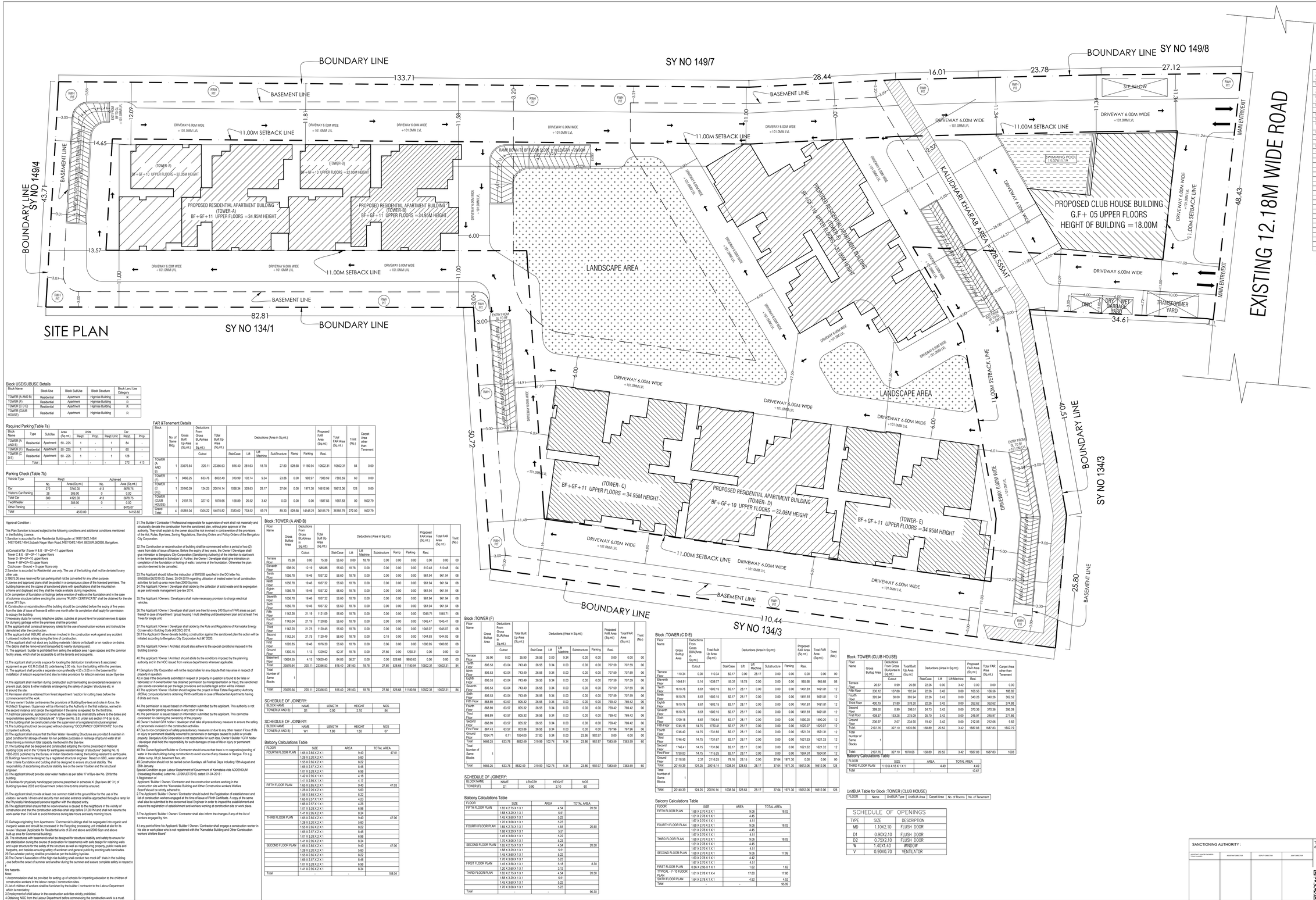


SCALE : 1:200

Color Notes

COLOR INDEX

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.25	
	VERSION DATE: 30/01/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot User: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: UA/BSCC/565725-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 149/4, 149/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 149/4, 149/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209	
Location: RING-III	Locality / Street of the property: 149/4, 149/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.24
Deduction for NetPlot Area		
Kharabland Area		328.55
Total		328.55
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.04
Total Perm. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved BuiltUp Area		54075.96

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd. Prop.
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84 -
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60 -
TOWER (C D E)	Residential	Apartment	50 - 225	1	-	1	128 -
Total :			-	-	-	-	272 413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achived	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5678.75
TwoWheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

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	Total		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23076.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.78	327.10	1870.68	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total:	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 149/1134/2,149/4 ,149/1134/3,149/4,Subash Nagar Main Road,149/1134/2,149/4 ,BEGUR,560068, Bangalore.

a) Consist of for :Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+11 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only.

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

3.18675.06 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 / unforward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. 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 (Ele& D) code specifying 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.IX/ (Bye-law No. 3.6) under sub section /I-6 (e) to (k).

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

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

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

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 8A" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

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

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

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

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

30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect o 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 devise building construction against the sanctioned plan the action will be initated 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.The Owner / Builder / GPA holder shall take all measures or due to any other reason if loss of life or injury or permanent disability is caused 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 Developer undertakes that there is no abstraction/ impounding 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 (Hiradahagi Hoodike) Letter No. LD/66/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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Block :TOWER (A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout	Total		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00	
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04	
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08	
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08	
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08	
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08	
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08	
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08	
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08	
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08	
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.18	0.00	0.00	1044.53	1044.53	08	
First Floor	1050.65	19.46	1016.39	56.60	18.78	0.06	0.00	0.00	0.00	1006.95	1006.95	08	
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	1230.31	0.00	0.00	00	
Basement Floor	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	528.68	9950.63	0.00	0.00	00	
Total :	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	
Total Number of Same Blocks	1												

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	D1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.01
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.90 X 2.57 X 1 X 1	4.88	
	1.42 X 2.95 X 1 X 1	4.18	
	1.65 X 2.57 X 1 X 1	4.17	
FIFTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.03
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	4.23	
	1.90 X 2.57 X 1 X 1	4.26	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total :	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout	Total		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	00	
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	0.00	707.59	707.59	06	
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	0.00	707.59	707.59	06	
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	0.00	707.59	707.59	06	
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	0.00	707.59	707.59	06	
Sixth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	0.00	769.42	769.42	06	
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	0.00	769.42	769.42	06	
First Floor	867.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	0.00	767.96	767.96	06	
Ground Floor	1004.71	0.71	1004.00	27.83	9.34	0.00	0.00	23.86	992.97	0.00	0.00	00	
Total :	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	7383.59	60	
Total Number of Same Blocks	1												

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	8.30
	1.20 X 2.60 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total :	-	-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout	Total		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00	
Eleventh Floor	1044.91	5.14	1039.77	55.31	18.78	0.00	0.00	0.00	965.68	965.68	08		
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12		
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12		
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12		
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12		
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	12		
Fifth Floor	1745.16	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	12		
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	12		
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12		
Second Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	12		
First Floor	1730.00	14.75	1715.25	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	12		
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	37.64	1971.30	0.00	0.00	00		
Total :	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128		
Total Number of Same Blocks	1												

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.62 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.95 X 1 X 1	1.62	1.62
TYPICAL - 7 - 10 FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total :	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout	Total		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00	0.00	
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	188.82		
Fourth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	362.52		
Third Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	374.88		
Second Floor	399.50	0.99	398.51	34.73	3.42	0.00	319.36	319.36	386.09		
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66		
Ground Floor	236.97	2.07	234.90	19.42	3.42	0.00	212.06	212.06	9.82		
Total :	2197.76	327.10	1870.68	158.89	20.52	3.42	1687.83	1687.83	1602.79		
Total Number of Same Blocks	1										

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.18 X 1 X 1	4.49	4.49
Total :	-	-	10.67

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/S R K REALTORS PROPERTIES REP BY ITS MANAGING PARTNER Shri V KAMESWARA CHOWDARY & V RAMESH KUMAR
708,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBangalore Karnataka

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar. BCC/BL-3.0/E-3672/2012-13

PROJECT TITLE
Proposed Residential Apartment Building of M/S R K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 , BEGUR,560068, Bangalore.

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT / DEPUTY DIRECTOR / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

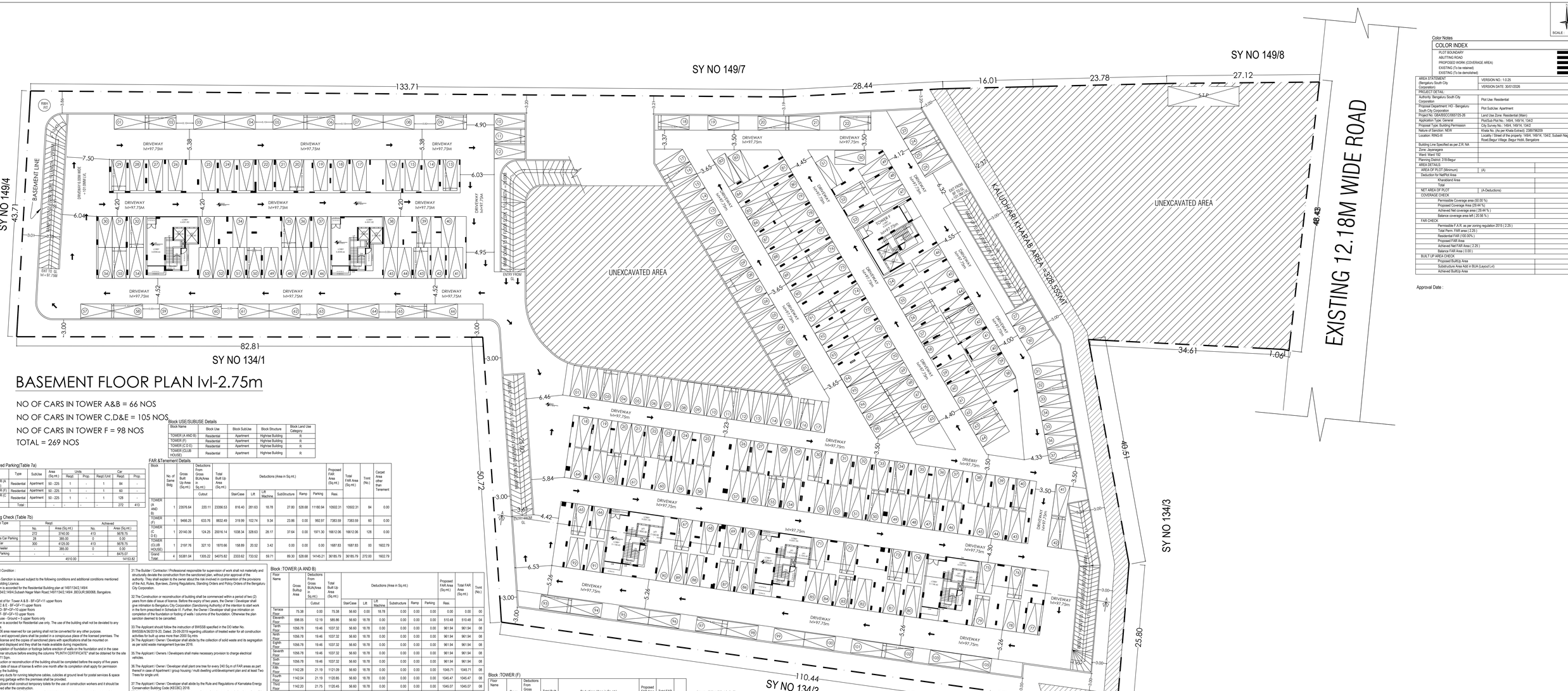
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - SOUTH

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

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

UserDefinedMetric (900.00 x 1350.00MM)



BASEMENT FLOOR PLAN lvl-2.75m

NO OF CARS IN TOWER A&B = 66 NOS

NO OF CARS IN TOWER C,D&E = 105 NOS

NO OF CARS IN TOWER F = 98 NOS

TOTAL = 269 NOS

Color Notes

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.25	
	VERSION DATE: 30/01/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0057/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 148/4, 148/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 148/4, 148/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2385796209	
Location: RING-II	Locality / Street of the property: 148/4, 148/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore.	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.23
Deduction for NetPlot Area		
Kharabland Area		328.55
Total		328.55
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.11
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.04
Total Perm. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved BuiltUp Area		54075.96

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C,D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-	
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-	
TOWER (C D E)	Residential	Apartment	50 - 225	1	-	1	128	-	
Total :			-	-	-	-	272	413	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5678.75
Two/Wheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total:	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 148/1134/2,148/4 ,148/1134/2,148/4,Subash Nagar Main Road,148/1134/2,148/4 ,BEGUR,560068, Bangalore.

a).Consist of for :Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+10 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only

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

3.18675.06 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 betsilas 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 (EaA 0) code leaving 3.00 mts. from the building within the premises.

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

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

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

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in 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 IV (Bye-law No. 3.5) under sub section IV-B to) to iii).

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

19.The building should not be occupied without obtaining "CCC/PLANNCY 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 in order to maintain total capacity mentioned in the Bye-law.

