



Block APARTMENTS (TOWER A)														
Floor Name	Gross Builtup Area (Sq.ft)	Deductions From Gross Builtup Area (Sq.ft)	Total Built Up Area (Sq.ft)	Deductions (Area in Sq.ft)							Proposed FAR Area (Sq.ft)	Total FAR Area (Sq.ft)	Tent (No.)	
				StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking				Roof
Tenase Floor	109.51	0.00	109.51	57.39	0.00	28.71	0.00	23.41	0.00	0.00	0.00	0.00	0.00	00
Twentyseventh Floor	553.69	10.17	543.52	36.16	23.14	0.00	0.00	0.00	0.00	0.00	484.22	484.22	00	00
Twentyeighth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Twentyninth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Thirtieth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Twentyfourth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Twentyfifth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Twentysecond Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Twentyfirst Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Nineteenth Floor	1007.90	16.47	991.43	36.16	23.14	0.00	0.00	0.00	0.00	0.00	923.13	923.13	08	08
Eighteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Seventeenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Sixteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Fifteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Fourteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Thirteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Twelfth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Eleventh Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Tenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Ninth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Eighth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Seventh Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Sixth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Fifth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Fourth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Third Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
Second Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	08
First Floor	990.04	0.00	973.57	36.16	23.14	28.72	0.00	0.00	0.00	0.00	877.55	877.55	08	08
Ground Floor	1007.40	16.47	1050.93	36.16	23.14	0.00	0.00	74.00	0.00	0.00	917.973	917.93	08	08
Floor Upper Basement	5077.63	0.00	5077.63	36.16	23.14	0.00	0.00	0.00	296.99	4721.33	0.00	0.00	0.00	00
Lower Basement	5077.63	0.00	5077.63	36.16	23.14	0.00	0.00	0.00	296.99	4721.33	0.00	0.00	0.00	00
Total	39693.87	454.86	36509.01	1142.19	694.20	28.71	26.72	97.41	563.98	9442.67	24483.13	24483.13	218	218
Number of same Blocks	1													
Total	39693.87	454.86	36509.01	1142.19	694.20	28.71	26.72	97.41	563.98	9442.67	24483.13	24483.13	218	218

Block -C (AMENITY)									
Floor Name	Gross Buildup Area	Deductions From Gross BUA/Area in Sq.ft	Total Built Up Area in Sq.ft	Deductions (Area in Sq.ft.)			Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.ft.)	Carpet Area other than Tenement
				StairCase	Lift	Lift Machine			
Terrace Floor	25.14	0.00	25.14	20.10	0.04	5.04	0.00	0.00	0.00
Third Floor	452.27	3.78	448.49	13.59	5.04	0.00	429.86	429.86	443.44
Second Floor	452.27	3.78	448.49	13.59	5.04	0.00	429.86	429.86	443.44
First Floor	226.55	4.37	222.18	14.40	5.04	0.00	202.74	202.74	217.14
Ground Floor	199.69	4.37	195.32	14.40	5.04	0.00	175.85	175.85	190.25
Total	1355.89	16.30	1339.59	76.08	20.16	5.04	1238.31	1238.31	1294.27
Total Number of Same Blocks	1								
Total	1355.89	16.30	1339.59	76.08	20.16	5.04	1238.31	1238.31	1294

Block -C (AMENITY)									
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.ft	Total Built Up Area in Sq.ft	Deductions (Area in Sq.ft.)			Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.ft.)	Carpet Area other than Tenement
				StairCase	Lift	Lift Machine			
Terrace Floor	25.14	0.00	25.14	20.10	0.04	5.04	0.00	0.00	0.00
Third Floor	452.27	3.78	448.49	13.59	5.04	0.00	429.86	429.86	443.44
Second Floor	452.27	3.78	448.49	13.59	5.04	0.00	429.86	429.86	443.44
First Floor	226.55	4.37	222.18	14.40	5.04	0.00	202.74	202.74	217.14
Ground Floor	199.69	4.37	195.32	14.40	5.04	0.00	175.85	175.85	190.25
Total	1355.89	16.30	1339.59	76.08	20.16	5.04	1238.31	1238.31	1294.27
Total Number of Same Blocks	1								
Total	1355.89	16.30	1339.59	76.08	20.16	5.04	1238.31	1238.31	1294

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (A)MENTY	Residential	Apartment	Highrise	R

Block Name	Type	SubUse	Area (Sq.m)	Rept.	Units	Rept.	Unit	Car	Rept.	Prop.
APARTMENTS (TOWER A)	Residential	Apartment	50.225	-	-	-	1	218	-	-
APARTMENTS (TOWER B)	Residential	Apartment	50.225	-	-	-	1	115	-	-
Total:	-	-	-	-	-	-	-	333	438	-

FAR Estimation Details														
Risk														
Item	Net Item Qty	Subtotal		Subtotal		Subtotal		Subtotal		Subtotal		Proposed FAR Area (SqM)	Total FAR Value	Carpet Area (SqM)
		Unit Rate (\$/SqM)	Total Value (\$)	Unit Rate (\$/SqM)	Total Value (\$)	Unit Rate (\$/SqM)	Total Value (\$)	Unit Rate (\$/SqM)	Total Value (\$)	Unit Rate (\$/SqM)	Total Value (\$)			
Deductions (Area in SqM)														
ITEMS TO BE COVERED	1	1000.00	69.00	2030.00	1142.00	28.00	28.70	37.00	37.00	113.00	2040.00	2040.00	2040.00	2.0
ITEMS TO BE COVERED	1	1000.00	18.00	2472.00	40.00	40.00	21.00	0.00	113.00	2050.00	2050.00	1527.00	1527.00	1.0
ITEMS TO BE COVERED	1	1000.00	18.00	1038.00	76.00	21.00	3.00	0.00	0.00	1.00	1038.00	1038.00	0.00	0.00
ITEMS TO BE COVERED	3	2200.00	13.00	2506.00	2170.00	113.00	93.00	28.00	210.00	1837.00	1837.00	4140.00	4140.00	33.00

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :
MS NIKHAR ESTATES LLP
Rep By its Partner
Dr NAGENDRA PUTHAMAKULA
GPA HOLDER FOR
G.R.GOPAL AND OTHERS
(KARNATAKA HOLDERS NO.349,15th cross,
17th Main Road, 4th Sector H S R Layout, Bangalore-560075)

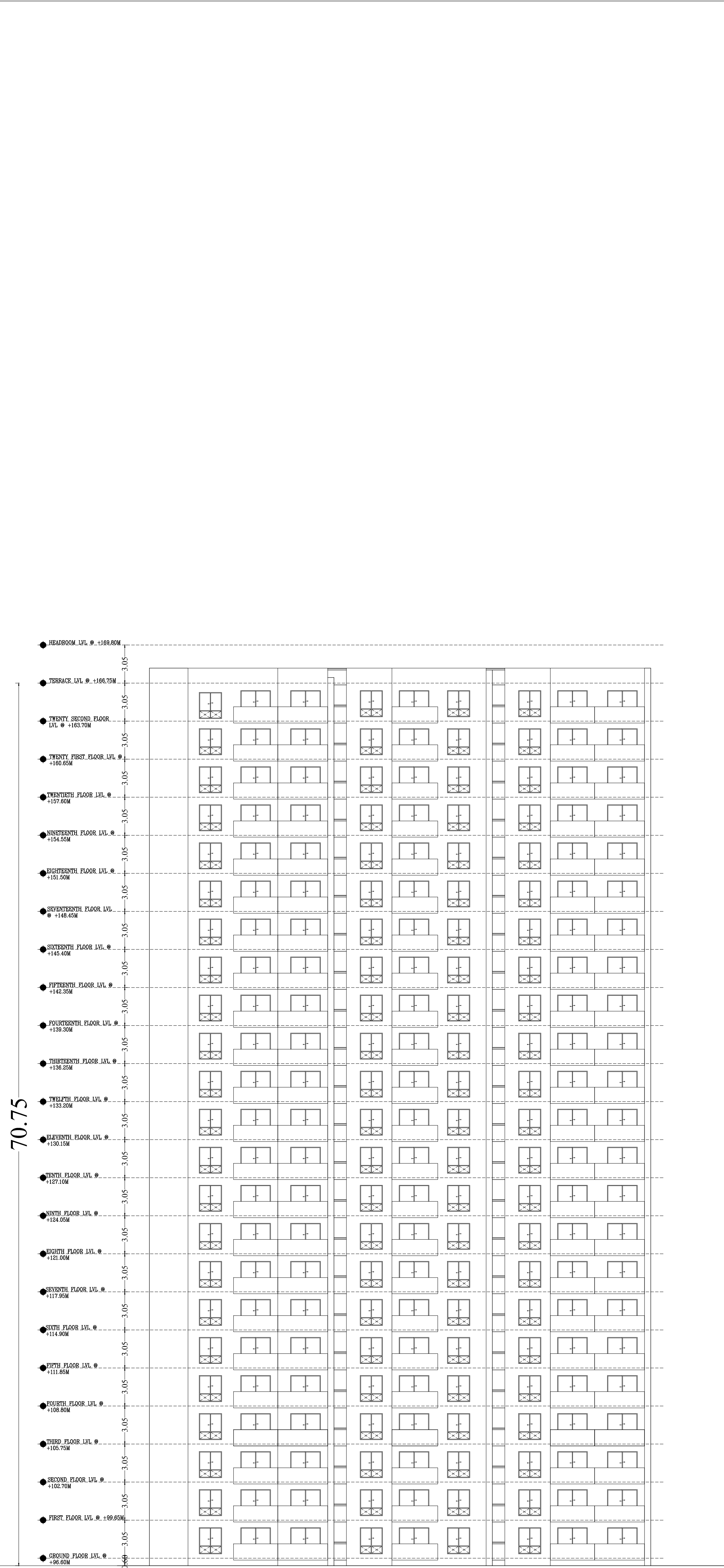
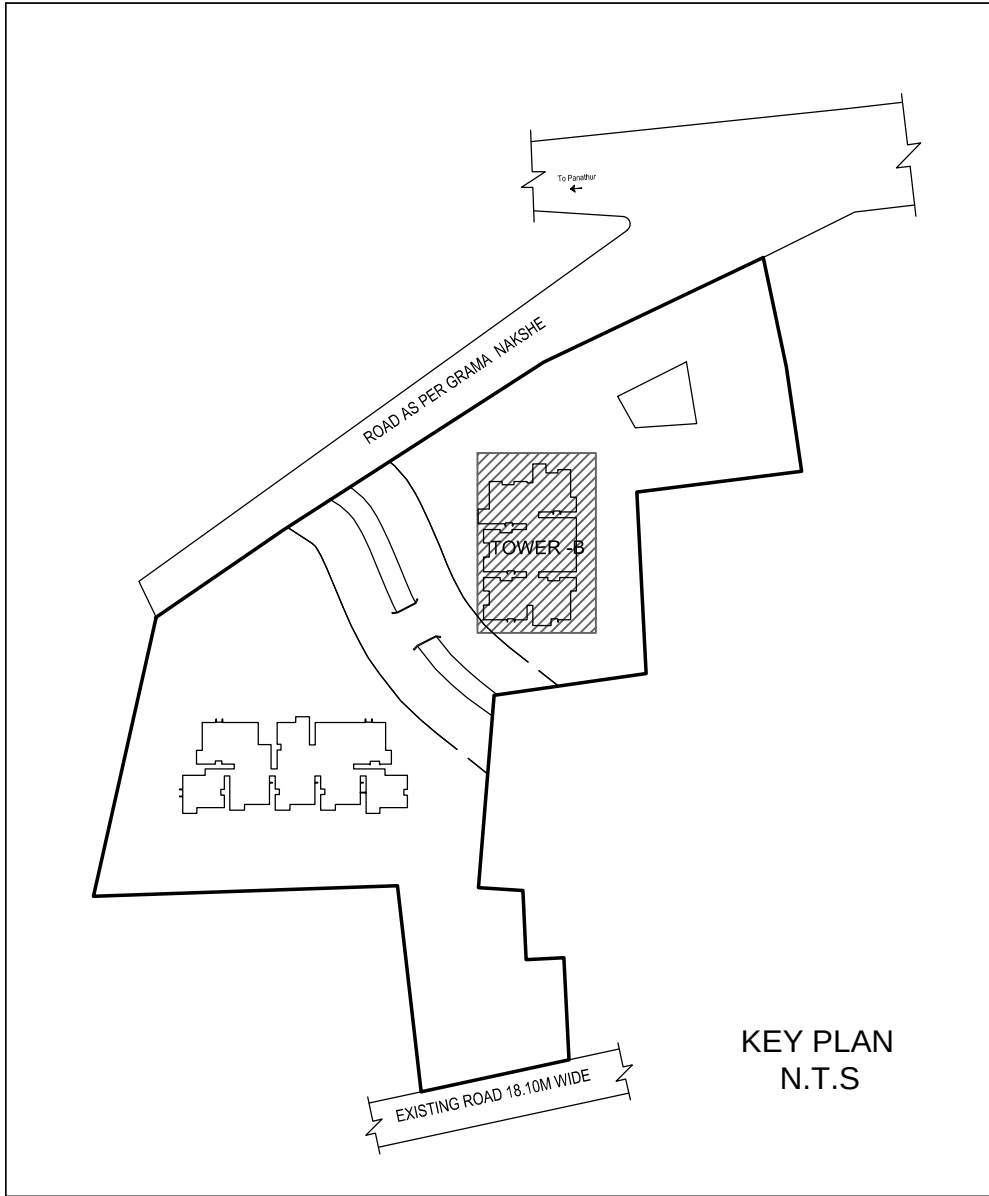
Architect/Engineer
/SUPERVISOR'S SIGNATURE
R. Vasanth Mathwa
BCOBL-3,6E-321308-09
No 29, 2nd main road,
Tata Silk Farm,Basavanagudi,BANGALORE

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT
@KATHA NO.5949,SY NO.67/1A,67/2,68/1&68/2
GUNJUR VILLAGE,VARTHUR HOBLI,VARTHUR
WARD NO.149,BANGALORE.
EPID No. 2180789331

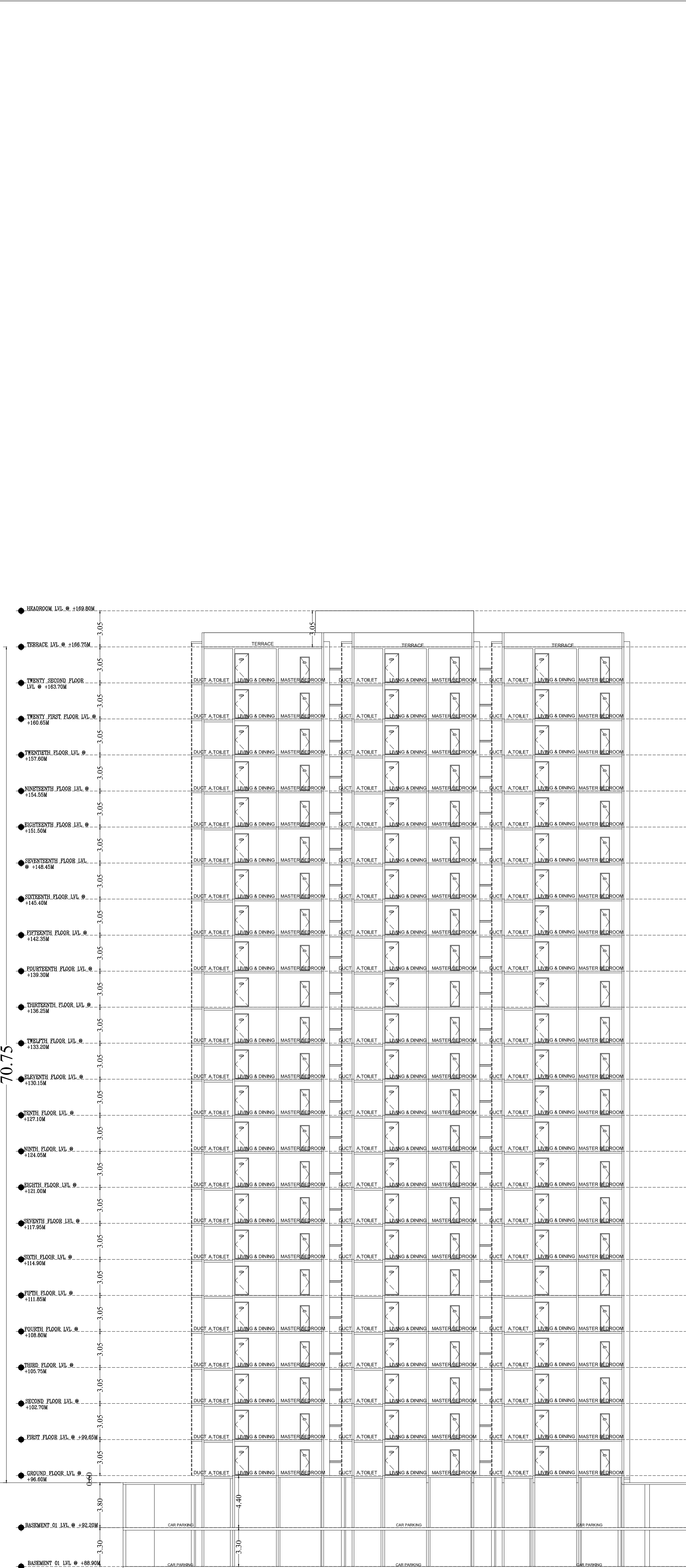
DRAWING TITLE : SITE PLAN



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.	 Digitally signed by HO-East City DN: cn=HO-East City, o=HO-East City, ou=HO-East City, email=HO-East City@HO-East City, c=IN Reason: I am the approving authority Date: 2024.08.28 10:34 Country: IN Postal Code: 560002 City: HO-East City State: Karnataka Organization: HO-East City Email: HO-East City@HO-East City Telephone Number: 080-26650526 Serial Number: 1
USER/PROJECT ENGINEER	SENIOR ENGINEER	DEPUTY ENGINEER		HO-East City