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

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

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

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

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

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

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

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

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

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

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, Building Standards 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 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.mts

34. The Applicant / Owner / Developer shall abide by the collection of solid waste and is segregation as per solid waste management bye-laws 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 / Developer shall develop 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 provisions of building bye-laws and legal action will be pursued.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) consequently before obtaining Pirth 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 sending court notices 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 property, 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/layout during construction to avoid source of breeding of mosquitoes. 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 (Hosadaag Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of

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

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :TOWER (A AND B)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.18	0.00	0.00	1044.93	1044.93	08
First Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.06	0.00	0.00	1000.95	1000.95	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	1230.31	0.00	0.00	00
Basement Floor	10624.55	4.15	10620.40	84.83	96.27	0.00	0.00	528.68	9950.63	0.00	0.00	00
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
Total Number of Same Blocks	1											
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	D1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	9.40	47.01
	1.28 X 2.20 X 2 X 1	5.60	
	1.50 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.47 X 2.85 X 2 X 1	4.18	
	1.41 X 2.95 X 2 X 1	4.17	
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	9.40	47.03
	1.28 X 2.20 X 2 X 1	5.60	
	1.50 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	4.23	
	1.66 X 2.57 X 1 X 1	4.26	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.50 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total		-	188.04

Block :TOWER (F)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
First Floor	807.42	63.57	803.86	25.56	9.34	0.00	0.00	0.00	767.56	767.56	767.56	06
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	23.86	992.97	0.00	0.00	0.00	00
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	7383.59	60
Total Number of Same Blocks	1											
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	7383.59	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.70 X 3.08 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.58 X 1 X 1	5.18	8.30
	1.20 X 2.60 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total		-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	55.31	18.78	0.00	0.00	0.00	965.68	965.68	965.68	08
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	1590.20	12
Fifth Floor	1745.16	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	1620.07	12
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	1621.31	12
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	1621.33	12
Second Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	1621.32	12
First Floor	1730.00	14.75	1715.25	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	1604.91	12
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	37.64	1971.30	0.00	0.00	0.00	00
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	16612.06	128
Total Number of Same Blocks	1											
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	16612.06	128

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.83 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.83 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.70 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.90 X 2.80 X 1 X 1	1.62	1.62
TYPICAL – 1: 10 FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00	
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	188.82	
Fourth Floor	350.54	30.00	320.54	22.26	3.42	0.00	349.26	349.26	362.52	
Third Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	374.88	
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	395.09	
First Floor	458.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66	
Ground Floor	236.97	2.07	234.90	19.42	3.42	0.00	212.06	212.06	9.82	
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79	
Total Number of Same Blocks	1									
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.18 X 1 X 1	4.49	4.49
Total	-	-	10.67

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S R.K.SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER Shri V KAMESWARA CHOWDARY & V.RAMESH KUMAR
708,5 th Cross,Kempapura LayoutBanashankari 3rd StageBengaluru Karnataka

ARCHITECT./ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.28, Khatha Extn., 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar. BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Proposed Residential Apartment Building of M/S R.K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 148/1134/2,148/4,Subash Nagar Main Road,148/1134/2,148/4, BEGUR- 560068

DRAWING TITLE : BASEMENT FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE ENGINEER / SENIOR ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

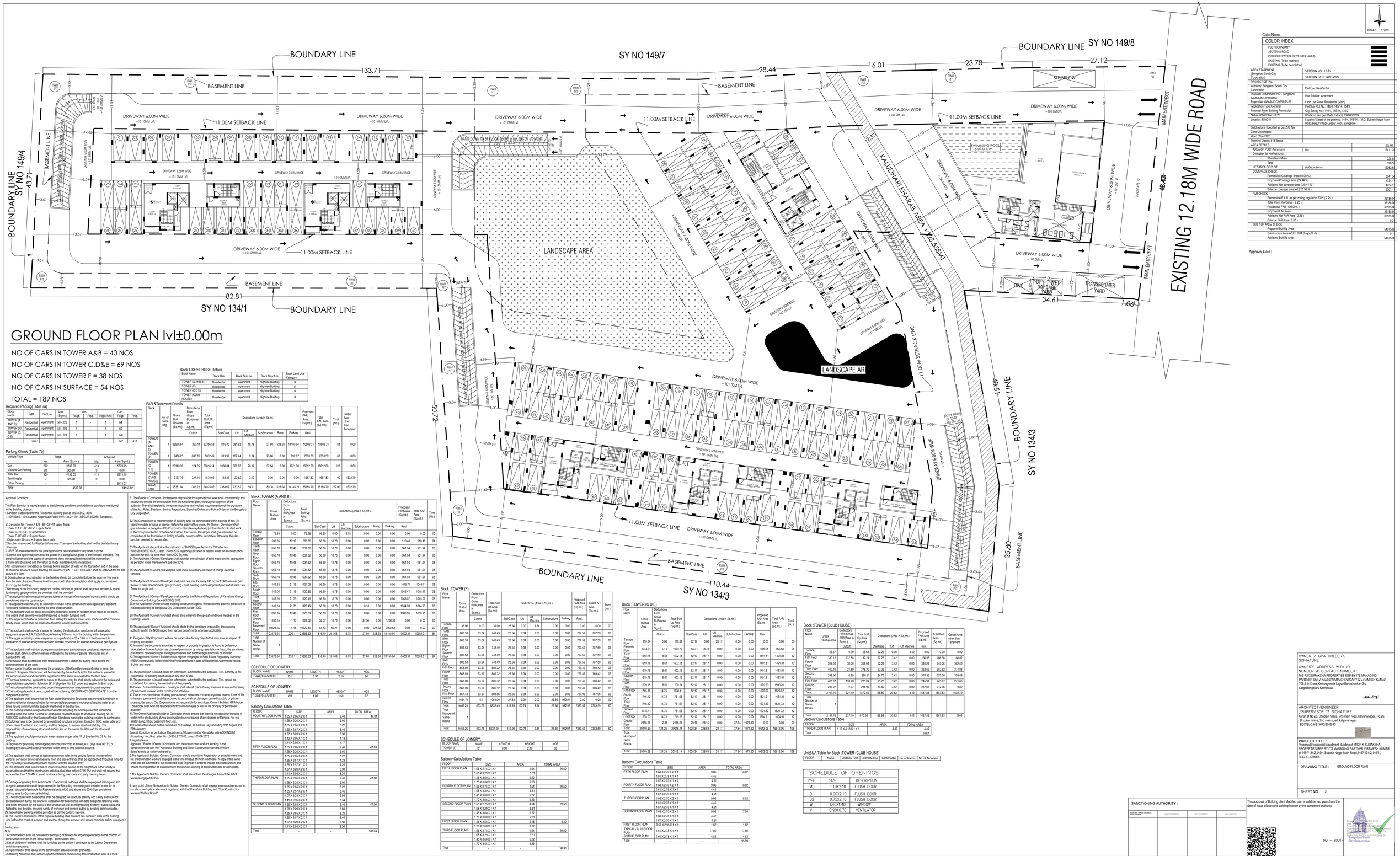
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – SOUTH

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

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

UserDefinedMetric (900.00 x 1350.00MM)



GROUND FLOOR PLAN lvl±0.00m

NO OF CARS IN TOWER A&B = 40 NOS

NO OF CARS IN TOWER C,D&E = 69 NOS

NO OF CARS IN TOWER F = 38 NOS

NO OF CARS IN SURFACE = 54 NOS

TOTAL = 189 NOS

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C,D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-
TOWER (C, D E)	Residential	Apartment	50 - 225	1	-	1	128	-
Total :			-	-	-	-	272	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	413	5078.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5078.75
TwoWheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

FAR &Tenement Details

Block	No. of Same Blg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area of other than Tenement
					StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23676.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (E)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	1687.83	1687.83	.00	1602.79	
Grand Total :	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 149/1134/2,149/4 ,149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 ,BEGUR,560068, Bangalore.

a) Consist of for Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+11 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.186To,96 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 371.5qm.
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 the 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 nearly 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 (Exb.D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.60 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 ,IX (Bye-law No. 3.8) under sub section IV-B to(iv).
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 8f 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect o 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 shall follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built-up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2016.
38.If the Applicant / Owner develop 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 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 ensuring 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 in any court of law.
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 damage 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 (Housedaag/ Hoodike) Letter No. LD/56LET/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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :TOWER (A AND B)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
				StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1142.28	21.19	1120.98	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.18	0.00	0.00	1044.93	1044.93	08
Ground Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.06	0.00	0.00	1000.95	1000.95	08
Basement Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	1230.31	0.00	0.00	00
Total :	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	528.68	9950.63	0.00	0.00	00
Total Number of Same Blocks	1	23676.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
Total:	23676.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	D1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.01
	1.28 X 2.25 X 2 X 1	5.60	
	1.55 X 2.55 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.42 X 2.87 X 1 X 1	4.18	
	1.41 X 2.95 X 1 X 1	4.17	
FIFTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.03
	1.28 X 2.25 X 2 X 1	5.60	
	1.55 X 2.55 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.23	
	1.66 X 2.57 X 1 X 1	4.26	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.25 X 2 X 1	5.60	
	1.55 X 2.55 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.25 X 2 X 1	5.60	
	1.55 X 2.55 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
				StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	0.00	707.59	707.59	06
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	0.00	707.59	707.59	06
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	0.00	707.59	707.59	06
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	0.00	707.59	707.59	06
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
First Floor	887.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	06	
Ground Floor	1064.71	0.71	1054.00	27.83	9.34	0.00	23.86	992.97	0.00	0.00	00	
Total :	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	
Total Number of Same Blocks	1											
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.58 X 1 X 1	5.18	8.30
	1.20 X 2.60 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total	-	-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
				StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	55.31	18.78	0.00	0.00	0.00	965.68	965.68	08	
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	12	
Fifth Floor	1746.15	14.75	1731.41	82.17	28.17	0.00	0.00	0.00	1621.07	1621.07	12	
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	12	
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12	
Second Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	12	
First Floor	1730.00	14.75	1715.25	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	12	
Ground Floor	2118.56	2.31	2116.25	79.16	28.17	0.00	0.00	37.64	1971.30	0.00	0.00	00
Total :	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	
Total Number of Same Blocks	1											
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.67 X 2.70 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.67 X 2.70 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.67 X 2.70 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.67 X 2.70 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.05 X 1 X 1	1.62	1.62
TYPICAL - 7 - TO FLOOR PLAN	1.65 X 2.75 X 1 X 4	4.54	17.80
	1.68 X 3.29 X 1 X 1	5.51	
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total :	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area of other Tenement
				StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00	0.00	0.00	0.00
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	0.00	166.56	166.56	188.82		
Fourth Floor	395.94	30.00	365.94	22.26	3.42	0.00	0.00	340.26	340.26	362.52		
Third Floor	400.19	21.89	378.30	22.26	3.42	0.00	0.00	352.62	352.62	374.88		
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	0.00	370.36	370.36	395.09		
First Floor	468.37	133.28	275.09	25.70	3.42	0.00	0.00	245.97	245.97	271.66		
Ground Floor	236.97	2.07	234.90	19.42	3.42	0.00	0.00	212.06	212.06	9.82		
Total :	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	1687.83	1687.83	1602.79		
Total Number of Same Blocks	1											
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	1687.83	1687.83	1603		

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.19 X 1 X 1	4.49	4.49
Total :	-	-	10.67

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

Color Notes

COLOR INDEX

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.25 VERSION DATE: 30/01/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposed Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0057/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 149/4, 149/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 149/4, 149/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2359796209	
Location: RING-II	Locality / Street of the property: 149/4, 149/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore.	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.23
Deduction for NetPlot Area		
Kharabland Area		328.55
Total		328.55
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.04
Total Perm. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved BuiltUp Area		54075.96

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/S R K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER Shri V KAMESWARA CHOWDARY & V RAMESH KUMAR 708,5 th Cross Kempegowda Layoutbanashankari 3rd StageBengaluru Karnataka

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyaranagar. No.26, Bhudevi nilaya, 2nd main road, kalyaranagar. BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Proposed Residential Apartment Building of M/S R K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 , BEGUR- 560068

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 3

SANCTIONING AUTHORITY :

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

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

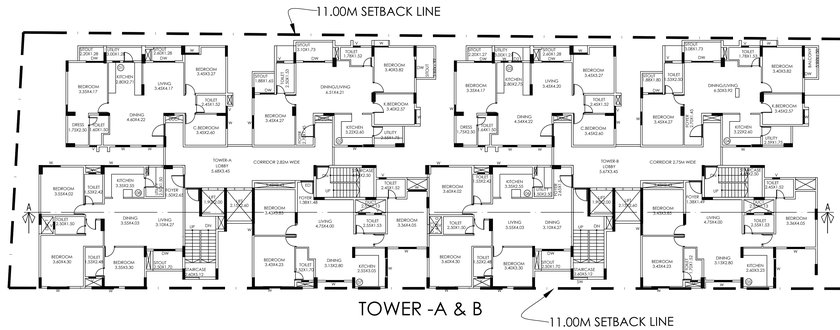
Digitally signed by PRAVEEN PATIL
Date: 2026.02.19 16:49:39 IST
Reason: Approved
Location: Bengaluru City Corporation

HO - SOUTH

This system generated report and does not require any signature.

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

UserDefinedMetric (900.00 x 1350.00MM)



1st FLOOR PLAN

lvl+2.95m

TOTAL NO OF UNITS = 26 NOS

Color Notes

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.25	
	VERSION DATE: 30/01/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0657/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 149/4, 149/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 149/4, 149/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2393/96/209	
Location: RING-III	Locality / Street of the property: 149/4, 149/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore.	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward:192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.24
Deduction for NetPlot Area		
Kharaband Area		328.56
Total		328.56
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.04
Total Plinth. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout-Lvl)		0.12
Achieved BuiltUp Area		54075.94

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-
TOWER (C D E)	Residential	Apartment	50 - 225	1	-	1	128	-
Total :				-	-	-	272	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5678.75
Two/Wheeler	-	385.00	-	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
TOWER (A AND B)	1	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00	
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00	
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00	
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79	
Grand Total :	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14146.21	36185.79	36185.79	272.00	1602.79	

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 149/1134/2,149/4 ,149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 ,BEGUR,560068, Bangalore.

a).Consist of for Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+11 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only

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

3.186736.04 sq.mt 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 licensee shall see and the copies of sanctioned plans with specifications shall be mounted on a frame and glazed 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 3Ft 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 / sanction 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.IX (Bye-law No. 3.6) under sub section IV-B (e) to (k)

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

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

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

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 8(" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

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

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

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

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

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

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 OO letter No. BWSSB/Addl.CE/Comml/BCC/ 2020, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts

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

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

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

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to 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 in force 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 if any related to the land time.

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 to spread. (Fogging, 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 (Hosakaragi Hoodike) Letter No. LD/BLE/72/2013, 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" is 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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Block :TOWER (A AND B)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	961.94	08
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	1045.71	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	1045.47	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	1045.07	08
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.18	0.00	0.00	1044.93	1044.93	1044.93	08
First Floor	1092.66	19.46	1078.39	56.60	18.78	0.00	0.06	0.00	0.00	1000.95	1000.95	1000.95	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	0.00	1230.31	0.00	0.00	00
Basement Floor	10634.55	4.15	10630.40	84.83	56.27	0.00	0.00	528.68	9960.63	0.00	0.00	0.00	00
Total :	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	
Total Number of Same Blocks	1												
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	D1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.01
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.42 X 2.95 X 1 X 1	4.18	
	1.41 X 2.95 X 2 X 1	8.34	
FIFTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.03
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 1 X 1	4.23	
	1.66 X 2.57 X 1 X 1	4.26	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total :	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Sixth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
First Floor	867.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	767.96	06
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	23.86	992.97	0.00	0.00	0.00	00
Total :	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	7383.59	60
Total Number of Same Blocks	1											
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	7383.59	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	8.30
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total :	-	-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	55.31	18.78	0.00	0.00	0.00	965.68	965.68	965.68	08
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	1590.20	12
Fifth Floor	1743.16	14.75	1728.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	1620.07	12
First Floor	847.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	767.96	06
Fourth Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	1621.31	12
Second Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	1621.33	12
Third Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	1621.32	12
First Floor	1730.00	14.75	1715.25	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	1604.91	12
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	37.64	1971.30	0.00	0.00	0.00	00
Total :	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	16612.06	128
Total Number of Same Blocks	1											
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	16612.06	128

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.65 X 2.75 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.65 X 2.75 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.65 X 2.75 X 2 X 1	9.06	17.99
	1.60 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.95 X 1 X 1	1.62	1.62
TYPICAL - 1" TO FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total :	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00	
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	166.56	188.82
Fourth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	340.26	362.52
Third Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	352.62	374.88
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	370.36	396.09
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	245.97	271.66
Ground Floor	236.97	2.07	234.90	19.42	3.42	0.00	212.06	212.06	212.06	9.82
Total :	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79	
Total Number of Same Blocks	1									
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.19 X 1 X 1	4.49	4.49
Total :	-	-	10.87

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S R K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER SH V KAMESWARA CHOWDARY & V.RAMESH KUMAR
708,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBengaluru Karnataka

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhuvana, 2nd main road, kalyananagar. No.26, Bhuvana nilaya, 2nd main road, kalyananagar, BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Proposed Residential Apartment Building of M/S R.K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 , BEGUR- 560068

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :

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

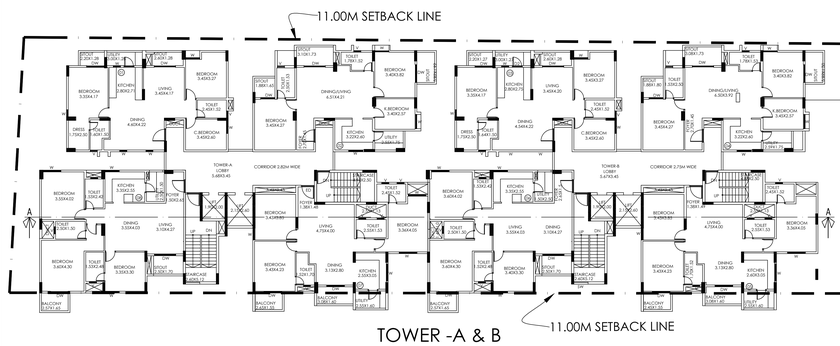
Bengaluru South City Corporation

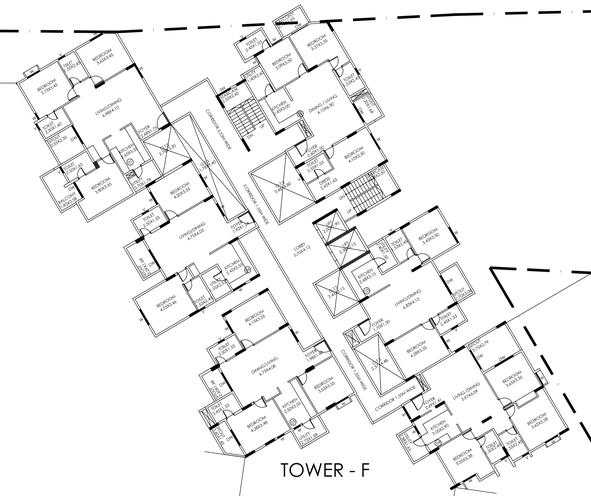
HO – SOUTH

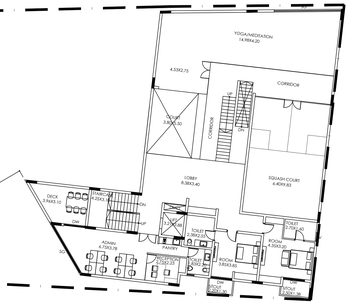
This is system generated report and does not require any signature.

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

UserDefinedMetric (900.00 x 1350.00MM)







2nd FLOOR PLAN

lvl+5.95m

TOTAL NO OF UNITS = 26 NOS

SCALE : 1:150

Color Notes

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.25	
	VERSION DATE: 30/01/0026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0657/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 149/4, 149/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 149/4, 149/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209	
Location: RING-III	Locality / Street of the property: 149/4, 149/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore.	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.24
Deduction for NetPlot Area		
Kharabland Area		328.55
Total:		328.55
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.54
Total Perm. FAR area (2.25)		36186.54
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed Built Up Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved Built Up Area		54075.96

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-
TOWER (C D E)	Residential	Apartment	50 - 225	1	-	1	128	-
Total			-	-	-	-	272	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5678.75
Two/Wheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

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	Total		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00	
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00	
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00	
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79	
Grand Total:	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79	

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 149/134/2,149/4 , 149/134/2,149/4,Subash Nagar Main Road,149/134/2, 149/4 ,BEGUR,560068, Bangalore.

a) Consist of for Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+11 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.16675.06 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 (Edt.2) code having 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€˜Aâ€™ /Bye-law No. 3.6) under sub section IV-B (e) to k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant 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 structure of the 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€˜87 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ drills in the building , one before the onset of summer and another during the summer and assure complete safety in respect o fire hazards.

Note:
1.Accommodation shall be provided for safety 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-laws 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/redevelopment 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 devlate building construction against the sanctioned plan the action will be initated according to Bengaluru City Corporation Act â€˜a€“ 2020.

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

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

41.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 suppression or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initated.
43.The applicant / Owner / Developer shall 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 the details 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 norms, safety 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 curing, 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 (Hosadaag Hoodike) Letter No. LD/SSL/ET/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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Block :TOWER (A AND B)

Floor Name	Gross Built(up) Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	35.99	0.00	35.99	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.18	0.00	0.00	1044.93	1044.93	08
First Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.00	0.00	0.00	1000.95	1000.95	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	1230.31	0.00	0.00	00
Basement Floor	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	528.68	9950.63	0.00	0.00	00
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
Number of Same Blocks	1											
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.75 X 2 X 1	9.40	47.01
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.42 X 2.95 X 2 X 1	8.38	
FIFTH FLOOR PLAN	1.41 X 2.95 X 1 X 1	4.17	47.03
	1.65 X 2.75 X 2 X 1	9.40	
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.75 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Built(up) Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Sixth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
First Floor	867.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	06	
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	0.00	23.86	992.97	0.00	0.00	00
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	
Number of Same Blocks	1											
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.50 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.50 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.50 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.58 X 1 X 1	5.18	8.30
	1.20 X 2.60 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.50 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total	-	-	90.30

Block :TOWER (C D E)

Floor Name	Gross Built(up) Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	55.31	18.78	0.00	0.00	0.00	965.68	965.68	08	
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	12	
Fifth Floor	1745.16	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	12	
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	12	
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12	
Second Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	12	
First Floor	1730.65	14.75	1715.90	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	12	
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	0.00	37.64	1971.30	0.00	0.00	00
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	
Number of Same Blocks	1											
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.60 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.95 X 1 X 1	1.62	1.62
TYPICAL - 7 - 10 FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Built(up) Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement	
		Cutout		StairCase	Lift	Lift Machine	Resi.				
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00		
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	188.82		
Fourth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	362.52		
Third Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	374.88		
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	395.09		
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66		
Ground Floor	236.97	2.07	234.90	19.42	3.42	0.00	212.06	212.06	9.82		
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79		
Total Number of Same Blocks	1										
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603		

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.18 X 1 X 1	4.49	4.49
Total	-	-	10.67

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
DZ	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S R.K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER SHRI V.RAMESWARA CHOWDARY & RAMESH KUMAR
708,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBengaluru-Karnataka

ARCHITECT /ENGINEER /SUPERVISOR'S SIGNATURE
Girish D No.26, Bhuden nilaya, 2nd main road, kalyananagar. No.26, Bhuden nilaya, 2nd main road, kalyanagar.
BCC/BL-3.6/E/-3872/2012-13

PROJECT TITLE :
Proposed Residential Apartment Building of M/S R.K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 149/134/2, 149/4,Subash Nagar Main Road,149/134/2,149/4 , BEGUR- 560068

DRAWING TITLE : SECOND FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

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

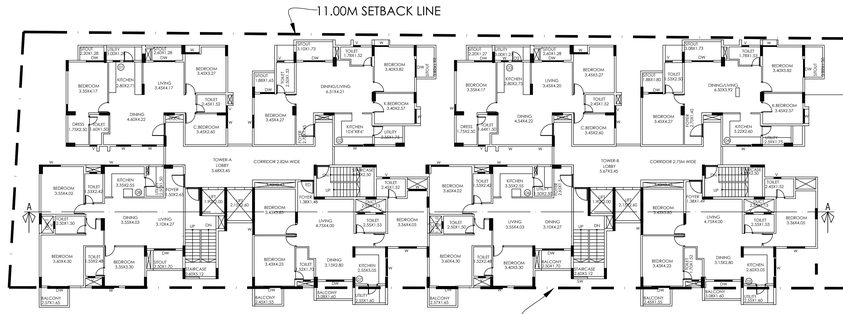
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

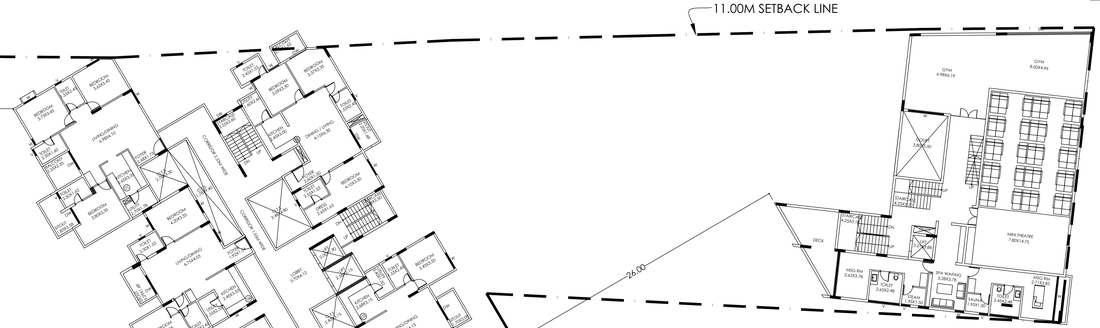
HO – SOUTH

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

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

UserDefinedMetric (900.00 x 1350.00MM)





3rd FLOOR PLAN

lvl+8.85m

TOTAL NO OF UNITS = 26 NOS

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C,D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-	
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-	
TOWER (C D E)	Residential	Apartment	50 - 225	1	-	1	128	-	
Total :			-	-	-	-	272	413	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5678.75
Two/Wheeler	--	385.00	0	0.00
Other Parking	--	--	--	8473.07
Total		4510.00		14153.82

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.				
TOWER (A AND B)	1	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total:	4	55381.04	1306.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 1497/1342,1494/4 , 1497/1342,1494/4,Subash Nagar Main Road,1497/1342,1494/4 BEGUR,560068, Bangalore.

a) Consist of 1nr : Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+10 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only

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

3.1867.05 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 board 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 RCC framed structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371.3sqm.

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 store 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 (E&A) 2) code bearing 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 provide adequate space for telecom services as per Bye-law 32.

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

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

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

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

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

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

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

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant 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 IX (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

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

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

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

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

30.The Owner / Association of the high-rise building shall conduct two mock â€˜drillâ€™ 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 OO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and is 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 werefound to be misinterpreted 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 / Engineer shall take all precautionary measure to ensure the safety of personels involved in the construction activities.

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personels or damages caused to public or private property, Bengaluru City Corporation is not responsible for the same. 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 breeding 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 (Woodsaag Hoodoke) Letter No. LD/SWLET/2013, dated: 01-04-2013 :

1.Registration of

1.41.2.35.X.1 X.1

Building / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" is mandatory.