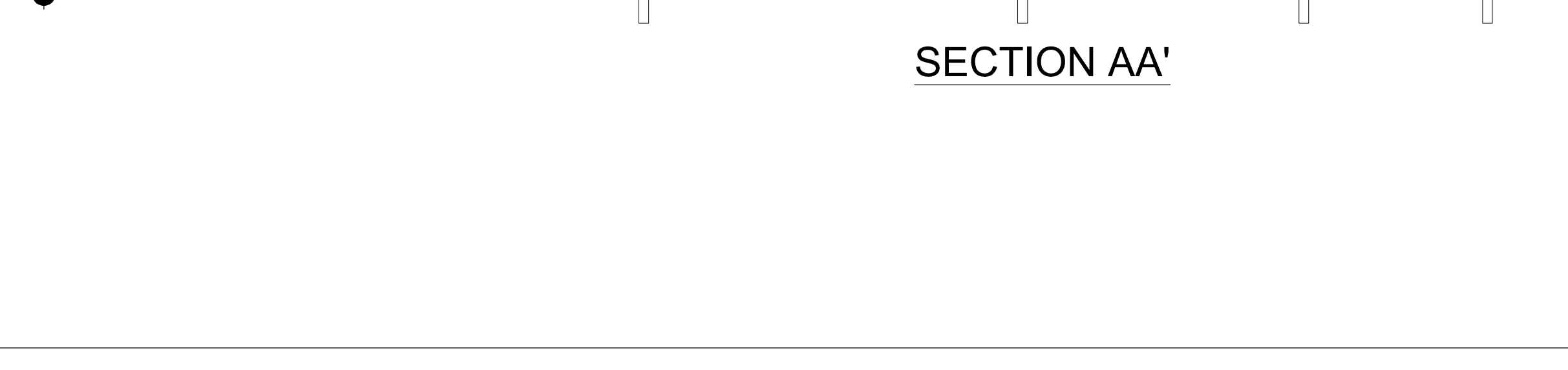
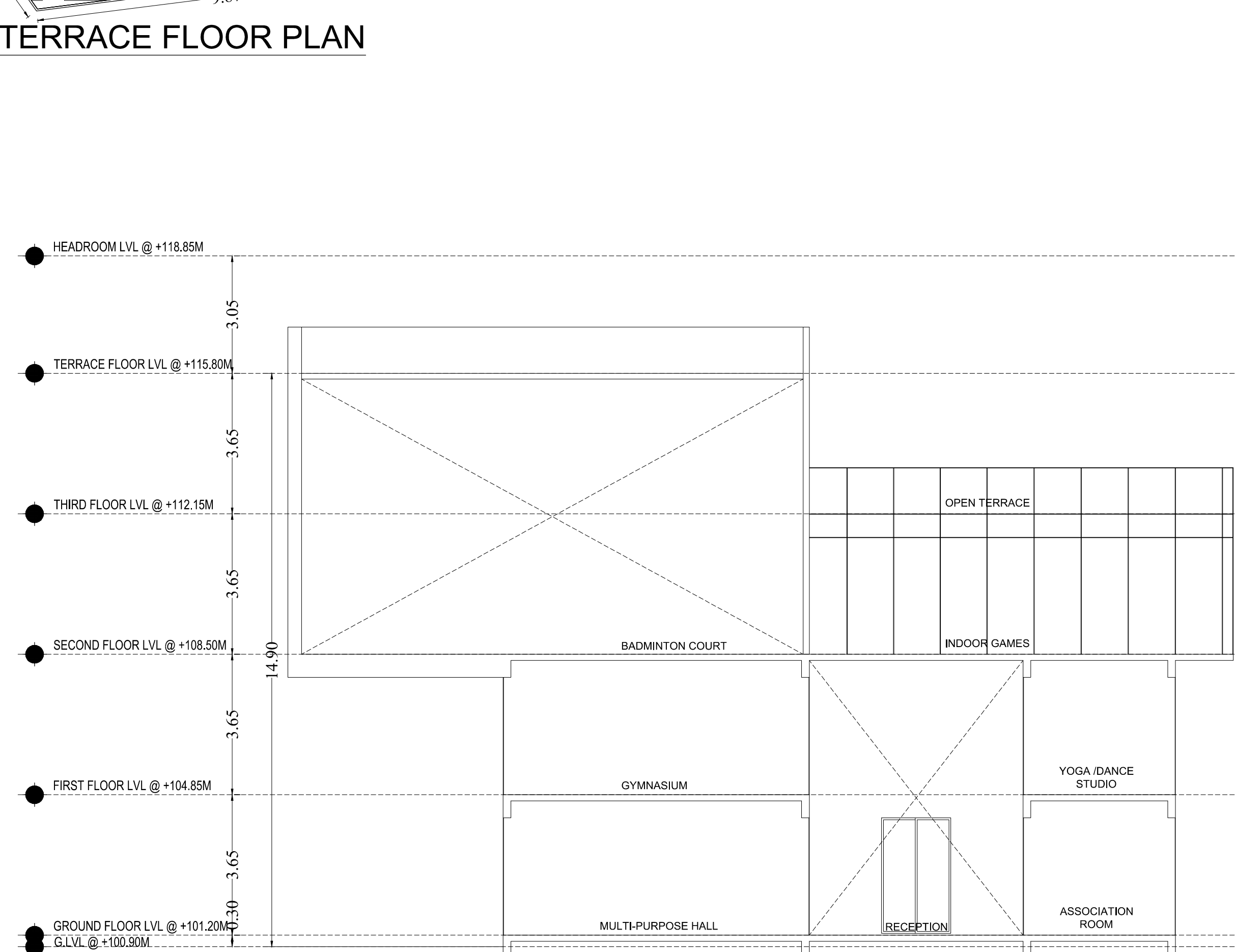
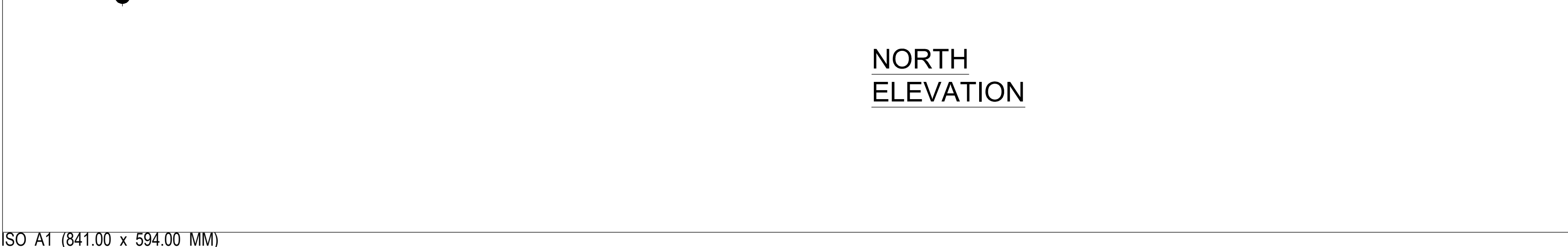
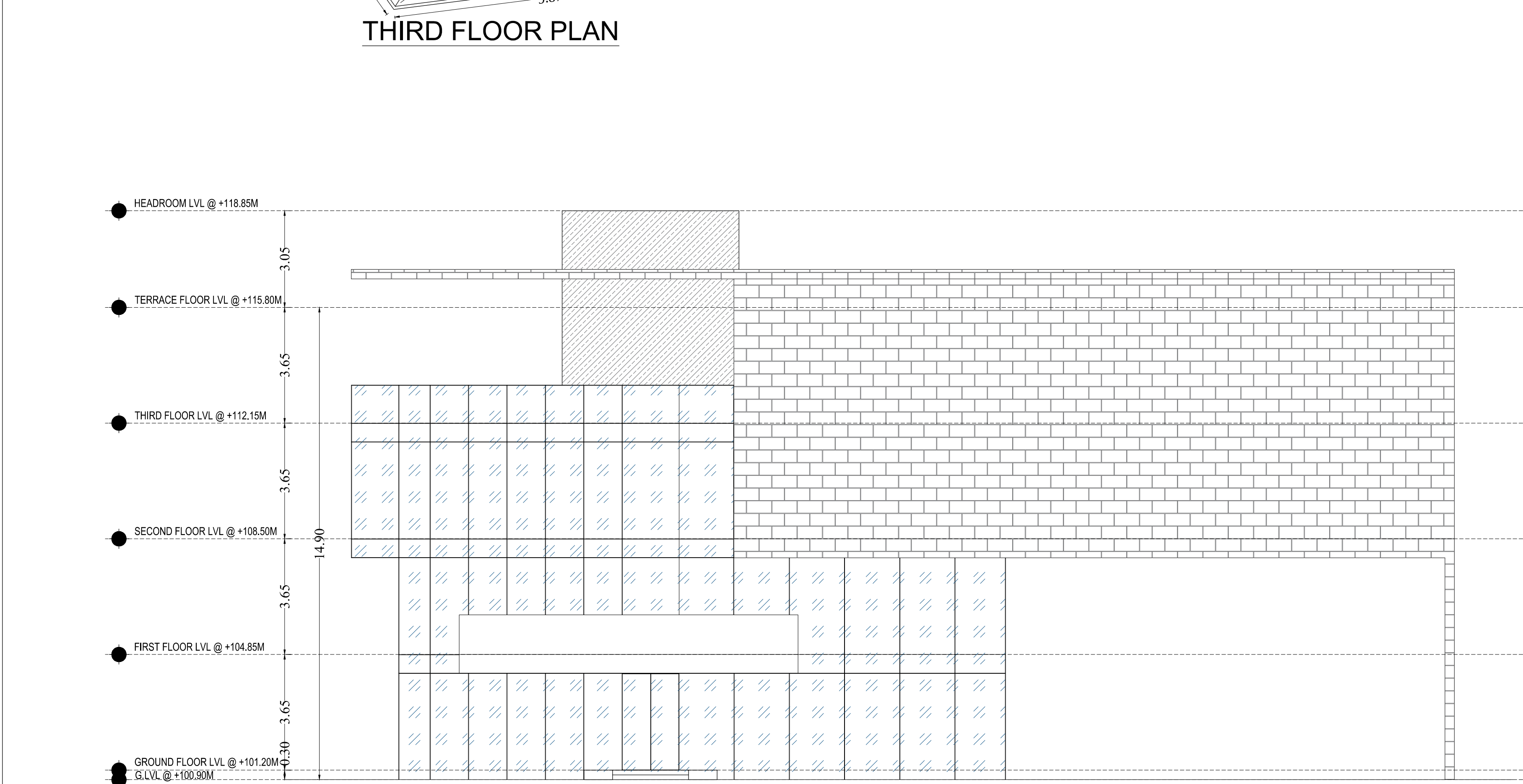
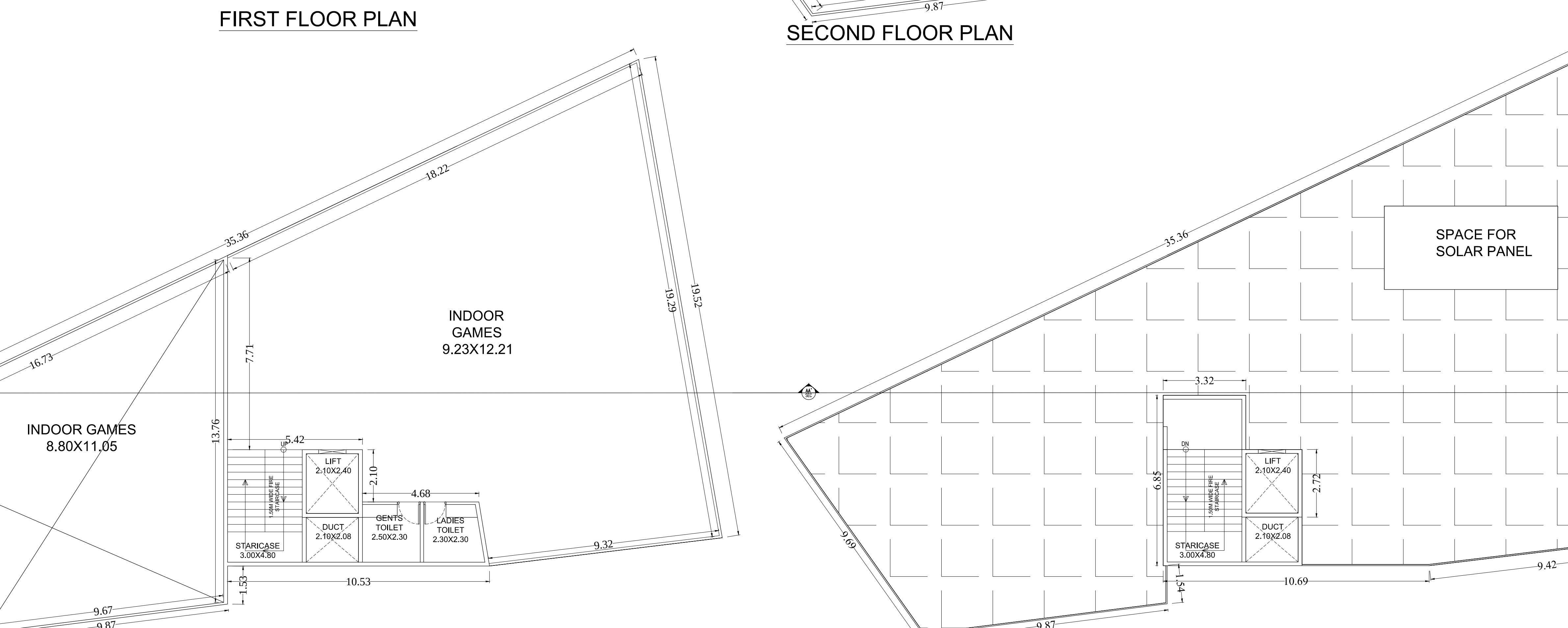
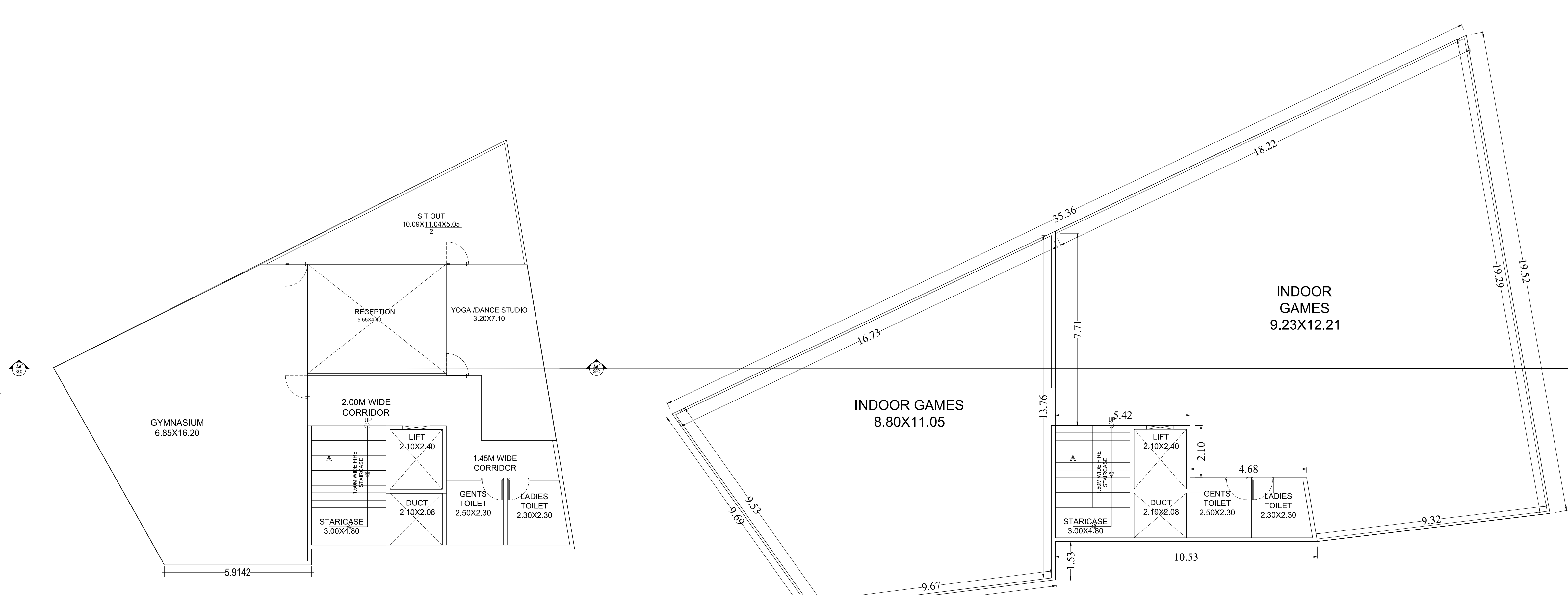
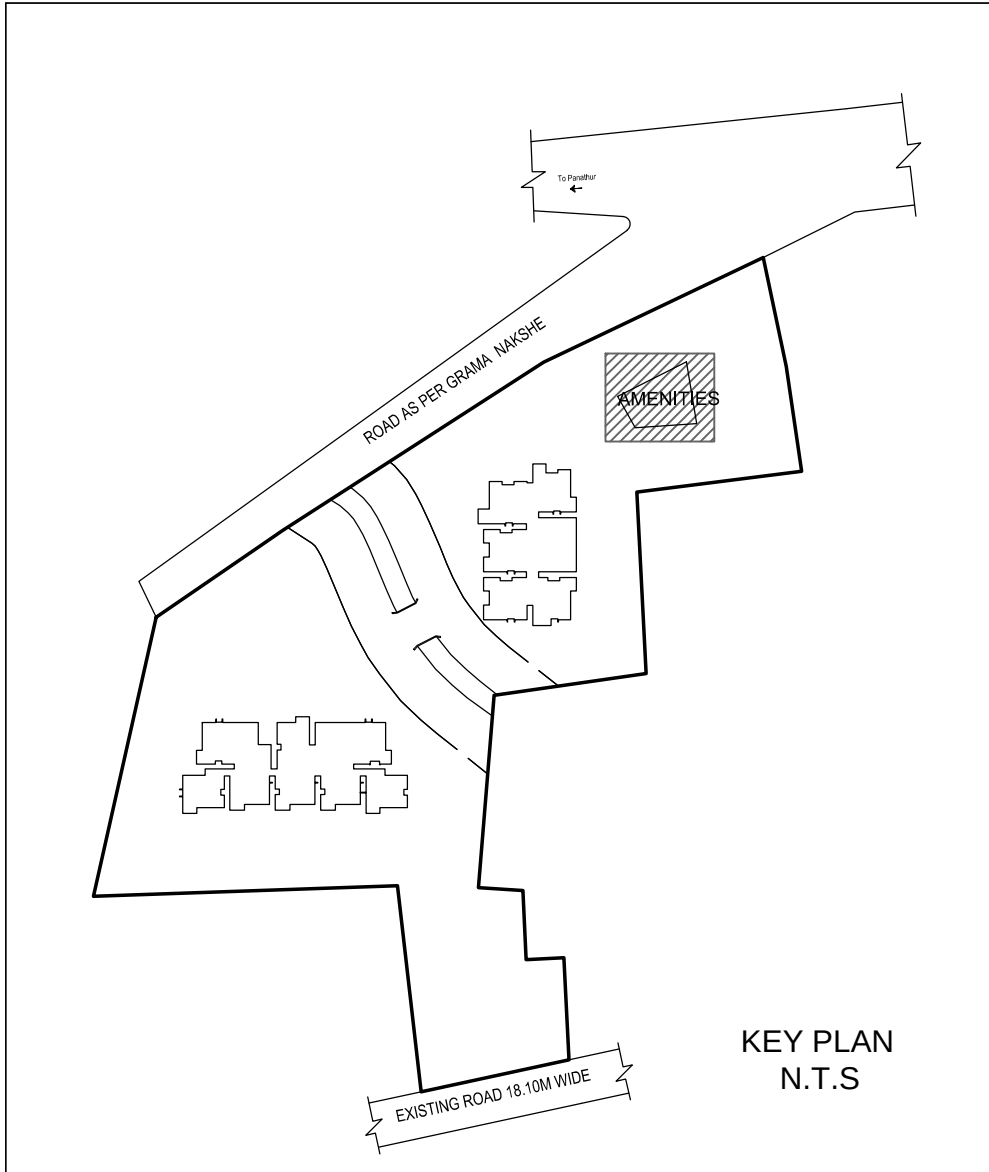
TOWER B - WEST ELEVATION



SECTION@ B-B
TOWER - B

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 Apartment Building at 5945,
GUNJUR Village,Vanthar Hobli,Vanthar Ward No.149, Bangalore.
a)Consist of
TOWER A - 2BF + GF + 27LF,
TOWER B - 2BF + GF + 22LF,
AMENITIES BLOCK - 2BF + GF + 3 LF.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 571 Sqm.
6.Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licence & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, culchies 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 /unavoid 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 R.E.R.C (E&S D) code leaving 3.00 mtrs. 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. 3.6) 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 purpose 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 seismicity.
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 31) of Building bye-laws 2002 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
7 / 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 buildings).
28. The structures with basements shall be designed for structural stability and safety for 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 apartment building shall conduct two mock trials in the building one before the onset of summer and another during the summer and assess complete safety in respect of fire hazards.
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 Order and Policy Orders of the BMRP.
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 Bangalore City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWS&B specified in the Do letter No. BWS&B/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqmtrs.
34.The Applicant / Owner / Developer shall provide a 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 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 deviates building construction according to the sanctioned plan the action will be initiated according to Bangalore City Corporation Act 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.Bangalore 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 shall register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44.The permission is issued based on information submitted by the applicant. 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 persons involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, Bangalore 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.Applicant has obtained Single Site Layout Plan in BDA No. BDA/TPM/PRL-312/2024-25/359/2025-26, DATED:- 29/04/2025.
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. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadways / Roadless) Letter No. LD/MS/LET/2013, dated: 01-04-2013.
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (Bengaluru East City Corporation)		VERSION NO: 1.0-23				
PROJECT DETAIL: Authority: Bengaluru East City Corporation Proposed Department: HO - Bengaluru East City Corporation Project No: PKUS/7925-26 Application Type: General Proposed Title: Building Permission Nature of Sanction: NEW Location: RING-II Building Line Specified as per Z.R. NA Zone: Medium-density Ward: Ward 149 Planning District: 316-Vanthar		VERSION DATE: 27/10/2025				
AREA DETAILS: AREA OF PLOT (Minimum) NET AREA OF PLOT COVERABLE CHECK Permissible Coverage area (50.00 %) Proposed Coverage Area (12.41 %) Achieved Net coverage area (12.41 %) Balance coverage area left (37.59 %)		(A) (A-Deductions)		50.00 16991.91 16991.91 6296.96 2059.32 2059.32 6236.64		
FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (2.50) Total Perm. FAR area (2.50) Residential FAR (100.00%) Proposed FAR Area Achieved Net FAR Area (2.50) Balance FAR Area (0.00)				41479.77 41479.77 41459.15 41459.15 41459.15 20.62		
BUILT UP AREA CHECK Proposed BuiltUp Area Substructure Area And BUA (Layout Lvl) Achieved BuiltUp Area				62585.75 0.00 62585.75		
Block USE/SUBUSE Details						
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category		
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R		
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R		
C (AMENITY)	Residential	Apartment	Highrise	R		
Required Parking (Table 7a)						
Block Name	Type	SubUse	Area (Sq.Mt.)	Units	Car	Prop.
APARTMENTS (TOWER A)	Residential	Apartment	50-225	1	1	218
APARTMENTS (TOWER B)	Residential	Apartment	50-225	1	1	115
Total	-	-	-	-	333	438
Parking Check (Table 7b)						
Vehicle Type	No.	Area (Sq.Mt.)	No.	Area (Sq.Mt.)		
Car	333	4679.75	438	6022.50		
Visitor's Car Parking	34	467.50	0	0.00		
Total Car	367	5147.25	438	6022.50		
TwoWheeler	-	467.50	80	200.00		
Other Parking	-	-	-	1014.74		
Total	-	-	-	5613.75		
FAR Details						
Block APARTMENTS (TOWER B)						
Block Name	Cons. BUA Area (Sq.Mt.)	Total BUA Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)	Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Yield (Per)
Technic Floor	103.75	0.00	103.75	0.00	0.00	0.00
Ground Floor	763.41	6.54	734.87	35.91	16.72	0.00
First Floor	763.41	6.54	734.87	35.91	16.72	0.00
Second Floor	763.41	6.54	734.87	35.91	16.72	0.00
Third Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fourth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Seventh Floor	763.41	6.54	734.87	35.91	16.72	0.00
Eighth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Ninth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Tenth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Eleventh Floor	763.41	6.54	734.87	35.91	16.72	0.00
Twelfth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Thirteenth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fourteenth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifteenth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixteenth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Seventeenth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Eighteenth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Nineteenth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fortieth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Forty-first Floor	763.41	6.54	734.87	35.91	16.72	0.00
Forty-second Floor	763.41	6.54	734.87	35.91	16.72	0.00
Forty-third Floor	763.41	6.54	734.87	35.91	16.72	0.00
Forty-fourth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Forty-fifth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Forty-sixth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Forty-seventh Floor	763.41	6.54	734.87	35.91	16.72	0.00
Forty-eighth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Forty-ninth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fiftieth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifty-first Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifty-second Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifty-third Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifty-fourth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifty-fifth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifty-sixth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifty-seventh Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifty-eighth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Fifty-ninth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixtieth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixty-first Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixty-second Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixty-third Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixty-fourth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixty-fifth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixty-sixth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixty-seventh Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixty-eighth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Sixty-ninth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Seventieth Floor	763.41	6.54	734.87	35.91	16.72	0.00
Seventy-first Floor	763.41	6.54	734.87	35.91	16.72	0.00
Seventy-second Floor	763.41	6.54	734.87	35.91	16.72	0.00
Seventy-third Floor	763.41	6.54	734.87	35.91	16.72	0.00



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 Apartment Building at 5945, GUNJUR Village,Vanthar Hobli,Vanthar Ward No.149, Bangalore.
a)Consist of :TOWER A - 2BF + GF + 27LF.
TOWER B - 2BF + GF + 22LF.
AMENITIES BLOCK - 2BF + GF + 3 LF.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.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 "COMMENCEMENT 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, cables 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 /unavoid 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.(K&D) codes leaving 3.00 mtrs. 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.Permision 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, applicator 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 potable purpose excepting 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 31) of Building bye-laws 2002 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 structure 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 trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. 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 BWS&B specified in the DO letter No. BWS&B/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) 2016.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act 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 Commencement 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 persons involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.Applicant has obtained Single Site Layout Plan in BDA No. BDA/TPM/PRL-312/2024-25/359/2025-26, DATED : 29/04/2025.
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. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadways) (Roadways) Letter No. LD/SG/LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (Bengaluru East City Corporation)	VERSION NO: 10.23 VERSION DATE: 27/10/2025
PROJECT DETAIL: Authority: Bengaluru East City Corporation Proposed Department: HO - Bengaluru East City Corporation Project No: PRJ57925-26 Land Use Zone: Residential (Main) Application Type: General Proposed Type: Building Permission Nature of Sanction: NEW Location: RING-II Building Line Specified as per Z.R. NA Zone: Mainroad Ward: Ward 149 Planning District: 316-Vanthar	Plot Use: Residential Plot Sub Use: Apartment Plot Sub Use: Residential (Main) Plot Sub Plot No: 5945 City Survey No.: No.671A/672/681/682 Katha No.: As per Katha Extract: 5945 Sy No.682/681/671A/672 Locality / Sheet of the property: 5945
AREA DETAILS: AREA OF PLOT (Minimum) NET AREA OF PLOT COVERED CHECK Permissible Coverage area (50.00 %) Proposed Coverage Area (12.41 %) Achieved Net coverage area (12.41 %) Balance coverage area left (37.59 %)	(A) (A-Deductions) 16991.91 16991.91 8295.96 2059.32 2059.32 6236.64
FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (2.50) Total Perm. FAR area (2.50) Residential FAR (100.00%) Proposed FAR Area Achieved Net FAR Area (2.50) Balance FAR Area (0.00)	41475.77 41475.77 41459.15 41459.15 41459.15 20.62
BUILT UP AREA CHECK Proposed BuiltUp Area Substructure Area and BUA (Layout Lvl) Achieved BuiltUp Area	62585.75 10.00 62585.75

Block Name	Block Use	Block Sub Use	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Type	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	Apartment	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	Apartment	50 - 225	1	1
Total	-	-	-	-	-

Vehicle Type	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	333	4578.75	438	6022.50
Visitor's Car Parking	34	467.50	0	0.00
Total Car	367	5046.25	438	6022.50
Two-wheeler	-	467.50	-	200.00
Other Parking	-	-	-	10114.74
Total	-	5513.75	-	16337.24

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross Builtup Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area (Sq.mt.)
Terrace Floor	25.14	0.00	25.14	0.00	5.04	0.00	0.00
Third Floor	432.27	3.78	446.05	13.59	5.04	429.86	443.44
Second Floor	432.27	3.78	446.05	13.59	5.04	429.86	443.44
First Floor	285.55	4.37	290.92	14.40	5.04	285.88	285.88
Ground Floor	199.65	4.37	204.02	14.40	5.04	175.85	175.85
Total	1355.89	16.30	1339.59	76.08	20.16	1239.31	1239.31

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-

Block Name	Sub Use	Area (Sq.mt.)	Units	Car
APARTMENTS (TOWER A)	Residential	50 - 225	1	1
APARTMENTS (TOWER B)	Residential	50 - 225	1	1
Total	-	-	-	-



Block APARTMENTS (Tower A)													
Floor	Room Name	Gross Area (Sq.ft.)	Deductions From Gross (Balkons in Sq.ft.)	Total Built-Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)						Proposed FAR Area (Sq.Ft.)	Total FAR Area (Sum.)	Tent.
Output				StraCase	Lit	Machinre	Vaid	Substructure	Ramp	Parking	Resi.		
Tenace floor	108.51	0.00	108.51	57.39	0.00	28.71	0.00	23.41	0.00	0.00	0.00	0.00	0.00
Twentieth floor	553.69	10.17	543.52	36.16	23.14	0.00	0.00	0.00	0.00	0.00	484.22	494.22	02
Nineteenth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Eighteenth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Seventeenth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Sixteenth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Fifteenth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Fourteenth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Thirteenth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Twelfth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Eleventh floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Tenth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Ninth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Eighth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Seventh floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Sixth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Fifth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Fourth floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Third floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
Second floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	00
First floor	990.04	16.47	973.57	36.16	23.14	0.00	26.72	0.00	0.00	0.00	887.55	887.55	00
Ground Floor	1000.67	16.47	1000.93	36.16	23.14	0.00	0.00	74.00	0.00	0.00	917.63	917.63	00
Upper Basement floor	5077.63	0.00	5077.63	36.16	23.14	0.00	0.00	0.00	296.99	4721.33	0.00	0.00	00
Lower Basement floor	5077.63	0.00	5077.63	36.16	23.14	0.00	0.00	0.00	296.99	4721.33	0.00	0.00	00
Total	36963.97	454.86	36509.01	1142.19	684.20	28.71	26.72	97.41	593.98	9442.67	24483.13	24483.13	218
Total													
Total													
Totals													
Total	36963.97	454.86	36509.01	1142.19	684.20	28.71	26.72	97.41	593.98	9442.67	24483.13	24483.13	218

Block -C (AMENITY)									
Floor Name	Gross Bulldoz Area	Deductions From Gross BSA(Area in Sq. Ft.)	Total Built Up Area (Sq. Ft.)	Deductions (Area in Sq. Ft.)			Proposed FAR Area (Sq. Ft.)	Total FAR Area (Sq. Ft.)	Carpet Area Net of Tenement
		Colcut		StarCase	Lift	Lift Machine	Rest.		
Terrace Floor	25.14	0.00	25.14	20.10	0.00	5.04	0.00	0.00	0.00
Third Floor	452.27	3.78	448.49	13.59	5.04	0.00	429.86	429.86	443.44
Ground Floor	452.27	3.78	448.49	13.59	5.04	0.00	429.86	429.86	443.44
First Floor	226.65	4.37	222.18	14.40	5.04	0.00	202.74	202.74	217.14
Second Floor	226.65	4.37	195.29	14.40	5.04	0.00	175.85	175.85	180.25
Total	1355.89	16.30	1339.59	76.08	20.16	5.04	1238.31	1238.31	1294.27
Total Number of Amenities	1								
Total	1355.89	16.30	1339.59	76.08	20.16	5.04	1238.31	1238.31	1294

Conservation Building Code (CBCBC) 2018.