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :TOWER (A AND B)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	0.00	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	0.00	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	0.00	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	0.00	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	0.00	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	0.00	08
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	0.00	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	0.00	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	0.00	08
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.18	0.00	0.00	1044.93	1044.93	0.00	08
First Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.06	0.00	0.00	1000.95	1000.95	0.00	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	1230.31	0.00	0.00	0.00	00
Basement Floor	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	0.00	528.68	9950.63	0.00	0.00	00
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	
Total Number of Same Blocks	1												
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	D1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.01
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 1 X 1	4.15	
FIFTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.03
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.68 X 2.57 X 2 X 1	4.23	
	1.07 X 3.28 X 2 X 1	4.26	
	1.41 X 2.95 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.				
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	0.00		
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	0.00		
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	0.00		
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	0.00		
Sixth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	0.00		
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	0.00		
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	0.00		
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	0.00		
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	0.00		
First Floor	867.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	0.00		
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	23.86	992.97	0.00	0.00	0.00		
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60		
Total Number of Same Blocks	1												
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.48	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.48	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.48	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.60 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.90 X 1 X 1	1.62	1.62
TYPICAL - 7 - 10 FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total :	-	-	95.99

Block :TOWER (C D E)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.				
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.51	0.14	1030.37	82.17	18.78	0.00	0.00	0.00	965.88	965.88	0.00		
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12		
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12		
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12		
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12		
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	12		
Fifth Floor	1745.16	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	12		
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	12		
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12		
Second Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	12		
First Floor	1730.06	14.75	1715.31	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	12		
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	37.64	1971.30	0.00	0.00	00		
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128		
Total Number of Same Blocks	1												
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128		

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.48	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.48	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.48	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.60 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.90 X 1 X 1	1.62	1.62
TYPICAL - 7 - 10 FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total :	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	168.56	168.56	188.82
Fourth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	362.52
Third Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	374.88
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	395.09
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66
Ground Floor	236.87	2.07	234.80	19.42	3.42	0.00	212.06	212.06	9.82
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79
Total Number of Same Blocks	1								
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.18 X 1 X 1	4.49	4.49
Total :	-	-	10.67

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

Color Notes

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.25	
	VERSION DATE: 30/01/0026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0657/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 1494/4, 1497/14, 1342	
Proposal Type: Building Permission	City Survey No.: 1494/4, 1497/14, 1342	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209	
Location: RING-III	Locality / Street of the property: 1494/4, 1497/14, 1342, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore.	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.24
Deduction for NatPot Area		
Kharabland Area		328.55
Total :		328.55
NET AREA OF PLOT	(A-Deductions)	16082.69
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.54
Total Perm. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved BuiltUp Area		54075.96

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S R.K.SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER SRI V KAMESWARA CHOWDARY & V.RAMESH KUMAR
708,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBengaluru Karnataka

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Girish D No.28, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyanangar, BCC/BL-3.6/E-3672/2012-13.

PROJECT TITLE :
Proposed Residential Apartment Building of M/S R.K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 1497/1342,1494/4,Subash Nagar Main Road,1497/1342,1494/4 , BEGUR,560068.

FLOOR	NAME	PLOT BOUNDARY

DRAWING TITLE : THIRD FLOOR PLAN

SHEET NO : 6

SANCTIONING AUTHORITY :

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

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

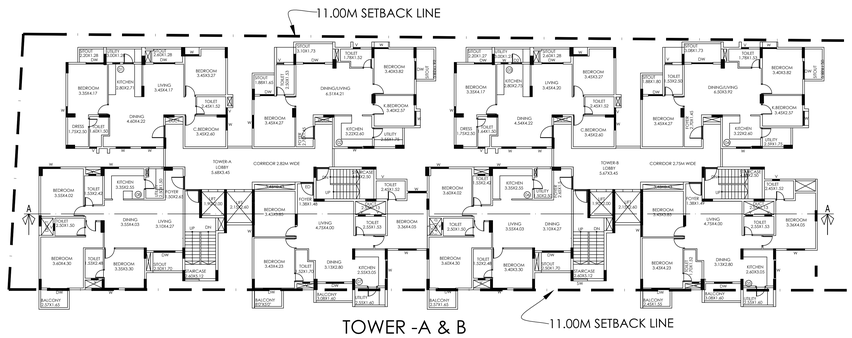
HO – SOUTH

Bengaluru South City Corporation

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

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

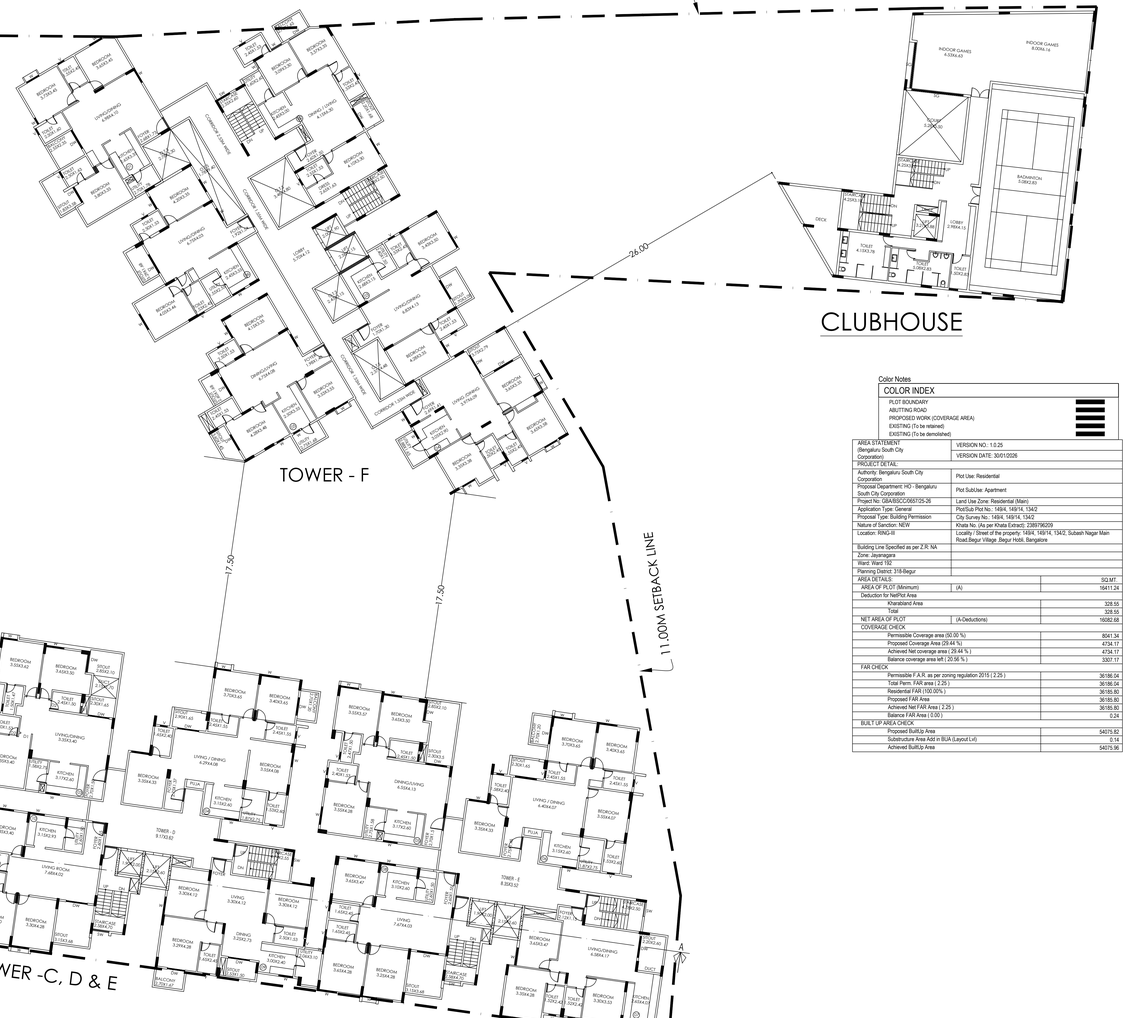
UserDefinedMetric (900.00 x 1350.00MM)



4th FLOOR PLAN

lvl+11.75m

TOTAL NO OF UNITS = 26 NOS



Color Notes

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.26	
	VERSION DATE: 30/01/0026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0657/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 149/4, 149/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 149/4, 149/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209	
Location: RING-III	Locality / Street of the property: 149/4, 149/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore.	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.24
Deduction for NetPlot Area		
Kharabland Area		328.55
Total:		328.55
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.04
Total Perm. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved BuiltUp Area		54075.96

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C,D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-	
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-	
TOWER (C D E)	Residential	Apartment	50 - 225	1	-	1	128	-	
Total :			-	-	-	-	272	413	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5678.75
Two/Wheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

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 Tenament
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23076.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	0.00	
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total:	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 149/113422,149/4 , 149/113422,149/4,Subash Nagar Main Road,149/113422,149/4 ,BEGUR,560068, Bangalore.

a) Consist of for : Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+10 upper floors
Tower D- BF+GF+10 upper floors
Tower F - BF+GF+10 upper floors
Clubhouse - Ground + 1 upper floors only

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

3.168/5.06 area reserved for car parking shall not be converted for any other purposes.

4.Licence 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 wood frames 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 R.C.C. structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371.3sqm.

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 (E&A) 2) code (serving 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 provide adequate provisions for telecom services as per Bye-law 32(a).

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

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

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

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

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

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

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

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant 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 3000 Sqm and above built-up area for Commercial building).

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

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

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

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

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

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

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

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to 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 it were found that the sanctioned plan is contravened 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 shall 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 / Licensee/ 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 the same. 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 breeding of mosquitoes and 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 Karnataka vide ADDENDUM (Hoodakag Hoodike) Letter No. LD/SSE/E72/013, dated: 01-04-2013 :

1.Registration of

1.41 2.235 X 1 X 1

contractor with the "Karnataka Building and Other Construction workers Welfare Board" is mandatory.

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :TOWER (A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.18	0.00	0.00	1044.93	1044.93	08
First Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.06	0.00	0.00	1000.95	1000.95	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	1230.31	0.00	0.00	00
Basement Floor	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	528.68	9950.63	0.00	0.00	00
Total:	23076.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
Total Number of Same Blocks	1											

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.01
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 1 X 1	4.15	
FIFTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.03
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.68 X 2.70 X 2 X 1	9.06	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 1 X 1	4.15	
THIRD FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.68 X 2.70 X 2 X 1	9.06	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total:	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Sixth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	707.59	06
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	769.42	06
First Floor	867.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	767.96	06
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	23.86	992.97	0.00	0.00	0.00	00
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	
Total Number of Same Blocks	1											

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.80 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.80 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.80 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.58 X 1 X 1	5.18	8.30
	1.20 X 2.60 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.80 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total:	-	-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.61	0.14	1029.77	82.17	18.78	0.00	0.00	0.00	965.68	965.68	965.68	12
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	1491.81	12
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	1590.20	12
Fifth Floor	1745.16	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	1620.07	12
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	1621.31	12
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	1621.33	12
Second Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	1621.32	12
First Floor	1730.05	14.75	1715.30	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	1604.91	12
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	37.64	1971.30	0.00	0.00	0.00	00
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	
Total Number of Same Blocks	1											

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.48	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.48	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.48	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.60 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.90 X 1 X 1	1.62	1.62
TYPICAL - 7 - 10 FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total:	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00	0.00
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	168.56	168.56	168.82	
Fourth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	362.52	
Third Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	374.88	
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	395.09	
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66	
Ground Floor	236.87	2.07	234.80	19.42	3.42	0.00	212.06	212.06	9.82	
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79	
Total Number of Same Blocks	1									
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.18 X 1 X 1	4.49	4.49
Total :	-	-	10.67

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S R.K.SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER SRI V KAMESWARA CHOWDARY & VRAMESH KUMAR
708,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBengaluru Karnataka

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Girish D No.28, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyanangar, BCC/BL-3.6/E-3672/2012-13.

PROJECT TITLE :
Proposed Residential Apartment Building of M/S R.K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 149/113422,149/4,Subash Nagar Main Road,149/113422,149/4 , BEGUR,560068.

DRAWING TITLE : FOURTH FLOOR PLAN

SHEET NO : 7

SANCTIONING AUTHORITY :

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

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

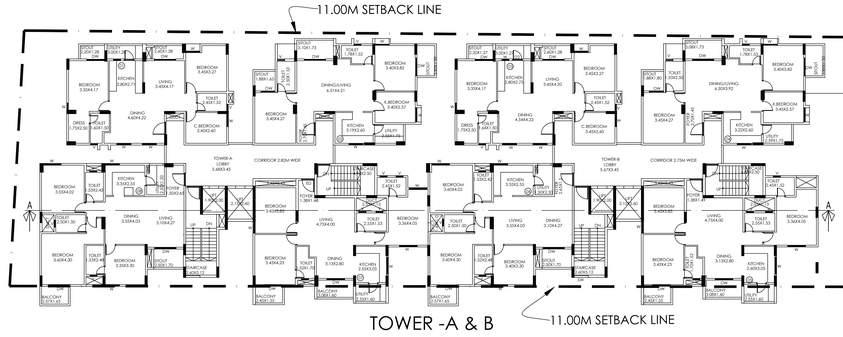
HO – SOUTH

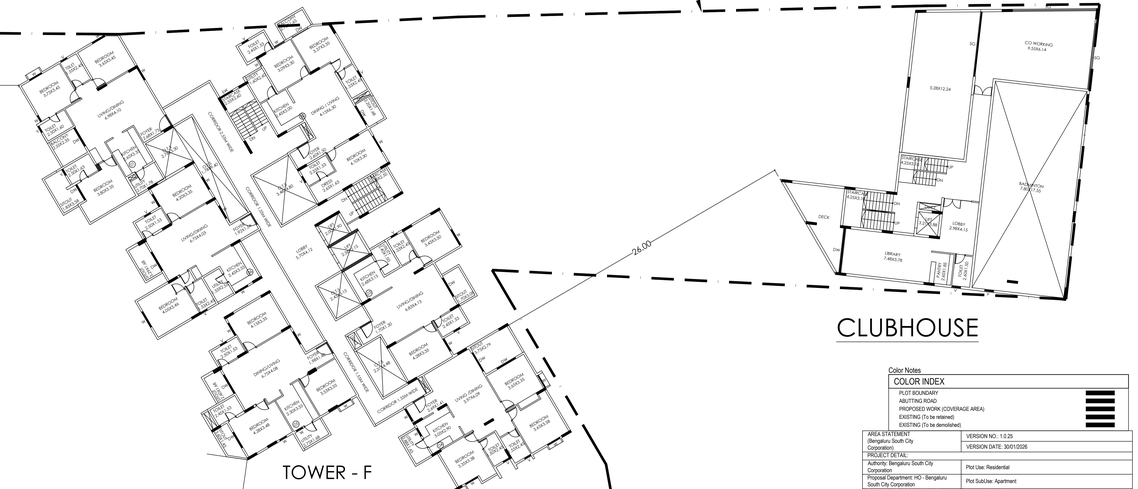
Bengaluru South City Corporation

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

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

UserDefinedMetric (900.00 x 1350.00MM)





5th FLOOR PLAN

lvl+14.65m

TOTAL NO OF UNITS = 26 NOS

Color Notes

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.25	
	VERSION DATE: 30/01/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0657/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 1494, 1491/4, 1342	
Proposal Type: Building Permission	City Survey No.: 1494, 1491/4, 1342	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209	
Location: RING-III	Locality / Street of the property: 1494, 1491/4, 1342, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.34
Deduction for NetPlot Area		
Khanabandi Area		328.55
Total		328.55
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.04
Total Perm. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.16
Achieved BuiltUp Area		54075.98

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-	
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-	
TOWER (C D E)	Residential	Apartment	50 - 225	1	-	1	138	-	
	Total		-	-	-	-	272	413	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	5740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	6125.00	413	5678.75
TwoWheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total:	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 1491/1342,1494/4 1491/1342,1494,Subash Nagar Main Road,1491/1342,1494 ,BEGUR,560068, Bangalore.

a) Consist of for :Tower A & B - B/F+GF+11 upper floors
Tower C & E - B/F+GF+11 upper floors
Tower D- B/F+GF+10 upper floors
Tower F- B/F+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only

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

3.18675.06 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 columner 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 measuring preferably 4.50 x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per By-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 IM' /IV-Ive Nos. 3.6) under sub section IV-B (e) to (k).

18.The building shall not be occupied in the absence of a registered structural engineer.

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

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

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant 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 4F' 31) of Building bye-laws 2003 and Government orders from time to time shall be ensured.

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

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

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

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

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

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

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 from time to time.

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.mts

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-laws 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 devise building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act.

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 wrong details of area, ownership or location submitted or 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 / Applicant /GPA holder shall ensure that 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 will not be responsible for such loss. Owner / 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 basements/building during construction to avoid accrue 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 (Hosadaag Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of

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

2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :TOWER (A AND B)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
Second Floor	1142.04	21.75	1120.45	56.60	18.78	0.00	0.19	0.00	0.00	1044.93	1044.93	08
First Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.06	0.00	0.00	1000.95	1000.95	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	1230.31	0.00	0.00	00
Basement Floor	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	528.68	9560.63	0.00	0.00	00
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
Total Number of Same Blocks	1											
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	D1	0.90	2.10	84
	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.01
	1.28 X 2.25 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.53 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.42 X 2.95 X 2 X 1	4.18	
	1.65 X 2.53 X 2 X 1	4.17	
FIFTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.03
	1.28 X 2.25 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 1 X 1	4.23	
	1.66 X 2.57 X 1 X 1	4.26	
	1.07 X 3.28 X 2 X 1	6.98	
	1.42 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.25 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.53 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.25 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Sixth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
First Floor	867.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	06	
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	23.86	992.97	0.00	0.00	00	
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	
Total Number of Same Blocks	1											
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.40 X 3.26 X 1 X 1	5.31	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.58 X 1 X 1	5.18	8.30
	1.20 X 2.80 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total	-	-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	55.31	18.78	0.00	0.00	0.00	965.68	965.68	08	
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	12	
Fifth Floor	1745.12	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	12	
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	12	
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12	
Second Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	12	
First Floor	1730.00	14.75	1715.25	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	12	
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	37.64	1971.30	0.00	0.00	00	
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	
Total Number of Same Blocks	1											
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.60 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.95 X 3 X 1	1.62	1.62
TYPICAL - 1" TO 5" FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	188.82
Fourth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	362.52
Third Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	374.88
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	395.09
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66
Ground Floor	236.97	2.07	234.90	19.42	3.42	0.00	212.06	212.06	9.82
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79
Total Number of Same Blocks	1								
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.16 X 1 X 1	4.49	4.49
Total	-	-	10.67

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S R.K.SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER SHRI.R.VIJAYAKUMAR & V.RAMESH KUMAR
708,5 th Cross Kempegowda LayoutBanashankari 3rd StageBengaluru Karnataka

ARCHITECT./ENGINEER /SUPERVISOR 'S SIGNATURE
Gram Dr No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyanagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Proposed Residential Apartment Building of M/S R.K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 1491/1342,1494,Subash Nagar Main Road,1491/1342,1494 , BEGUR- 560068

DRAWING TITLE : FIFTH FLOOR PLAN

SHEET NO : 8

SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

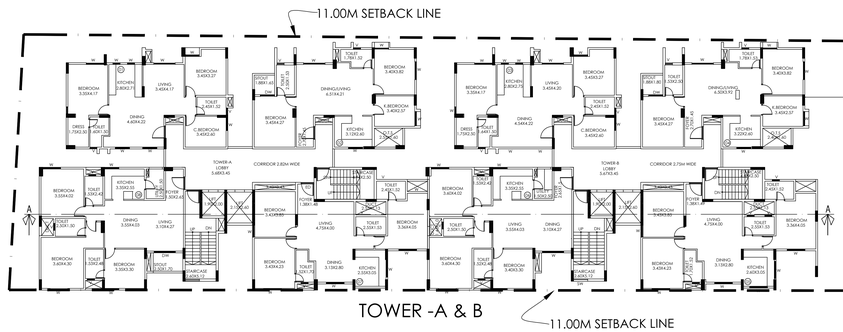
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – SOUTH

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

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

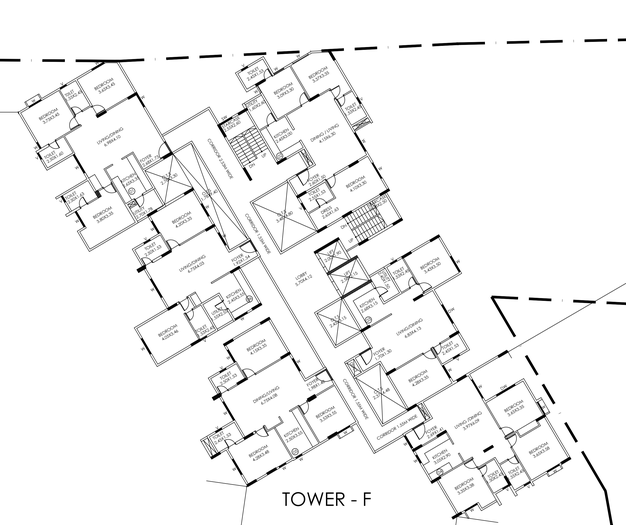
UserDefinedMetric (900.00 x 1350.00MM)

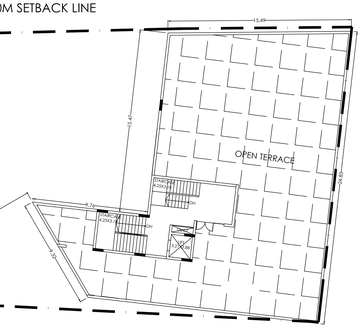


6th FLOOR PLAN

lvl+17.55m

TOTAL NO OF UNITS = 26 NOS





TERRACE FLOOR PLAN
CLUB HOUSE

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.26	
	VERSION DATE: 30/01/0026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0657/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 149/4, 149/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 149/4, 149/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209	
Location: RING-III	Locality / Street of the property: 149/4, 149/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore.	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.24
Deduction for NetPlot Area		
Kharabland Area		328.55
Total		328.55
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.54
Total Perm. FAR area (2.25)		36186.54
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved BuiltUp Area		54075.96

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-
TOWER (C D E)	Residential	Apartment	50 - 225	1	-	1	128	-
TOWER (CLUB HOUSE)	Residential	Apartment	50 - 225	1	-	1	128	-
Total			-	-	-	-	272	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5678.75
Two/Wheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total:	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 149/1134/2,149/4 , 149/1134/2,149/4,Subash Nagar Main Road,149/1134/2, 149/4 ,BEGUR,560068, Bangalore.

a) Consist of for :Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+11 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.16675.06 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 (Ed) 2(code bearing 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜Vâ€™ (Bye-law No. 3.6) under sub section IV-B (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant 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€˜87 31) of Building bye-laws 2003 and Government orders from time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ drills in the building , one before the onset of summer and another during the summer and assure complete safety in respect o 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 5000 Sq.mts.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-laws 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 area 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 the details furnished 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 norms, safety 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 curing, 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 (Hosadaag Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of 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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Block :TOWER (A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.18	0.00	0.00	1044.93	1044.93	08
First Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.00	0.00	0.00	1000.95	1000.95	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	1230.31	0.00	0.00	00
Basement Floor	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	528.68	9560.63	0.00	0.00	00
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
Total Number of Same Blocks	1											
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.75 X 2 X 1	9.40	47.01
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.42 X 2.95 X 2 X 1	4.18	
	1.41 X 2.95 X 1 X 1	4.17	
FIFTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.03
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	130.34	0.00	130.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	55.31	18.78	0.00	0.00	0.00	965.68	965.68	08	
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Sixth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
First Floor	867.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	06	
Ground Floor	1054.01	0.71	1054.00	27.83	9.34	0.00	0.00	23.86	992.97	992.97	06	
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	
Total Number of Same Blocks	1											
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.50 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.50 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.50 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.58 X 1 X 1	5.18	8.30
	1.20 X 2.60 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.50 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total	-	-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	55.31	18.78	0.00	0.00	0.00	965.68	965.68	08	
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Sixth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
First Floor	867.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	06	
Ground Floor	1054.01	0.71	1054.00	27.83	9.34	0.00	0.00	23.86	992.97	992.97	06	
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	
Total Number of Same Blocks	1											
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.60 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.85 X 1 X 1	1.62	1.62
TYPICAL - 7 - 10 FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00	
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	188.82	
Fourth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	362.52	
First Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	374.88	
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	395.09	
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66	
Ground Floor	236.97	2.07	234.90	19.42	3.42	0.00	212.06	212.06	9.82	
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79	
Total Number of Same Blocks	1									
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.18 X 1 X 1	4.49	4.49
Total	-	-	10.67

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
DZ	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S R.K.SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER SHRI.V.RAMESWARA CHOWDARY & RAMESH KUMAR
708,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBangaluru Karnataka

ARCHITECT /ENGINEER /SUPERVISOR'S SIGNATURE
Girish D No.26, Bhuden Nilaya, 2nd main road, kalyananagar. No.26, Bhuden nilaya, 2nd main road, kalyanagar. BCC/BL-3.0/E/-3672/2012-13

PROJECT TITLE :
Proposed Residential Apartment Building of M/S R.K.SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 , BEGUR- 560068

DRAWING TITLE : SIXTH FLOOR PLAN

SHEET NO : 9

SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

Bengaluru South City Corporation

HO – SOUTH

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

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

UserDefinedMetric (900.00 x 1350.00MM)

TYPICAL 7th TO 1O FLOOR PLAN

lvl+20.45m to lvl+29.15m

TOTAL OF NO UNITS = 26 X 4 =104 NOS

Color Notes

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.26	
	VERSION DATE: 30/01/0026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0657/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 149/4, 149/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 149/4, 149/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209	
Location: RING-III	Locality / Street of the property: 149/4, 149/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore.	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.24
Deduction for NetPlot Area		
Kharabland Area		328.55
Total		328.55
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.04
Total Perm. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved BuiltUp Area		54075.96

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C,D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-
TOWER (C,D E)	Residential	Apartment	50 - 225	1	-	1	128	-
Total	-	-	-	-	-	-	272	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	6160.00	413	5878.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5878.75
Two/Wheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14353.82

FAR &Tenement Details

Block	No. of Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23576.64	220.11		23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76		8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C, D E)	1	20140.39	124.25		20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10		1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total	4	55381.04	1305.22		54075.82	2333.62	733.52	59.71	89.30	528.68	14146.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 149/1134/2,149/4 ,149/1134/2,149/4,Subash Nagar Main Road,149/1134/2, 149/4 ,BEGUR,560068, Bangalore.

a) Consist of for Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+11 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only

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

3.18875.06 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 columner structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371.5qm.

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.The necessary plumbing telephone cables, cubicles at ground level for postal services & space for depositing 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 32.

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 / sanction 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 IX (By-law No. 3.9) under sub-section IV-B (e) to (k).

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

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

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

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

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

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4F 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

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

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

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

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

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

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.