38.II The Applicant / Owner / Architect shall building construction against the sanctioned plan the action will be taken by the Government of Karnataka and Regional Development Corporation, Bangalore Region.

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

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

41.If the City Corporation / Government of Karnataka has any dispute that may arise in respect of property in question.

42.If the City Corporation / Government of Karnataka has any dispute that may arise due to false or fabricated of title/owner/build has obtained permission by misrepresentation or fraud, the sanctionee shall be liable to pay the cost of litigation incurred by the Government of Karnataka.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartment.

44.The permission is issued based on information submitted by the applicant. This application is not binding on the Government of Karnataka.

45.The permission is issued based on the information submitted by the applicant. This cannot be construed as a guarantee or ownership of the property.

46.Owner / Builder / GPA holder / Contractor shall take all precautionary measure to ensure the safety of persons involved in the construction activity.

47.If there is any accident or injury or loss of life or damage to any other reason if loss of life or injury or permanent disability occurs to persons or damages caused to public or private property owned by the Government of Karnataka, the contractor shall be held responsible for the same.

48.If the applicant has obtained Single Store Lay-out Plan in DDA No. B/D/A/TM/PR/31-02/2024-25/392/24, it shall be deemed that the applicant has obtained all necessary permissions from the concerned authorities.

N/A

Notes:

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

2.If the worker employed by the contractor to the construction site is not registered under the Act which is mandatory.

3.If the worker employed in the construction activities strictly prohibited.

4.Obscuring NOK from the Labour Department before commencing the construction work is a must.

5.Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) dated 12.09.2018.

1.Registration of

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

2.Applicant / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the registration form should be submitted to the Registrar of Buildings and Urban Enforcements and the registration of establishment and workers working at change site or work place.

3.The Applicant / Builder / Owner / Contractor shall also inform the contractors if any of the list of workers are not registered with the Welfare Board.

4.At any time the Applicable Applicant / Builder / Owner / Contractor should engage a construction worker who is not registered with the "Karnataka Building and Other Construction Workers Welfare Board".

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Req'd/Unit	Car Req'd.	
				Req'd.	Prop.		Req'd.	Prop.
APARTMENTS (TOWER A)	Residential	Apartment	50 - 225	1	-	1	218	-
APARTMENTS (TOWER B)	Residential	Apartment	50 - 225	1	-	1	115	-
Total :			-	-	-	-	333	438

Bids & Tendered Details													
Bids	No. of Bids	Gr. Area (Sq. Ft.)	Decisions From Gr. Bids (No. in Sq. Ft.)	Total Gr. Area (Sq. Ft.)	Decisions Within (Sq. Ft.)							Proposed Fair Area (Sq. Ft.)	Total Area (Sq. Ft.)
					Over Case	LR	Sub	Substitute	Plan	Paving	Res.		
APARTMENTS (TOWER A)	1	30033.88	65.86	30033.02	1147.18	684.29	26.71	12.72	97.41	593.88	24683.13	24683.13	218
APARTMENTS (TOWER B)	1	24932.56	196.42	24732.14	957.87	417.96	21.76	0.00	114.66	933.65	8804.46	15737.77	115
GRAND TOTAL	1	12600.88	130.88	13358.56	2105.04	1105.25	5.44	0.00	212.07	1527.53	1228.59	1228.59	333
Grand Total	3	63233.32	697.68	65565.00	2170.94	1123.24	34.55	26.72	2107.07	1937.06	9237.32	41943.32	3333.00

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT
@KATHA NO.5949,SY NO.67/1A,67/2,68/1&68/2
GUNJUR VILLAGE,VARTHUR HOBLI,VARTHUR
WARD NO.149,BANGALORE.
EPID No. 2180789331

DRAWING TITLE : LOWER BASEMENT PLAN

SHEET NO : 2

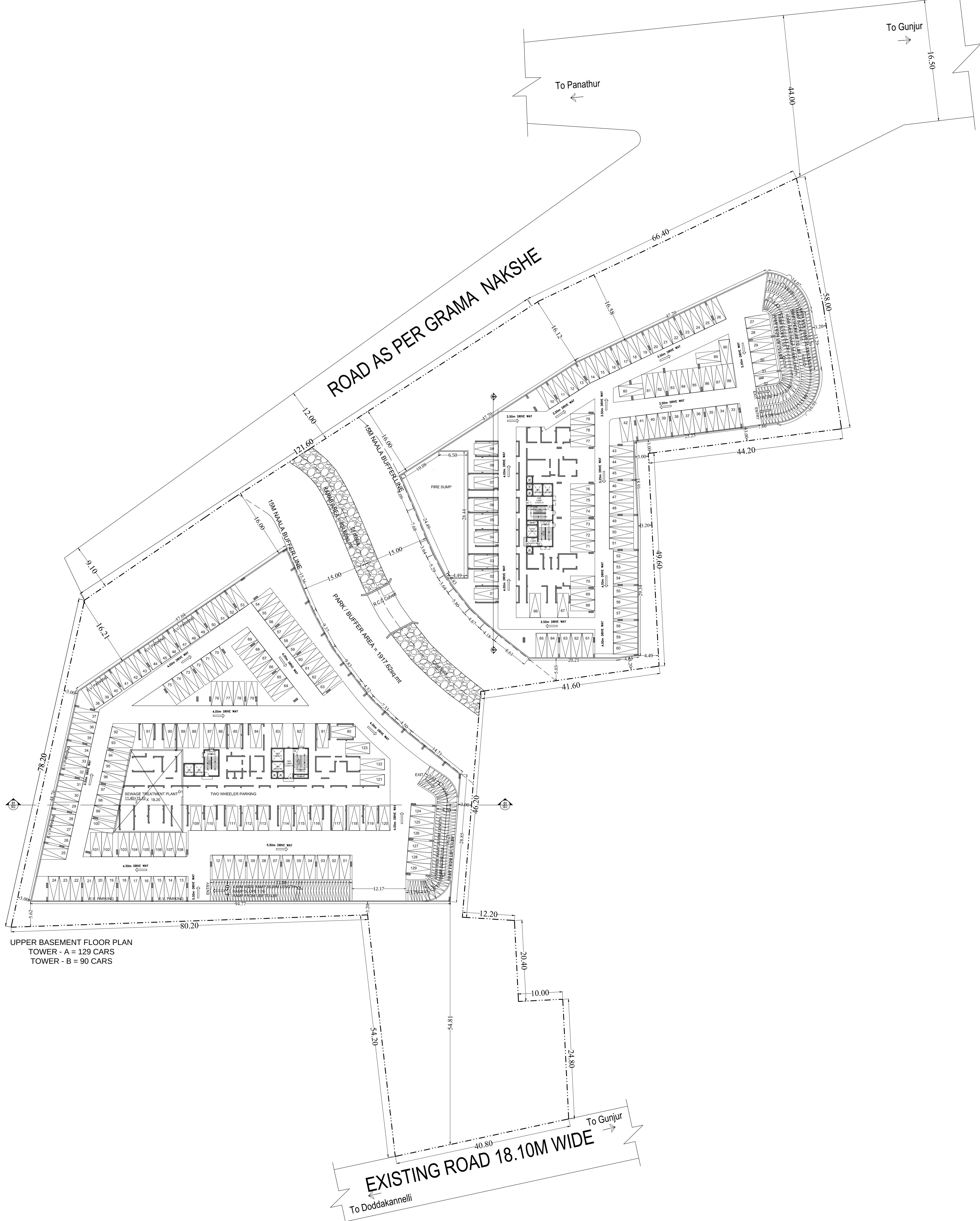
SANCTIONING AUTHORITY

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



H0-East

This is system generated report and does not require any signature. It may contain errors or omissions. Please report any such issues to the system administrator. The system administrator is not responsible for any damages or losses which may arise from use, or inability to use the Application.



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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 Apartment Building at 5949, GUNJUR VILLAGE,VARTHUR HOBLI,VARTHUR WARD No.149, Bangalore.

a).Consist of : TOWER A - 2BF + GF + 2LIFT, TOWER B - 2BF + GF + 2LIFT, AMENITIES BLOCK - 2BF + GF + 3 UF.

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

3.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 licence and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

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

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, cables 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 /unavoid 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 I.E.R.C (E&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.Permisssion 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. 3.0) under sub section IV-(c) 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 earthquake. 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 31) of Building bye-laws 2002 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 entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no incense burner 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 building after 07:00 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 buildings).

28. The Applicant / Owner/ Developer 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 occupants 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 trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

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, Orders and Policy Orders of the BBMP.

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

33.The Applicant should follow the instruction of BVSSB specified in the DO letter No. WSSBSA/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 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 Bangalore City Corporation Act 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.Bangalore 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 Commencement 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 persons involved in the construction activities.

47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, Bangalore 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.Applicant has obtained Single Site Layout Plan in BDA No. BDA/TPM/PRI-312/2024-25/359/2025-26. DATED: 29/04/2025.

Note:

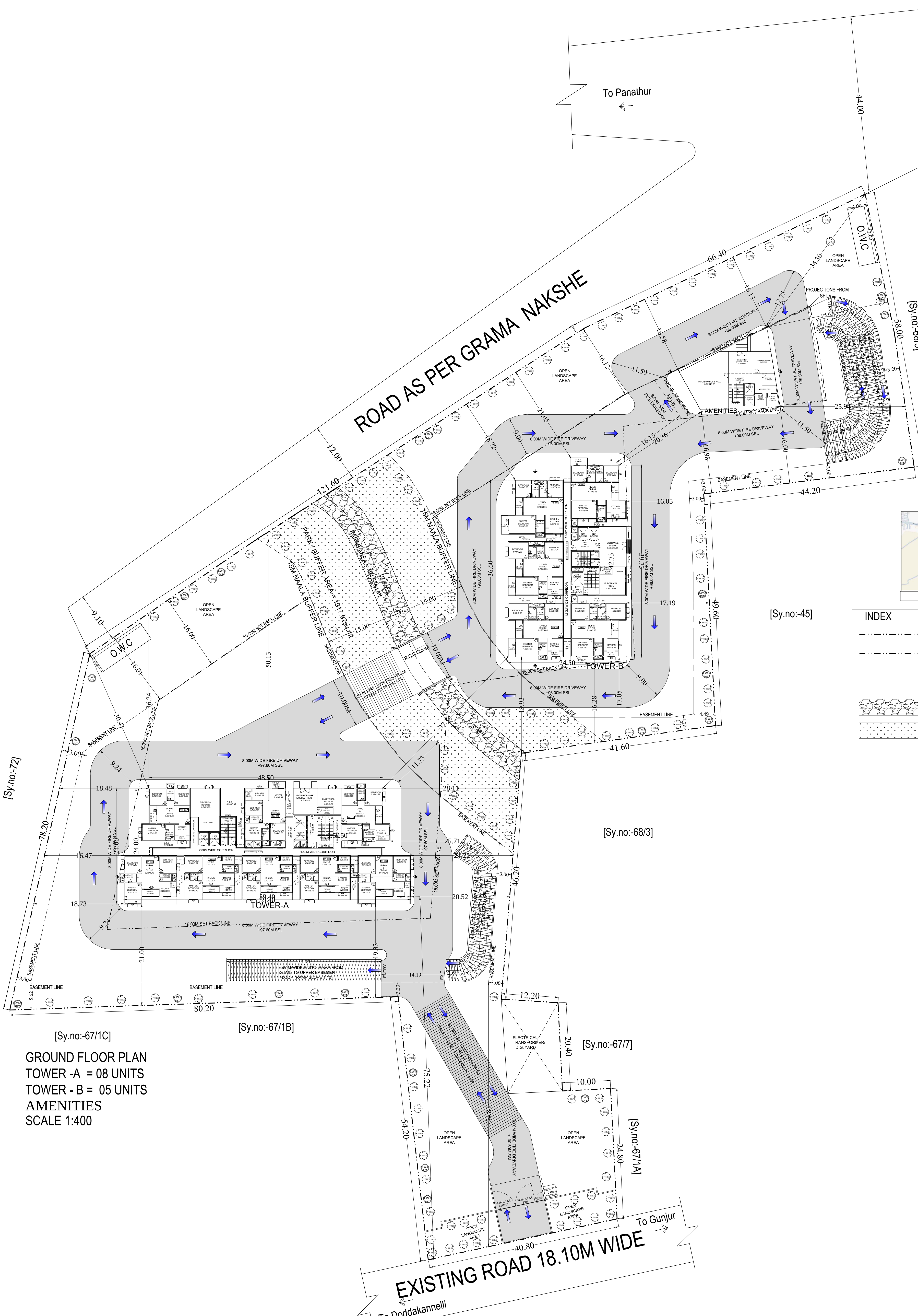
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.

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

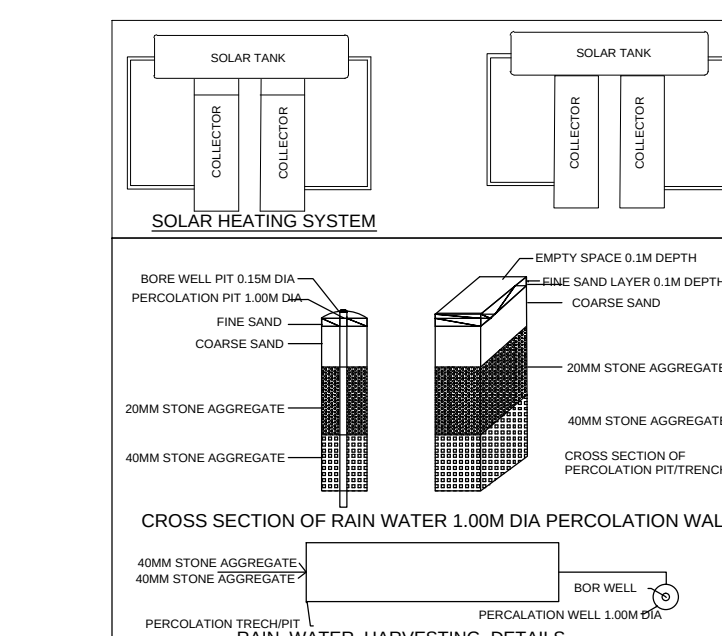
3.Employment of child labour in the construction activities strictly prohibited.

4.Obtaining NOC from the Labour Department before commencing the construction work is a must. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housing) Houdo/Letter No. LD/SLET/2013, dated: 01-04-2013.

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with



GROUND FLOOR PLAN
TOWER - A = 08 UNITS
TOWER - B = 05 UNITS
AMENITIES
SCALE 1:400

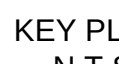


SCHEDULE OF OPENINGS				
SL NO.	OPENING SIZE	SILL	LINTEL	
DOORS				
MD	1.05 X 2.40	0.05	2.45	
D1	0.90 X 2.10	0.05	2.45	
D2	0.80 X 2.10	0.05	2.15	
GD	0.90 X 2.10	0.05	2.45	
SD1	2.40 X 2.40	0.05	2.45	
FD	1.20 X 2.10	0.05	2.15	
STR	1.05 X 2.10	0.05	2.15	
WINDOWS				
FW1	1.80 X 2.10	0.35	2.45	
FW2	1.50 X 2.10	0.35	2.45	
FW3	1.20 X 2.10	0.35	2.45	
W1	1.50 X 1.20	1.25	2.45	
KW	1.50 X 0.60	1.05	1.65	
STW	1.80 X 1.95	0.15	2.10	
VENTILATOR				
V	0.60 X 1.50	0.60	2.10	
V1	0.60 X 0.90	1.20	2.10	

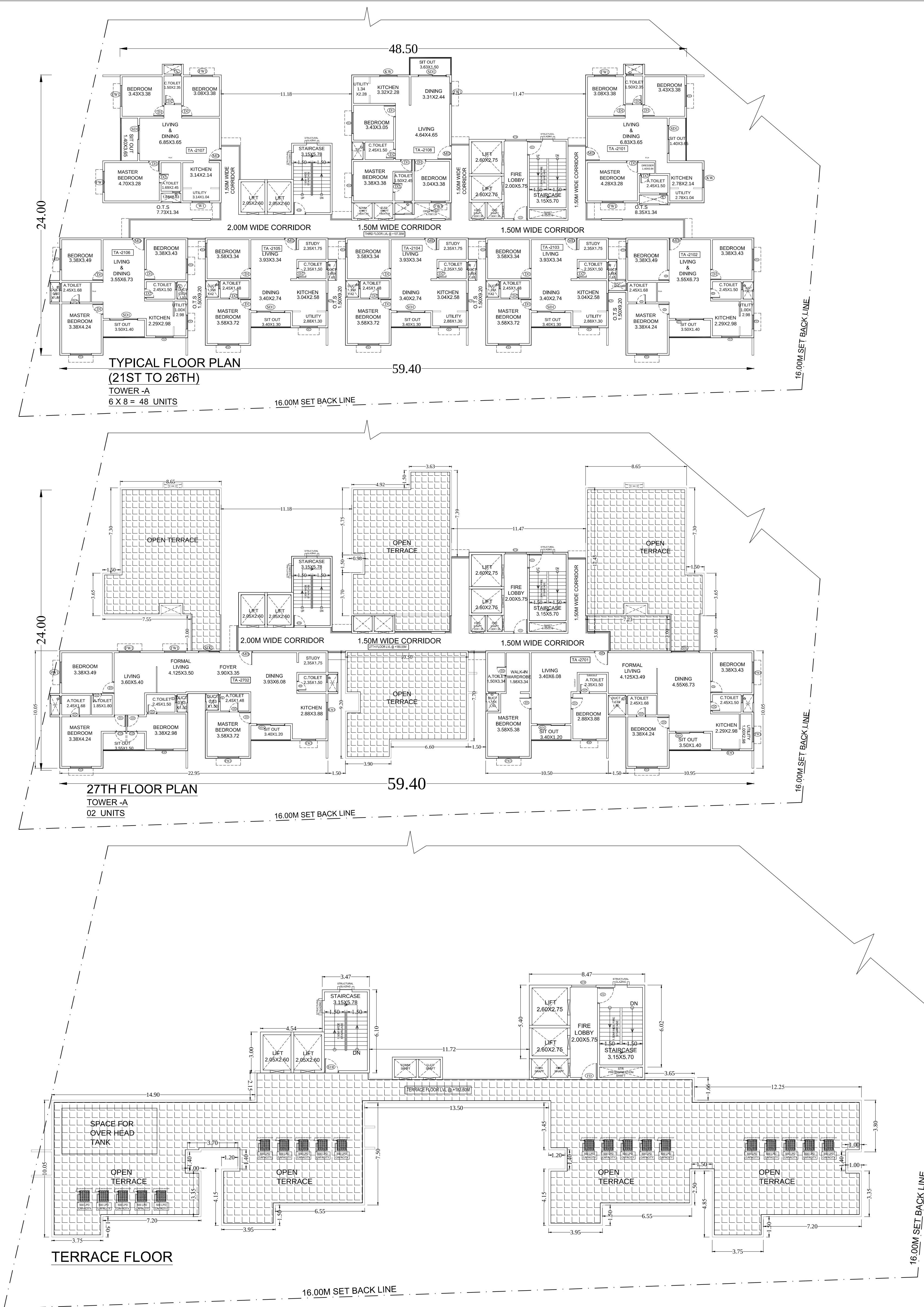
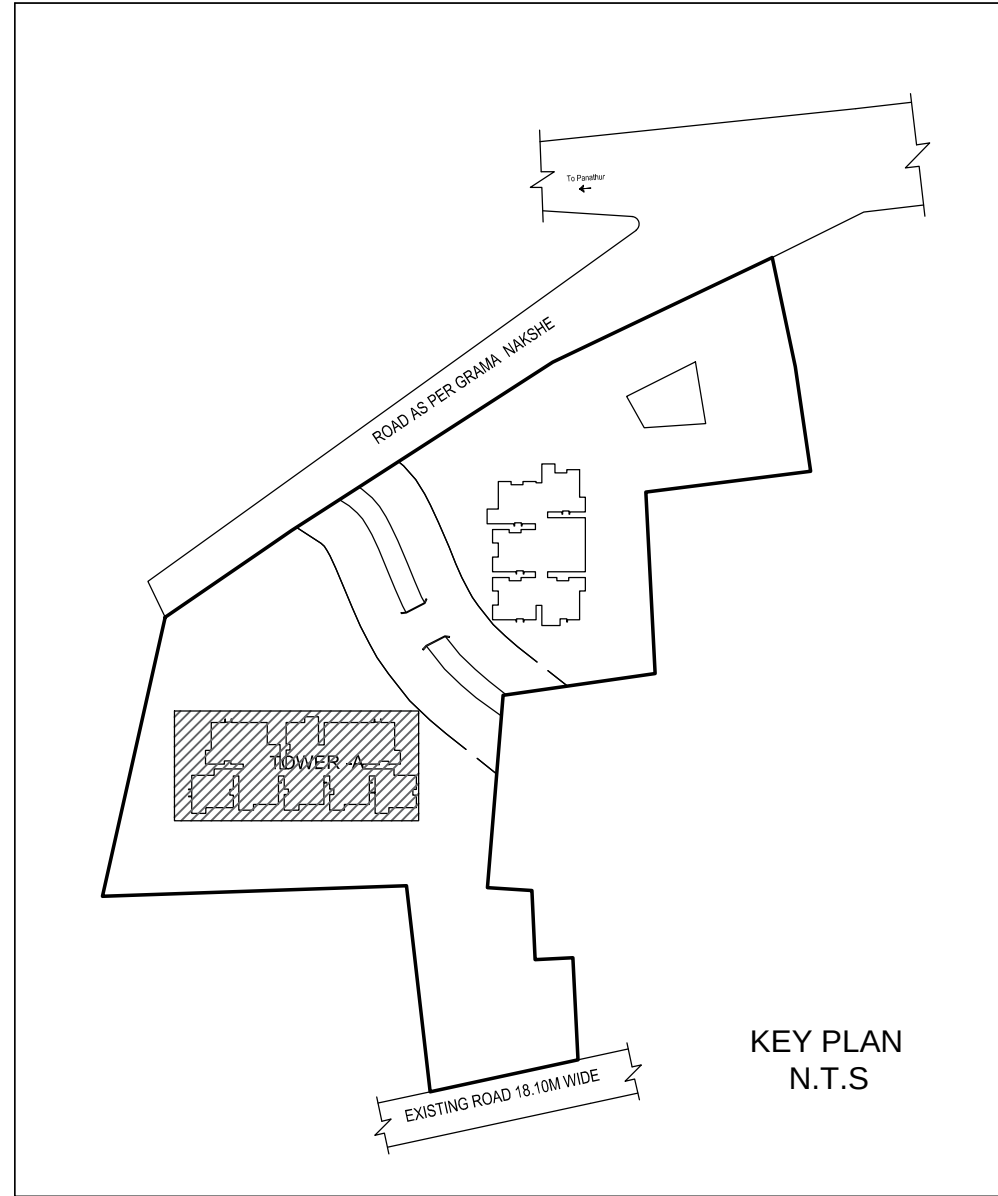
Block-APARTMENTS (TOWER A)														
Floor Name	Deductions From Gross BUA/ Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tmt (No.)	
	Cutout		StarCase	Lift	Lift Machine	Substitute	Ramp	Parking	Resi.					
Terrace Floor	109.51	0.00	109.51	57.39	0.00	28.71	0.00	23.41	0.00	0.00	0.00	0.00	0.00	0.00
Twentyseventh Floor	553.69	10.17	543.52	36.16	23.14	0.00	0.00	0.00	0.00	0.00	484.22	484.22	02	41479.77
Twenty sixth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Twenty fifth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Twenty fourth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Twenty third Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Twenty second Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Twenty first Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Twentieth Floor	1007.90	16.47	991.43	36.16	23.14	0.00	0.00	0.00	0.00	0.00	922.13	922.13	08	41459.15
Nineteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Eighteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Seventeenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Sixteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Fifteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Fourteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Thirteenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Twelfth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Eleventh Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Tenth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Ninth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Eight Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Seventh Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Sixth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Fifth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Fourth Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Third Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Second Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
First Floor	961.67	16.47	945.20	36.16	23.14	0.00	0.00	0.00	0.00	0.00	885.90	885.90	08	41459.15
Ground Floor	1007.40	16.47	1005.93	36.16	23.14	0.00	0.00	74.00	0.00	0.00	917.63	917.63	08	41459.15
Upper Basement Floor	5077.63	0.00	5077.63	36.16	23.14	0.00	0.00	0.00	296.99	4721.33	0.00	0.00	0.00	0.00
Lower Basement Floor	5077.63	0.00	5077.63	36.16	23.14	0.00	0.00	0.00	296.99	4721.33	0.00	0.00	0.00	0.00
Total	39963.87	454.86	39509.01	1142.19	694.20	28.71	26.72	97.41	593.98	9442.67	24483.13	24483.13	218	41459.15