UserDefinedMetric (900.00 x 1350.00MM)

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

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

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

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

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

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to 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 occurs to the workers / 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 (Weavabags Hoodlee) Letter No. LD/SLE/7/2013, 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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :TOWER (A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fourth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Third Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Second Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
First Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.18	0.00	0.00	1044.93	1044.93	08
Ground Floor	1095.80	19.46	1076.34	56.60	18.78	0.00	0.00	0.00	0.00	1000.95	1000.95	08
Basement Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.96	0.00	1230.31	0.00	0.00	00
Total	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	0.00	528.68	9960.63	0.00	00
Total Number of Same Blocks	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
	1	81										
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	D1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.01
	1.28 X 2.29 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	7.02	
	1.42 X 2.95 X 1 X 1	4.18	
	1.65 X 2.57 X 1 X 1	4.17	
FIFTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.03
	1.28 X 2.29 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 1 X 1	4.23	
	1.66 X 2.57 X 1 X 1	4.26	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.29 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.29 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Sixth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
First Floor	867.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	06	
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	23.86	992.97	0.00	0.00	00	
Total	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	
Total Number of Same Blocks	1											

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.69 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.69 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.69 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.58 X 1 X 1	5.18	8.30
	1.20 X 2.60 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.69 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total	-	-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	55.31	18.78	0.00	0.00	0.00	965.68	965.68	08	
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	12	
Fifth Floor	1745.16	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	12	
Fourth Floor	1780.96	14.75	1766.21	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	12	
Third Floor	1782.42	14.75	1767.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12	
Second Floor	1782.42	14.75	1767.67	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	12	
First Floor	1730.00	14.75	1715.25	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	12	
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	37.64	1971.30	0.00	0.00	00	
Total	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	
Total Number of Same Blocks	1	-	-	-	-	-	-	-	-	-	-	
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.60 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.95 X 1 X 1	1.62	1.62
TYPICAL - 7 TO 10 FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.				
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00	0.00	
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	188.82		
Fourth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	362.52		
Third Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	374.88		
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	399.09		
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66		
Ground Floor	236.97	2.07	234.90	19.42	3.42	0.00	212.06	212.06	9.82		
Total	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79		
Total Number of Same Blocks	1										
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603		

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.18 X 1 X 1	4.49	4.49
Total	-	-	10.67

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/S R K BUILDERS PROPRIETOR REP BY ITS MANAGING PARTNER Shri V KAMESWARA CHOWDARY & V RAMESH KUMAR
726,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBengaluru Karnataka

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26 Bhudevi nilaya, 2nd main road, kalyaranagar. No.26, Bhudevi nilaya, 2nd main road, kalyaranagar. BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
Proposed Residential Apartment Building of M/S R K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 , BEGUR- 560068

DRAWING TITLE : TYPICAL SEVENTH TO TENTH FLOOR PLAN

SHEET NO : 10

SANCTIONING AUTHORITY :

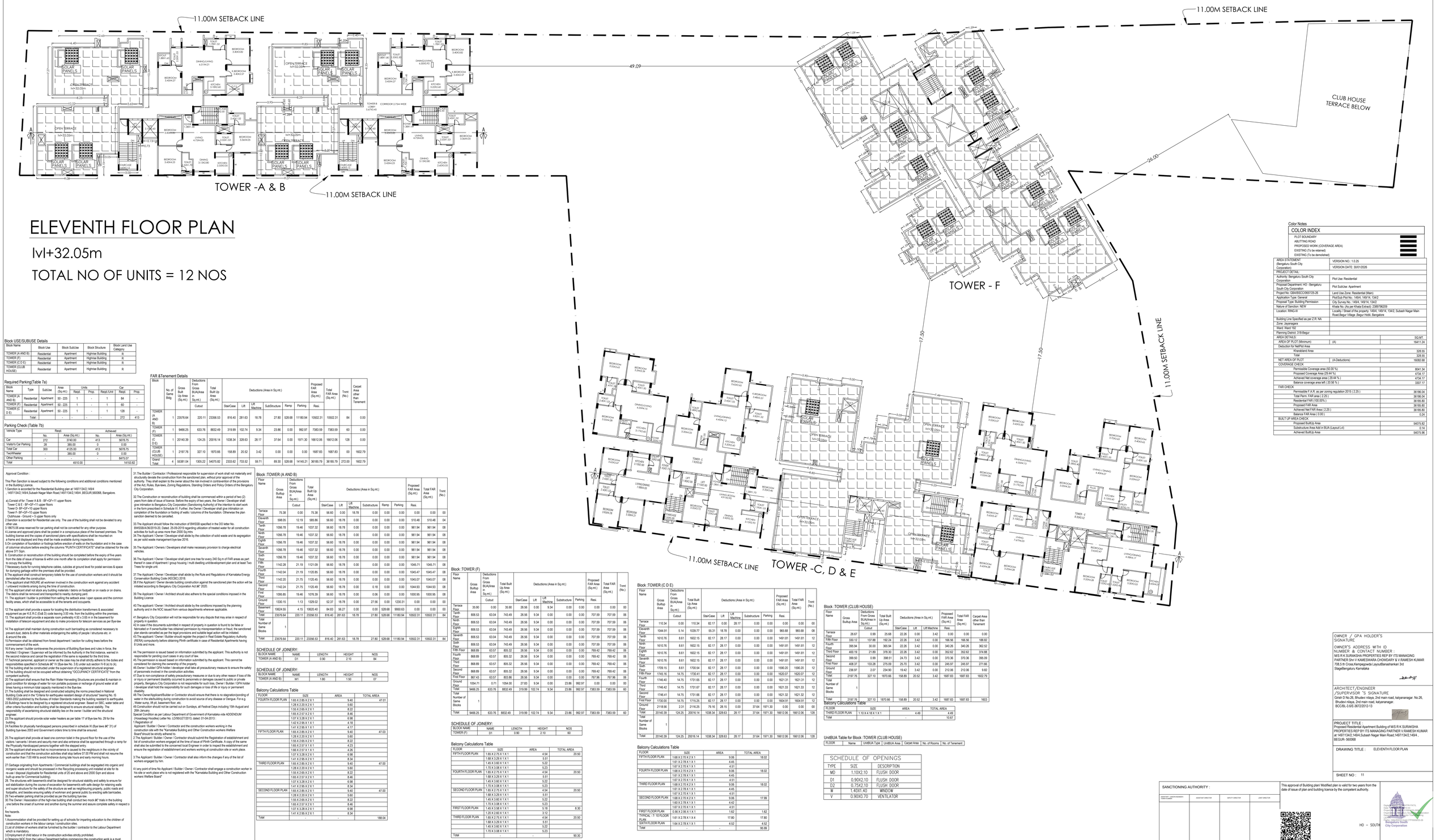
ASSISTANT / EXECUTIVE ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO - SOUTH

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

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



ELEVENTH FLOOR PLAN

lvl+32.05m

TOTAL NO OF UNITS = 12 NOS

Color Notes

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.25	
	VERSION DATE: 30/01/0026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0657/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 149/4, 149/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 149/4, 149/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209	
Location: RING-III	Locality / Street of the property: 149/4, 149/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.24
Deduction for NetPlot Area		
Kharabland Area		328.55
Total:		328.55
NET AREA OF PLOT	(A-Deductions)	16082.69
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.54
Total Perm. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved BuiltUp Area		54075.96

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C,D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-
TOWER (C, D E)	Residential	Apartment	50 - 225	1	-	1	128	-
	Total :		-	-	-	-	272	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	6740.00	413	5619.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5619.75
TwoWheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross (BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total:	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 149/1134/2,149/4 , 149/1134/2,149/4,Subash Nagar Main Road,149/1134/2, 149/4 ,BEGUR,560068, Bangalore.

a) Consist of for :Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+11 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.18575.08 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 (Edt.2) 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.IX 'V' (Bye-law No. 3.6) under sub section IV-B (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non- potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant 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 4F 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock drill in the building ,one before the onset of summer and another during the summer and assure complete safety in respect o f
fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting training in 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 IV. 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/ALM/CE/319-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall provide facility to 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 deviates 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 / Occupier/ 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 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 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 (Howsabag/ Deadline) Letter No. LD/66/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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :TOWER (A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross (BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.00	0.18	0.00	1044.93	1044.93	08
First Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.00	0.06	0.00	1000.95	1000.95	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	0.00	27.56	0.00	1230.31	0.00	00
Basement Floor	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	0.00	528.68	9950.63	0.00	00
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
Total Number of Same Blocks	1											
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS
D1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	9.40	47.01
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.42 X 2.95 X 1 X 1	4.18	
	1.41 X 2.95 X 1 X 1	4.17	
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	9.40	47.03
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 1 X 1	4.23	
	1.65 X 2.57 X 1 X 1	4.26	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
	1.41 X 2.95 X 1 X 1	4.17	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.02
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total:	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Buildup Area	Deductions From Gross (BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	35.90	0.00	35.90	26.56	9.34	0.00	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Sixth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
First Floor	807.43	63.57	803.86	26.56	9.34	0.00	0.00	23.86	707.90	707.90	06	
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	0.00	23.86	992.97	0.00	00	
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	
Total Number of Same Blocks	1											
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.65 X 2.75 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.65 X 2.75 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.65 X 2.75 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.58 X 1 X 1	5.18	8.30
	1.20 X 2.60 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.65 X 2.75 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total:	-	-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buildup Area	Deductions From Gross (BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	55.31	18.78	0.00	0.00	0.00	965.68	965.68	08	
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	12	
Fifth Floor	1745.16	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	12	
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	12	
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12	
Second Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	12	
First Floor	1730.00	14.75	1715.25	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	12	
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	0.00	37.64	1971.30	0.00	00	
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	
Total Number of Same Blocks	1											
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.65 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.58 X 1 X 1	5.18	6.30
	1.20 X 2.60 X 1 X 1	1.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.65 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total:	-	-	90.34

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross (BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00
First Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	188.82
Ground Floor	369.54	30.00	369.54	22.26	3.42	0.00	340.26	340.26	362.82
First Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	314.88
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	395.09
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66
Ground Floor	296.97	2.07	294.90	19.42	3.42	0.00	212.06	212.06	9.82
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79
Total Number of Same Blocks	1								
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.18 X 1 X 1	4.49	4.49
Total:	-	-	10.87

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/S R.K.SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER SHRI V RAMESHWARA REDDY, 8v V.RAMESH KUMAR 708,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBengaluru Karnataka

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyaranagar. No.26, Bhudevi nilaya, 2nd main road, kalyaranagar. BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE
Proposed Residential Apartment Building of M/S R K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 , BEGUR,560068

DRAWING TITLE : ELEVENTH FLOOR PLAN

SHEET NO : 11

SANCTIONING AUTHORITY :

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

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

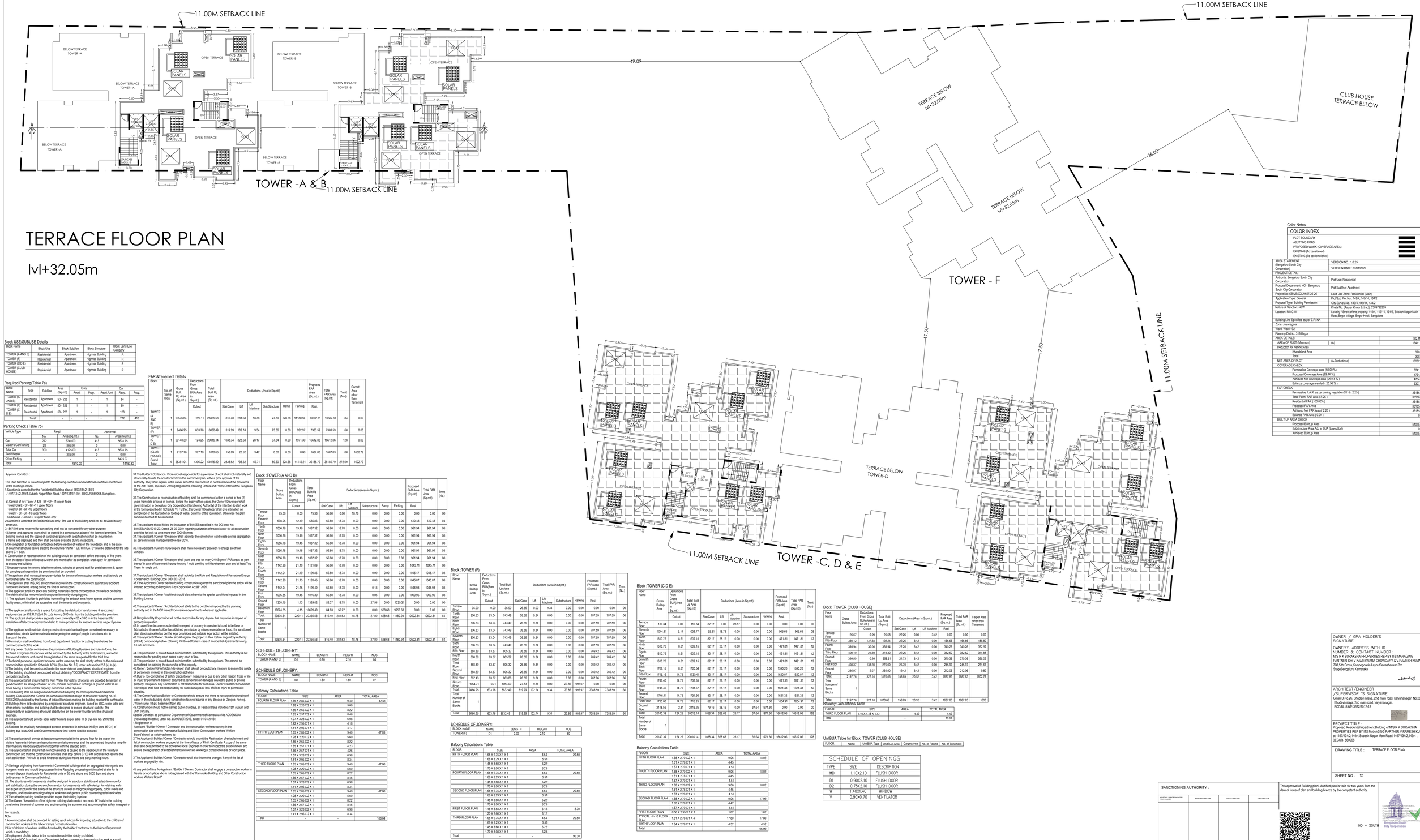
HO – SOUTH

Bengaluru South City Corporation

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

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

UserDefinedMetric (900.00 x 1350.00MM)