Block-APARTMENTS (TOWER B)														
Floor Name	Gross Built 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.)	Tmt (No.)	
		Cutout		StarCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.				
Terrace Floor	103.75	0.00	103.75	58.96	0.00	21.78	23.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Twentysecond Floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Twentyfirst Floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Twentieth floor	802.86	8.54	794.32	35.97	16.72	0.00	59.42	0.00	0.00	0.00	682.21	682.21	05	41459.15
Nineteenth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Eighteenth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Seventeenth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Sixteenth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Fifteenth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Fourteenth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Thirteenth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Twelfth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Eleventh floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Tenth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Ninth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Eighth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Seventh floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Sixth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Fifth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Fourth floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Third floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Second floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
First floor	743.41	8.54	734.87	35.97	16.72	0.00	0.00	0.00	0.00	0.00	682.18	682.18	05	41459.15
Ground Floor	821.64	8.54	813.10	35.97	16.72	0.00	30.63	0.00	0.00	729.79	729.79	05	41459.15	41459.15
Upper Basement Floor	3796.85	0.00	3796.85	35.90	16.71	0.00	0.00	296.99	3447.24	0.00	0.00	0.00	0.00	0.00
Lower Basement Floor	3796.85	0.00	3796.85	35.90	16.71	0.00	0.00	296.99	3447.24	0.00	0.00	0.00	0.00	0.00
Total	24933.56	196.42	24737.14	957.67	417.98	21.78	113.46	593.98	8894.49	15737.77	15737.77	115	41459.15	41459.15
Total Number of Same Blocks	1													
Total	24933.56	196.42	24737.14	957.67	417.98	21.78	113.46	593.98	8894.49	15737.77	15737.77	115	41459.15	41459.15

Block- C (AMENITY)														
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement			
		Cutout		StarCase	Lift	Lift Machine		Res.						
Terrace Floor	25.14	0.00	25.14	20.10	0.00	5.04	0.00	0.00	0.00	0.00	0.00			
Third Floor	452.27	3.78	448.49	13.59	5.04	0.00	429.86	429.86	443.44	0.00	443.44			
Second Floor	452.27	3.78	448.49	13.59	5.04	0.00	429.86	429.86	443.44	0.00	443.44			
First Floor	228.55	4.37	222.18	14.40	5.04	0.00	202.74	202.74	217.14	0.00	217.14			
Ground Floor	199.68	4.37	195.29	14.40	5.04	0.00	175.85	175.85	190.25	0.00	190.25			
Total	1356.89	16.30	1339.59	76.08	20.16	5.04	1238.31	1238.31	1294.27	0.00	1294.27			
Total Number of Same Blocks	1													
Total	1356.89	16.30	1339.59	76.08	20.16	5.04	1238.31	1238.31	1294.27	0.00	1294.27			




 H0-East City Corp.
 Bangalore East
 City Corporation



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 Apartment Building at 5945, GUNJUR Village,Varthur Hobli,Varthur Ward No.149, Bangalore.
a)Consist of :TOWER A - 2BF + GF + 27LF.
TOWER B - 2BF + GF + 22LF.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.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 inspection.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site 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, cuticles 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 /unavoid incidents arising during the time of construction.
10.The applicant shall not stock any building materials or debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the 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 R.E.C.R.C (548-D) code book and shall not exceed 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 dirt, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from fire 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-potable purpose such as 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 seismicity.
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 31) of Building bye-laws 2003 and Government orders time to time shall be provided.
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 also rain 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 construction after 07.00 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 25 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structure with basement 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 trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 BMRP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to 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 and the construction 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 Sqmtrs.
34.The Applicant / Owner / Developer shall provide 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 2020.
39.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
40.The Applicant / Owner / Architects 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 Commencement 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 persons involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.Applicant has obtained Single Site Layout Plan in BDA No. BDA/TPM/PRL-312/2024-25/359/2025-26, DATED : 29/04/2025.
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. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadways) (Roadways) Letter No. LD/SG/LET/2013, dated: 01-04-2013 :
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCALE: 1:400									
AREA STATEMENT (Bengaluru East City Corporation)					VERSION NO: 1.0-23 VERSION DATE: 27/10/2025				
PROJECT DETAIL:					Plot Use: Residential				
Authority: Bengaluru East City Corporation					Plot Sub Use: Apartment				
Proposed Department: HO - Bengaluru East City Corporation					Land Use Zone: Residential (Main)				
Project No: PRJ57/2025-26					Plot Sub Plot No.: 5945				
Application Type: General					City Survey No.: 57174-6772-68166802				
Proposed Type: Building Permission					Kha No.: As per Kha Extract: 5945 Sy No 682/681/671/672				
Nature of Sanction: New					Locality / Sheet of the property: 5945				
Location: RING-II									
Building Line Specified as per Z.R. NA									
Zone: Metropolitan									
Ward: Ward 149									
Planning District: 316-Varthur									
AREA DETAILS:					50 MT				
AREA OF PLOT (Minimum)					(A)				
NET AREA OF PLOT					(A-Deductions)				
COVERAGE CHECK									
Permissible Coverage area (60.00 %)					8295.96				
Proposed Coverage Area (12.41 %)					2059.32				
Achieved Net coverage area (12.41 %)					6236.64				
Balance coverage area (37.59 %)					6236.64				
FAR CHECK									
Permissible F.A.R. as per zoning regulation 2015 (2.50)					41479.77				
Total Perm. FAR area (2.50)					41479.75				
Residential FAR (100.00%)					41459.15				
Proposed FAR Area					41459.15				
Achieved Net FAR Area (2.50)					41459.15				
Balance FAR Area (0.00)					20.62				
BUILT UP AREA CHECK									
Proposed Builtup Area					62585.75				
Substructure Area under BUA (Layout Lvl)					62585.75				
Achieved Builtup Area					62585.75				
Block USE/SURUSE Details									
Block Name		Block Use		Block Sub Use		Block Structure		Block Land Use Category	
APARTMENTS (TOWER A)		Residential		Apartment		Highrise		R	
APARTMENTS (TOWER B)		Residential		Apartment		Highrise		R	
C (AMENITY)		Residential		Apartment		Highrise		R	
Required Parking (Table 7a)									
Block Name		Type		Sub Use		Area (Sq.mt.)		Units	
APARTMENTS (TOWER A)		Residential		Apartment		50-225		1	
APARTMENTS (TOWER B)		Residential		Apartment		50-225		1	
C (AMENITY)		Residential		Apartment		50-225		1	
Total:								333	
Parking Check (Table 7b)									
Vehicle Type		No.		Area (Sq.mt.)		No.		Area (Sq.mt.)	
Car		333		4278.75		438		6022.50	
Visitor's Car Parking		34		467.50		0		0.00	
Total Car		367		5046.25		438		6022.50	
Two Wheeler		-		467.50		80		200.00	
Other Parking		-		-		-		-	
Total		-		-		5515.75		16337.24	
FAR & Statement Details									
Block Name		Area (Sq.mt.)		Area (Sq.mt.)		Area (Sq.mt.)		Area (Sq.mt.)	
APARTMENTS (TOWER A)		1000.00		438.00		438.00		438.00	
APARTMENTS (TOWER B)		1000.00		438.00		438.00		438.00	
C (AMENITY)		1000.00		438.00		438.00		438.00	
Total		3000.00		1314.00		1314.00		1314.00	
Block APARTMENTS (TOWER A)									
Block Name		Area (Sq.mt.)		Area (Sq.mt.)		Area (Sq.mt.)		Area (Sq.mt.)	
APARTMENTS (TOWER A)		1000.00		438.00		438.00		438.00	
APARTMENTS (TOWER B)		1000.00		438.00		438.00		438.00	
C (AMENITY)		1000.00		438.00		438.00		438.00	
Total		3000.00		1314.00		1314.00		1314.00	

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:
M/s NIKHAR ESTATES LLP
Rep By Its Partner
R. VASANTHAKUMARI
GPA HOLDER FOR
G.R GOPAL AND OTHERS
(KATHA HOLDINGS-346 15th cross,
17th Main Road, 2nd Sector, I.S.R. layout,Bangalore-560014)

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava
RCC&S-3/F-57/30308-09
No 29, 2nd main road,
Tale Silk Farm,Basavanagudi,BANGALORE

PROJECT TITLE:
PROPOSED RESIDENTIAL APARTMENT
(KATHA NO 5945 SY NO 671A/672/681/682)
GULURU VILLAGE,VARTHUR HOBBALI,VARTHUR
Ward No. 149,BANGALORE.
EPID No: 21807893931

DRAWING TITLE: TYPICAL FLOOR PLAN
21ST/26TH FLOOR
27TH FLOOR PLAN
TERRACE FLOOR PLAN
TOWER -A

SHEET NO: 6

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS: WITH ID NUMBER & CONTACT NUMBER :
MA NIKHAR ESTATES LLP
Rep By Is Partner
D ANJENDRA RUTHAMAGALLA
GPA HOLDER FOR
G.R.GOPAL AND OTHERS
(KATA-HOLDERS) 348/15th cross,
17th Main Road, 4th Sector H.S.R layout, Bangalore-560025

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
R. Visarath Madhava
BCOBL 3.85-35/308-09
No 29, 2nd main road,
Tata Silk Farm, Basavanagudi, BANGALORE

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT
(@KATA NO 5945 SY NO 671/672/68166802
GUNJUR VILLAGE, VARTHUR HOBOLI, VARTHUR
WARD NO.149 BANGALORE.
EPID No. 2180789331