TERRACE FLOOR PLAN

lvl+32.05m

SCALE : 1:150

Color Notes

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.26	
	VERSION DATE: 30/01/0026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0657/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 149/4, 149/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 149/4, 149/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209	
Location: RING-III	Locality / Street of the property: 149/4, 149/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.24
Deduction for NetPlot Area		
Kharabland Area		328.55
Total		328.55
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.54
Total Perm. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved BuiltUp Area		54075.96

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C,D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Units Reqd./Unit	Car Reqd.	Car Prop.
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-
TOWER (C, D E)	Residential	Apartment	50 - 225	1	-	1	128	-
	Total		-	-	-	-	272	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5678.75
TwoWheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23676.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14146.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 149/1134/2,149/4 , 149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 ,BEGUR,560068, Bangalore.

a) Consist of for :Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+11 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.186763.66 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 maintained 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 (Edt.2) 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-IX 'V' (Bye-law No. 3.6) under sub section IV-B (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant 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 4F 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building ,one before the onset of summer and another during the summer and assure complete safety in respect o f
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/BA/36/2019-20, Dated: 24-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner/ developer 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 / Applicant/ GPA holder / developer shall ensure that precautionary measure to ensure the safety of personels involved in the construction activities.
47.Due to noncompliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personels or damages caused to public or private property, 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/pooling of water in the site/building during construction to avoid source of any diseases or Dengue / Fever e.g. Water sump, lift pit, basement floor, etc.
49.Sanction plan 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 (Howsetags Hoodlie) Letter No. LD/66/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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :TOWER (A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fourth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Third Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Second Floor	1142.04	21.75	1120.49	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
First Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.18	0.00	0.00	1044.93	1044.93	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	0.00	0.00	27.56	1230.31	0.00	00
Basement Floor	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	528.68	9950.63	0.00	0.00	00
Total	23676.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
Total Number of Same Blocks	1											
Total:	23676.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	D1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.01
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.42 X 2.95 X 1 X 1	4.18	
	1.41 X 2.95 X 1 X 1	4.17	
FIFTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.03
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 1 X 1	4.23	
	1.65 X 2.57 X 1 X 1	4.26	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
	1.65 X 2.85 X 2 X 1	9.40	47.02
SECOND FLOOR PLAN	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total:		-	188.04

Block :TOWER (F)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.		
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06
Second Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06
Sixth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	769.42	769.42	06	
First Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	769.42	769.42	06	
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	23.86	992.97	0.00	0.00	00
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60
Total Number of Same Blocks	1										
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.68 X 1 X 1	5.18	8.30
	1.20 X 2.60 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total:		-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.		
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	65.31	18.78	0.00	0.00	0.00	965.68	965.68	08
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	12
Fifth Floor	1745.16	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	12
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	12
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12
Second Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	12
First Floor	1730.00	14.75	1715.25	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	12
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	0.00	37.64	1971.30	0.00	00
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128
Total Number of Same Blocks	1										
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.85 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.60 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.90 X 1 X 1	1.62	1.62
TYPICAL - 7- 10 FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total:		-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00
First Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	188.82
Ninth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	362.82
First Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	314.88
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	395.09
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66
Ground Floor	236.07	2.07	234.00	19.42	3.42	0.00	212.06	212.06	9.82
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79
Total Number of Same Blocks	1								
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.18 X 1 X 1	4.49	4.49
Total:	-	-	10.87

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/S R.K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER SRI.V RAMESHWARA CHOWDARY & V RAMESH KUMAR
708,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBengaluru Karnataka

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.28, Bhudevi nilaya, 2nd main road, kalyaranagar. No.26, Bhudevi nilaya, 2nd main road, kalyaranagar. BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE
Proposed Residential Apartment Building of M/S R K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 , BEGUR, 560068

DRAWING TITLE : TERRACE FLOOR PLAN

SHEET NO : 12

SANCTIONING AUTHORITY :

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

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

HO – SOUTH

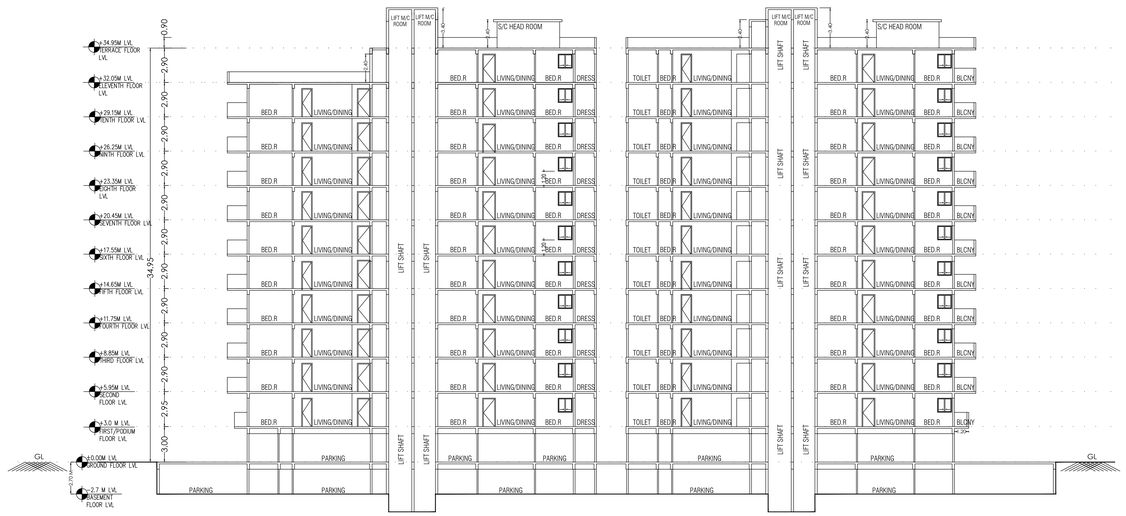
Bengaluru South City Corporation

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

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

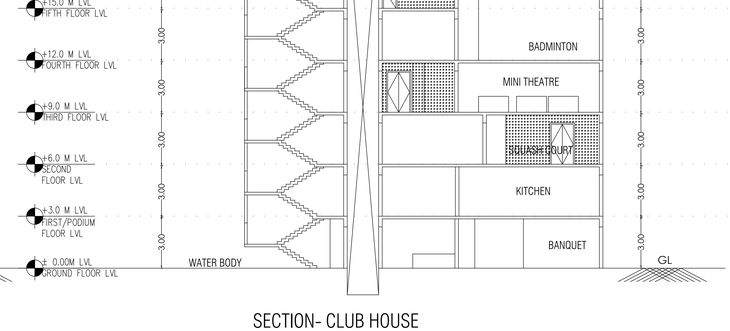
UserDefinedMetric (900.00 x 1350.00MM)

SCALE: 1:150



SECTION ON B-B

ELEVATION



SECTION- CLUB HOUSE

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C,D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-
TOWER (C, D E)	Residential	Apartment	50 - 225	1	-	1	128	-
	Total :		-	-	-	-	272	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	5740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5678.75
Two/Wheeler	-	385.00	0	0.00
Other Parking	-	-	-	8475.07
Total		4510.00		14153.82

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C D E)	1	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10	1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total:	4	55381.04	1305.22	54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 14911/342,14914 , 14911/342,14914,Begur Main Road,14911/342,14914 ,BEGUR,560068, Bangalore.

a) Consist of for :Tower A & B - BF+GF+11 upper floors
Tower C & E - BF+GF+11 upper floors
Tower D- BF+GF+10 upper floors
Tower F- BF+GF+10 upper floors
Clubhouse - Ground + 5 upper floors only.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.186763.66 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 371.5pm.
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 (Edt.2) 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 to the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule.IX 'V (Bye-law No. 3.6) under sub section IV-B (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non-potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant 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 4F 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building ,one before the onset of summer and another during the summer and assure complete safety in respect o f
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 develops 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 personels involved in the construction activities.
47.Due to noncompliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personels or damages caused to public or private property, 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/Licensed Contractor should ensure that there is no stagnation/pooling 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 (Howsetag) Hoodlu) Letter No. LD/66/LET/2013, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the contractors 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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block :TOWER (A AND B)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.18	0.00	0.00	1044.93	1044.93	08
First Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.06	0.00	0.00	1000.95	1000.95	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	1230.31	0.00	0.00	00
Basement Floor	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	528.68	9950.63	0.00	0.00	00
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
Total Number of Same Blocks	1											
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	D1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	9.40	47.01
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.42 X 2.95 X 1 X 1	4.18	
	1.41 X 2.95 X 1 X 1	4.17	
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	9.40	47.03
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 1 X 1	4.23	
	1.66 X 2.57 X 1 X 1	4.26	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	9.40	47.00
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.02
	1.28 X 2.20 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total:	-	-	188.04

Block :TOWER (F)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Second Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Sixth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
First Floor	807.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	06	
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	23.86	992.97	0.00	0.00	00	
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	
Total Number of Same Blocks	1											
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.68 X 1 X 1	5.18	8.30
	1.20 X 2.60 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.60 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total:	-	-	90.30

Block :TOWER (C D E)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	65.31	18.78	0.00	0.00	0.00	965.68	965.68	08	
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12	
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	12	
Fifth Floor	1745.16	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	12	
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	12	
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12	
Second Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12	
First Floor	1730.00	14.75	1715.25	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	12	
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	37.64	1971.30	0.00	0.00	00	
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	
Total Number of Same Blocks	1											
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.80 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.60 X 2.78 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	1.20 X 2.60 X 1 X 1	1.62	1.62
TYPICAL - 7- 10 FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total:	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buildup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.		
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	188.82
Ninth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	362.62
First Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	374.88
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	395.09
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66
Ground Floor	236.97	2.07	234.90	19.42	3.42	0.00	212.06	212.06	9.82
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79
Total Number of Same Blocks	1								
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.18 X 1 X 1	4.49	4.49
Total:	-	-	10.67

PROJECT TITLE

Proposed Residential Apartment Building of M/S R.V. SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 14911/342,14914,Budsar Nagar Main Road,14911/342,14914 , BEGUR,560068

DRAWING TITLE : SECTION AND ELEVATION

SHEET NO : 13

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO : 1.0.25
	VERSION DATE: 30/01/2026
PROJECT DETAIL:	
Authority: Bengaluru South City Corporation	Plot Use: Residential
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment
Project No: GBA/BSCC/065725-26	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: 14914, 14911/4, 1342
Proposal Type: Building Permission	City Survey No.: 14914, 14911/4, 1342
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209
Location: RING-III	Locality / Street of the property: 14914, 14911/4, 1342, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore
Building Line Specified as per Z.R: NA	
Zone: Jayanagara	
Ward: Ward-192	
Planning District: 318-Begur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	16411.24
Deduction for NetPlot Area	
Kraraband Area	328.55
Total:	328.55
NET AREA OF PLOT (A-Deductions)	16082.68
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	8041.34
Proposed Coverage Area (29.44 %)	4734.17
Achieved Net coverage area (29.44 %)	4734.17
Balance coverage area left (20.56 %)	3307.17
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	36186.04
Total Perm. FAR area (2.25)	36186.04
Residential FAR (100.00%)	36185.80
Proposed FAR Area	36185.80
Achieved Net FAR Area (2.25)	36185.80
Balance FAR Area (0.00)	0.24
BUILT UP AREA CHECK	
Proposed BuiltUp Area	54075.82
Subsctructure Area Add in BUA (Layout Lvl)	0.14
Achieved BuiltUp Area	54075.96

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
M/S R.K.SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER Shri V KAMESWARA RAO(Owner) & V RAMESH KUMAR
708,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBengaluru Karnataka

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar. BCC/BL-3.6/E-3672/2012-13

SANCTIONING AUTHORITY :

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.25	
	VERSION DATE: 30/01/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/0057/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Prod/Sub Plot No.: 149/4, 149/14, 134/2	
Proposal Type: Building Permission	City Survey No.: 149/4, 149/14, 134/2	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2389796209	
Location: RING-III	Locality / Street of the property: 149/4, 149/14, 134/2, Subash Nagar Main Road,Begur Village ,Begur Hobli, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward-192		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	16411.24
Deduction for NetPlot Area		
Khanabandi Area		328.55
Total:		328.55
NET AREA OF PLOT	(A-Deductions)	16082.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8041.34
Proposed Coverage Area (29.44 %)		4734.17
Achieved Net coverage area (29.44 %)		4734.17
Balance coverage area left (20.56 %)		3307.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		36186.04
Total Perm. FAR area (2.25)		36186.04
Residential FAR (100.00%)		36185.80
Proposed FAR Area		36185.80
Achieved Net FAR Area (2.25)		36185.80
Balance FAR Area (0.00)		0.24
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54075.82
Substructure Area Add in BUA (Layout Lvl)		0.14
Achieved BuiltUp Area		54075.96

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A AND B)	Residential	Apartment	Highrise Building	R
TOWER (F)	Residential	Apartment	Highrise Building	R
TOWER (C,D E)	Residential	Apartment	Highrise Building	R
TOWER (CLUB HOUSE)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (A AND B)	Residential	Apartment	50 - 225	1	-	1	84	-
TOWER (F)	Residential	Apartment	50 - 225	1	-	1	60	-
TOWER (C D E)	Residential	Apartment	50 - 225	1	-	1	128	-
Total :			-	-	-	-	272	413

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	272	3740.00	413	5678.75
Visitor's Car Parking	28	385.00	0	0.00
Total Car	300	4125.00	413	5678.75
Two/Wheeler	--	385.00	0	0.00
Other Parking	--	--	--	8473.07
Total		4510.00		14153.82

FAR &Tenement Details

Block	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER (A AND B)	1	23576.64	220.11		23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84	0.00
TOWER (F)	1	9466.25	633.76		8832.49	319.99	102.74	9.34	23.86	0.00	992.97	7383.59	7383.59	60	0.00
TOWER (C D E)	1	20140.39	124.25		20016.14	1038.34	328.63	28.17	37.64	0.00	1971.30	16612.06	16612.06	128	0.00
TOWER (CLUB HOUSE)	1	2197.76	327.10		1870.66	158.89	20.52	3.42	0.00	0.00	0.00	1687.83	1687.83	00	1602.79
Grand Total:	4	55381.04	1305.22		54075.82	2333.62	733.52	59.71	89.30	528.68	14145.21	36185.79	36185.79	272.00	1602.79

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 149/1134/2,149/4 ,149/1134/2,149/4,Subash Nagar Main Road,149/1134/2,149/4 ,BEGUR,560068, Bangalore.

a).Consist of for Tower A & B - B/F+G/F+11 upper floors
Tower C & E - B/F+G/F+1 upper floors
Tower D- B/F+G/F+10 upper floors
Tower F- B/F+G/F+10 upper floors
Clubhouse - Ground + 5 upper floors only.

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

3.The Car park 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 key plan and one copies of sanctioned plans with specifications shall be mounted on a frame and preserved 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 371.5qm.

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 (EaA.D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.60 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.IV (Bye-law No. 3.6) under sub section IV-B (e) to (k).

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

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

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

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

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

23.The applicant should provide solar water heaters as per table 11 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 8 th 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

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

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

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

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

30.The Owner / Association of the high-rise building shall conduct two mock a^{th} trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect o f

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/Ai/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts

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

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.mt. 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 devalue building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act a^{th} 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 provisions of Bengaluru City Corporation Act a^{th} 2020.

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 (Headstep/ Hoodline) Letter No. LD/0LET/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" shall 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.I any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Block :TOWER (A AND B)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.		
Terrace Floor	75.38	0.00	75.38	56.60	0.00	18.78	0.00	0.00	0.00	0.00	0.00	00
Eleventh Floor	598.05	12.19	585.86	56.60	18.78	0.00	0.00	0.00	0.00	510.48	510.48	04
Tenth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Ninth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Eighth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Seventh Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Sixth Floor	1056.78	19.46	1037.32	56.60	18.78	0.00	0.00	0.00	0.00	961.94	961.94	08
Fifth Floor	1142.28	21.19	1121.09	56.60	18.78	0.00	0.00	0.00	0.00	1045.71	1045.71	08
Fourth Floor	1142.04	21.19	1120.85	56.60	18.78	0.00	0.00	0.00	0.00	1045.47	1045.47	08
Third Floor	1142.20	21.75	1120.45	56.60	18.78	0.00	0.00	0.00	0.00	1045.07	1045.07	08
Second Floor	1142.24	21.75	1120.49	56.60	18.78	0.00	0.00	0.18	0.00	1044.93	1044.93	08
First Floor	1095.85	19.46	1076.39	56.60	18.78	0.00	0.00	0.06	0.00	1000.95	1000.95	08
Ground Floor	1330.15	1.13	1329.02	52.37	18.78	0.00	27.56	0.00	1230.31	0.00	0.00	00
Basement Floor	10624.55	4.15	10620.40	84.83	56.27	0.00	0.00	0.00	528.68	9950.63	0.00	00
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84
Total Number of Same Blocks	1											
Total:	23576.64	220.11	23356.53	816.40	281.63	18.78	27.80	528.68	11180.94	10502.31	10502.31	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	D1	0.90	2.10	84

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (A AND B)	W1	1.80	1.50	07

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.01
	1.28 X 2.28 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.55 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	4.18	
	1.41 X 2.95 X 2 X 1	4.17	
FIFTH FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.03
	1.28 X 2.28 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.55 X 2 X 1	4.23	
	1.66 X 2.57 X 1 X 1	4.26	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
THIRD FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.28 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.55 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
SECOND FLOOR PLAN	1.65 X 2.85 X 2 X 1	9.40	47.00
	1.28 X 2.28 X 2 X 1	5.60	
	1.55 X 2.65 X 2 X 1	8.22	
	1.65 X 2.57 X 2 X 1	8.46	
	1.07 X 3.28 X 2 X 1	6.98	
	1.41 X 2.95 X 2 X 1	8.34	
Total:	-	-	188.04

Block :TOWER (F)

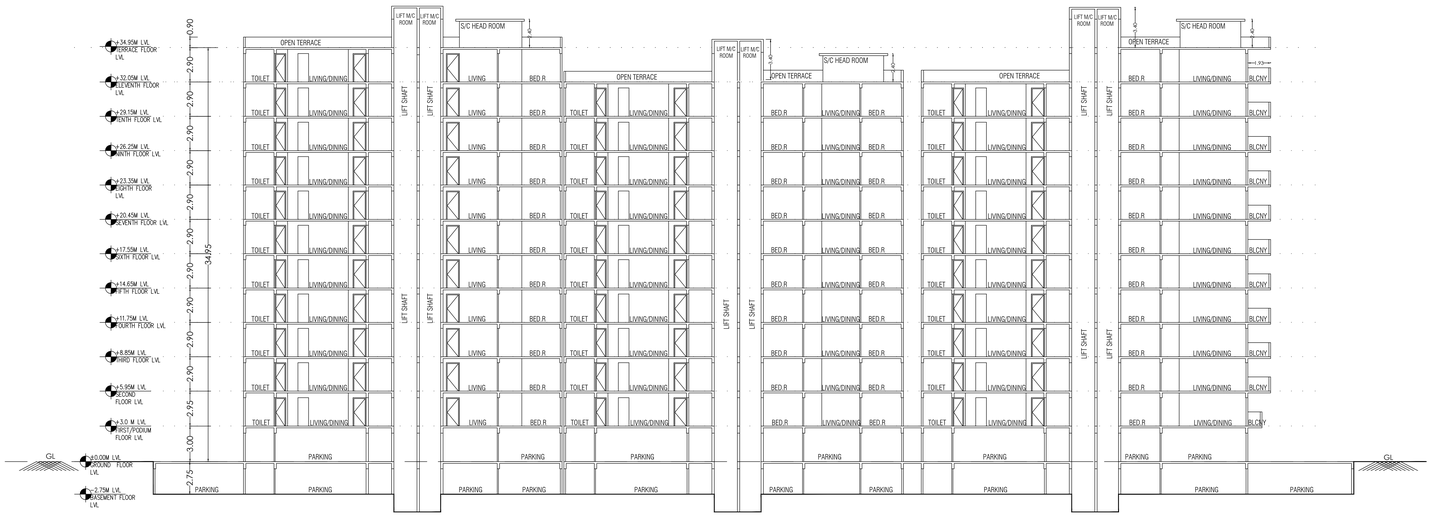
Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	35.90	0.00	35.90	26.56	0.00	9.34	0.00	0.00	0.00	0.00	0.00	00
Tenth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Ninth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Eighth Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Seventh Floor	806.53	63.04	743.49	26.56	9.34	0.00	0.00	0.00	707.59	707.59	06	
Sixth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fifth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Fourth Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Third Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
Second Floor	868.89	63.57	805.32	26.56	9.34	0.00	0.00	0.00	769.42	769.42	06	
First Floor	867.43	63.57	803.86	26.56	9.34	0.00	0.00	0.00	767.96	767.96	06	
Ground Floor	1054.71	0.71	1054.00	27.83	9.34	0.00	23.86	992.97	0.00	0.00	00	
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	
Total Number of Same Blocks	1											
Total:	9466.25	633.76	8832.49	319.99	102.74	9.34	23.86	992.97	7383.59	7383.59	60	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (F)	D1	0.90	2.10	60

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.80 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FOURTH FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.80 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
SECOND FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.80 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
FIRST FLOOR PLAN	1.45 X 3.80 X 1 X 1	5.18	8.30
	1.20 X 2.80 X 1 X 1	3.12	
THIRD FLOOR PLAN	1.65 X 2.75 X 1 X 1	4.54	20.50
	1.68 X 3.29 X 1 X 1	5.51	
	1.45 X 3.80 X 1 X 1	5.22	
	1.70 X 3.08 X 1 X 1	5.23	
Total:	-	-	90.30



SECTION ON A-A

ELEVATION

Block :TOWER (C D E)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.		
Terrace Floor	110.34	0.00	110.34	82.17	0.00	28.17	0.00	0.00	0.00	0.00	00
Eleventh Floor	1044.91	5.14	1039.77	65.31	18.78	0.00	0.00	0.00	965.68	965.68	08
Tenth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12
Ninth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12
Eighth Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12
Seventh Floor	1610.76	8.61	1602.15	82.17	28.17	0.00	0.00	0.00	1491.81	1491.81	12
Sixth Floor	1709.15	8.61	1700.54	82.17	28.17	0.00	0.00	0.00	1590.20	1590.20	12
Fifth Floor	1745.16	14.75	1730.41	82.17	28.17	0.00	0.00	0.00	1620.07	1620.07	12
Fourth Floor	1746.40	14.75	1731.65	82.17	28.17	0.00	0.00	0.00	1621.31	1621.31	12
Third Floor	1746.42	14.75	1731.67	82.17	28.17	0.00	0.00	0.00	1621.33	1621.33	12
Second Floor	1746.41	14.75	1731.66	82.17	28.17	0.00	0.00	0.00	1621.32	1621.32	12
First Floor	1730.00	14.75	1715.25	82.17	28.17	0.00	0.00	0.00	1604.91	1604.91	12
Ground Floor	2118.56	2.31	2116.25	79.16	28.15	0.00	37.64	1971.30	0.00	0.00	00
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128
Total Number of Same Blocks	1										
Total:	20140.39	124.25	20016.14	1038.34	328.63	28.17	37.64	1971.30	16612.06	16612.06	128

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
FOURTH FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
THIRD FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	18.02
	1.61 X 2.78 X 1 X 1	4.45	
	1.67 X 2.70 X 1 X 1	4.51	
SECOND FLOOR PLAN	1.68 X 2.70 X 2 X 1	9.06	17.99
	1.60 X 2.76 X 1 X 1	4.42	
	1.67 X 2.70 X 1 X 1	4.51	
FIRST FLOOR PLAN	0.56 X 2.95 X 1 X 1	1.62	1.62
THIRD FLOOR PLAN	1.61 X 2.78 X 1 X 4	17.80	17.80
SIXTH FLOOR PLAN	1.64 X 2.78 X 1 X 1	4.52	4.52
Total:	-	-	95.99

Block :TOWER (CLUB HOUSE)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Resi.			
Terrace Floor	26.67	0.99	25.68	22.26	0.00	3.42	0.00	0.00	0.00	0.00
Fifth Floor	330.12	137.88	192.24	22.26	3.42	0.00	166.56	166.56	188.82	
Fourth Floor	395.94	30.00	365.94	22.26	3.42	0.00	340.26	340.26	362.52	
Third Floor	400.19	21.89	378.30	22.26	3.42	0.00	352.62	352.62	374.88	
Second Floor	399.50	0.99	398.51	24.73	3.42	0.00	370.36	370.36	395.09	
First Floor	408.37	133.28	275.09	25.70	3.42	0.00	245.97	245.97	271.66	
Ground Floor	236.97	2.07	234.90	19.42	3.42	0.00	212.06	212.06	9.82	
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1602.79	
Total Number of Same Blocks	1									
Total:	2197.76	327.10	1870.66	158.89	20.52	3.42	1687.83	1687.83	1603	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
THIRD FLOOR PLAN	1.10 X 4.19 X 1 X 1	4.49	4.49
Total:	-	-	10.67

UnitBUA Table for Block :TOWER (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
MD	1.10X2.10	FLUSH DOOR
D1	0.90X2.10	FLUSH DOOR
D2	0.75X2.10	FLUSH DOOR
W	1.40X1.40	WINDOW
V	0.90X0.70	VENTILATOR

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/S R K BUILDERS AND PROPERTIES REP BY ITS MANAGING PARTNER Shri V KAMESWARA CHOWDARY & V.RAMESH KUMAR
708,5 th Cross,Kempegowda LayoutBanashankari 3rd StageBengaluru Karnataka

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No 28, Hudi - Vijaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyanagar. BCC/BL-3.5/E-3672/2012-13

PROJECT TITLE :
Proposed Residential Apartment Building of M/S R K SURAKSHA PROPERTIES REP BY ITS MANAGING PARTNER V.RAMESH KUMAR at 149/1134/2, 149/4, Subash Nagar Main Road,149/1134/2,149/4 , BEGUR- 560068

DRAWING TITLE : SECTION AND ELEVATION

SHEET NO : 14

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR
DEPUTY DIRECTOR OF TOWN PLANNING			

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 – SOUTH

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

UserDefinedMetric (900.00 x 1350.00MM)