DRAWING TITLE : TYPICAL FLOOR PLAN
(21ST-26TH FLOOR)
27TH FLOOR PLAN
TERRACE FLOOR PLAN
TOWER A

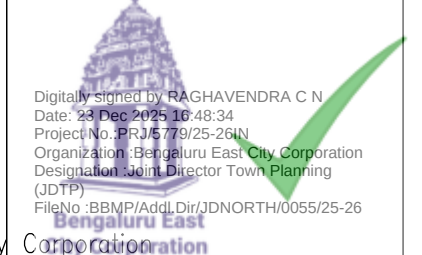
SHEET NO : 6

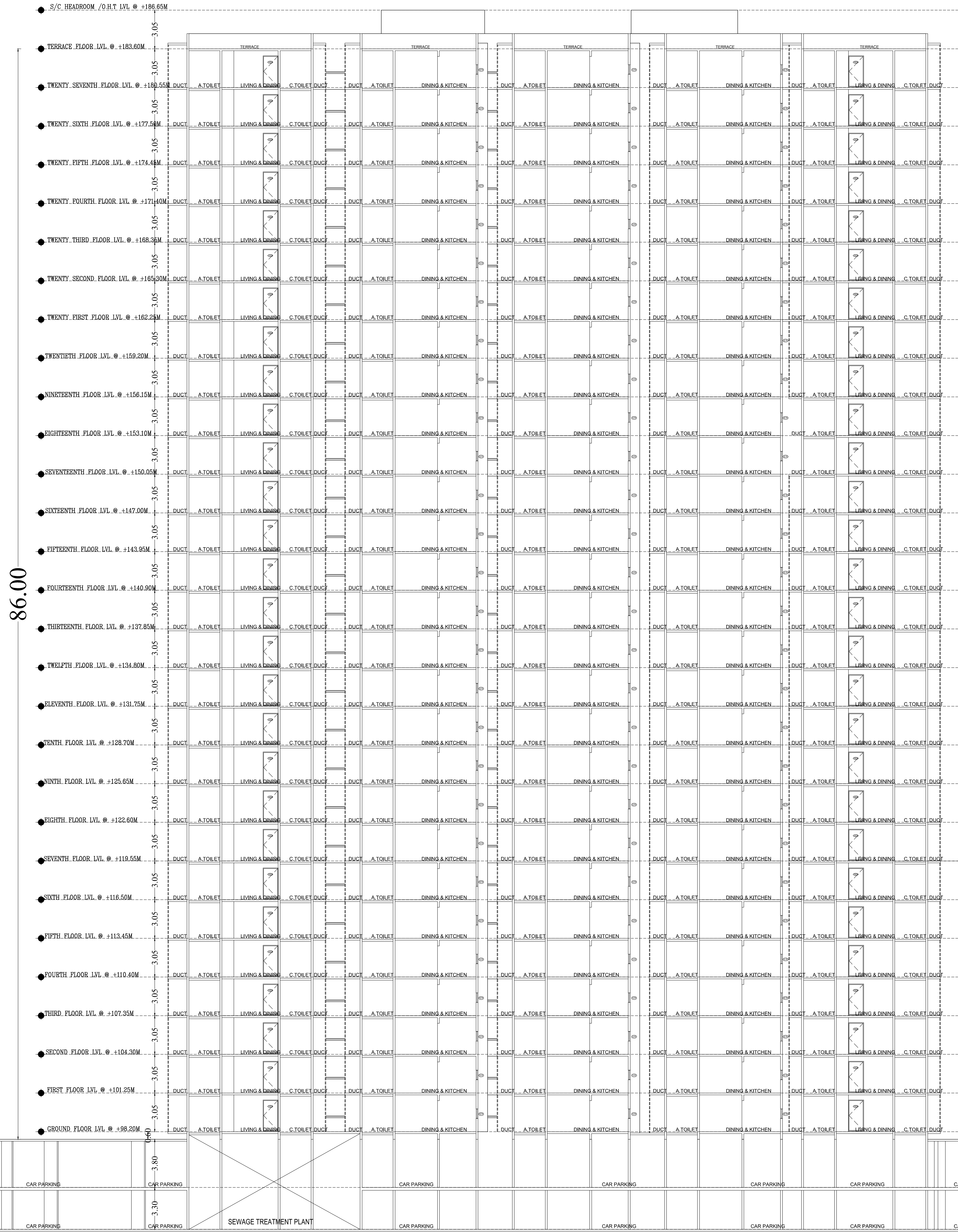
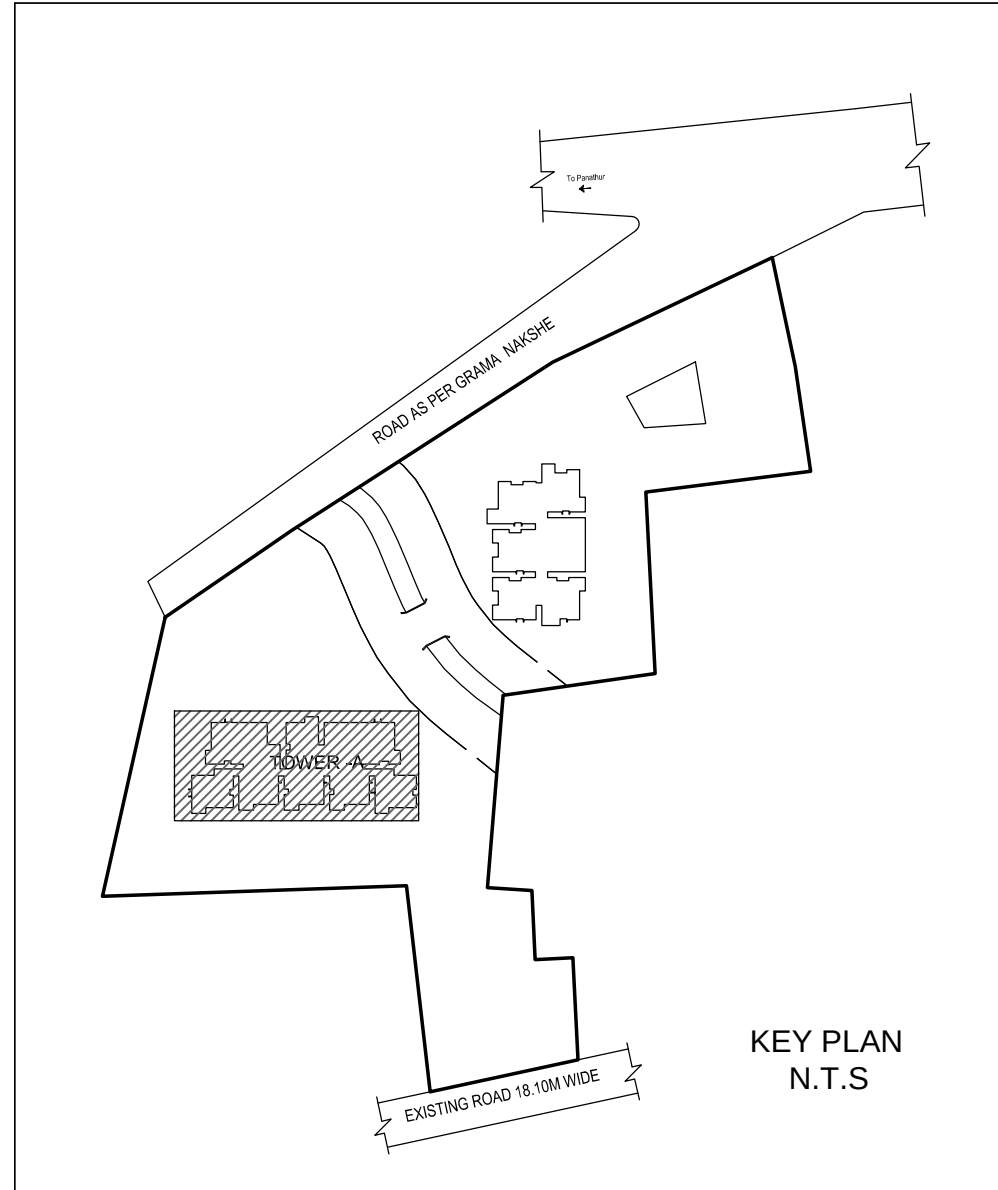
SANCTIONING AUTHORITY :
REASONED DECISION
DATE OF DECISION
APPROVAL

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-East City





SECTION@ A-A
TOWER - A

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 Apartment Building at 5945, GUNJUR Village,Varthur Hobli,Varthur Ward No.149, Bangalore.
a)Consist of :TOWER A - 2BF + GF + 27LF, TOWER B - 2BF + GF + 22LF, AMENITIES BLOCK - 2BF + GF + 3 LF.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Areas 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 "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 571 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, cables 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 workers and any accident /unavoid 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 R.E.R.C (E&S D) code having a 3.00 mtrs. 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. 3.6) 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 Structure 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 31) of Building bye-laws 2002 and Government orders time to time shall be provided.
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 construction after 06.00 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 structure with basement 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 trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 BMRP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to 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 / Builder / Owner / Contractor shall follow the instruction of BWS&B specified in the DO letter No. BWSS&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) 2016.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act 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 Commencement 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 persons involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The Applicant has obtained Single Site Layout Plan in BDA No. BDA/TPM/PRL-312/2024-25/359/2025-26, DATED:- 29/04/2025.
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. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadways) (Roadless) Letter No. LD/OS/LET/2013, dated: 01-04-2013.
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (Bengaluru East City Corporation)	VERSION NO: 1.0-23
PROJECT DETAIL: Authority: Bengaluru East City Corporation Proposed Department: HO - Bengaluru East City Corporation Project No: PRJ/57925-26 Application Type: General Proposed Type: Building Permission Nature of Sanction: NEW Location: RING-III Building Line Specified as per Z.R. NA Zone: Medium-density Ward: Ward 149 Planning District: 316-Varthur	VERSION DATE: 27/10/2025
AREA DETAILS: AREA OF PLOT (Minimum) NET AREA OF PLOT Balance coverage area (M ²)	(A) (A-Deductions) 16991.91 16991.91 6236.64
PERMISSIBLE Coverage area (50.00 %) Proposed Coverage Area (12.41 %) Achieved Net coverage area (12.41 %) Balance FAR Area (1.30)	8295.96 2059.32 2059.32 20.82
FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (2.50) Total Perm. FAR area (2.50) Residential FAR (100.00 %) Proposed FAR Area Achieved Net FAR Area (2.50) Balance FAR Area (0.00)	41479.77 41479.77 41459.15 41459.15 41459.15 20.82
BUILT UP AREA CHECK Proposed BuiltUp Area Substructure Area (Sq.ft) Achieved BuiltUp Area	62585.75 0.00 62585.75

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)								
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
APARTMENTS (TOWER A)	Residential	Apartment	50- 225	1	-	1	218	-
APARTMENTS (TOWER B)	Residential	Apartment	50- 225	1	-	1	115	-
Total			-	-	-	-	333	438

Vehicle Type	No.	Area (Sq.mt.)	Rept.	Achieved
Car	363	4578.75	438	6022.50
Two Wheeler	34	467.50	0	200.00
Other Parking	-	-	-	-
Total	-	-	-	-

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

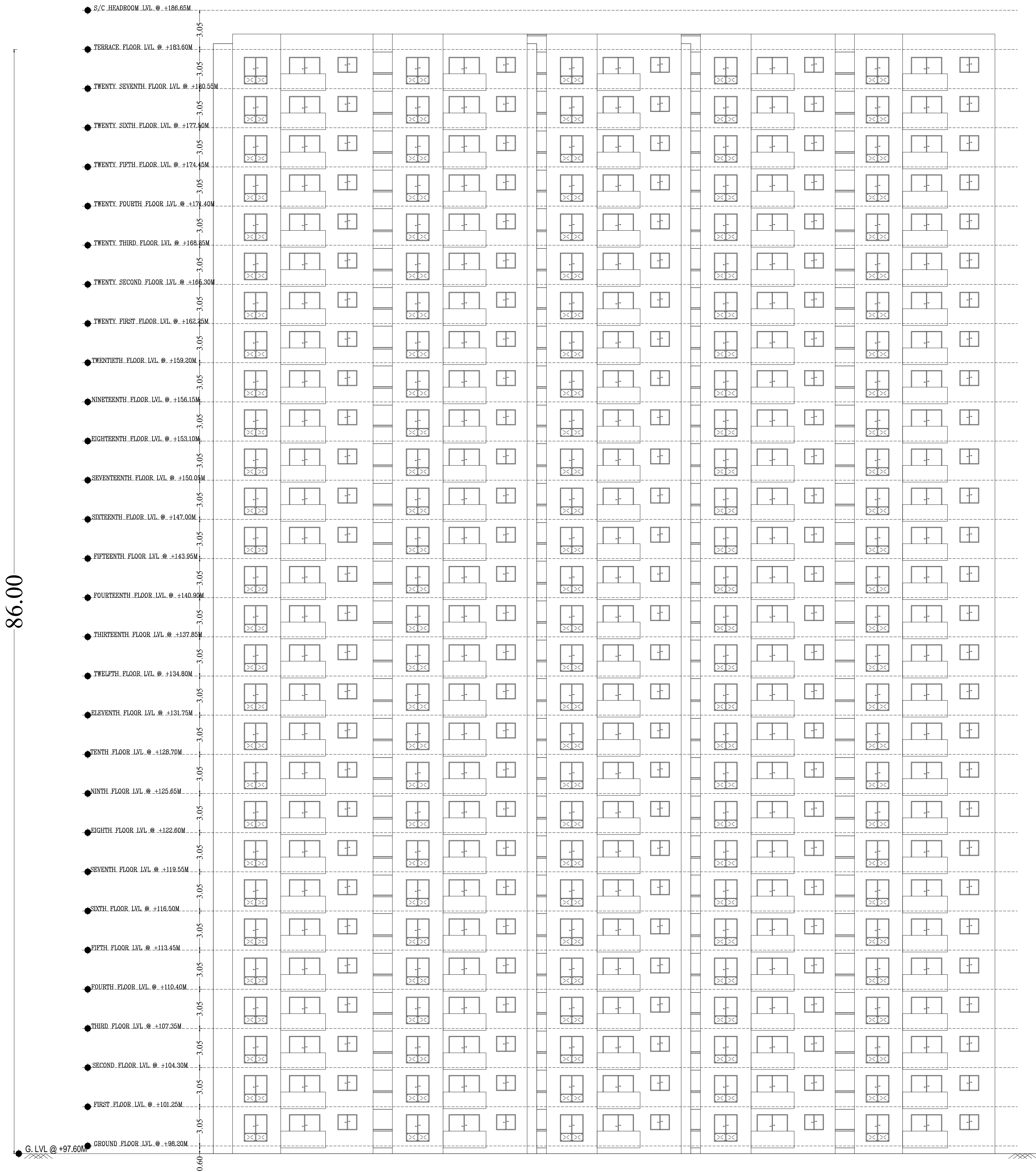
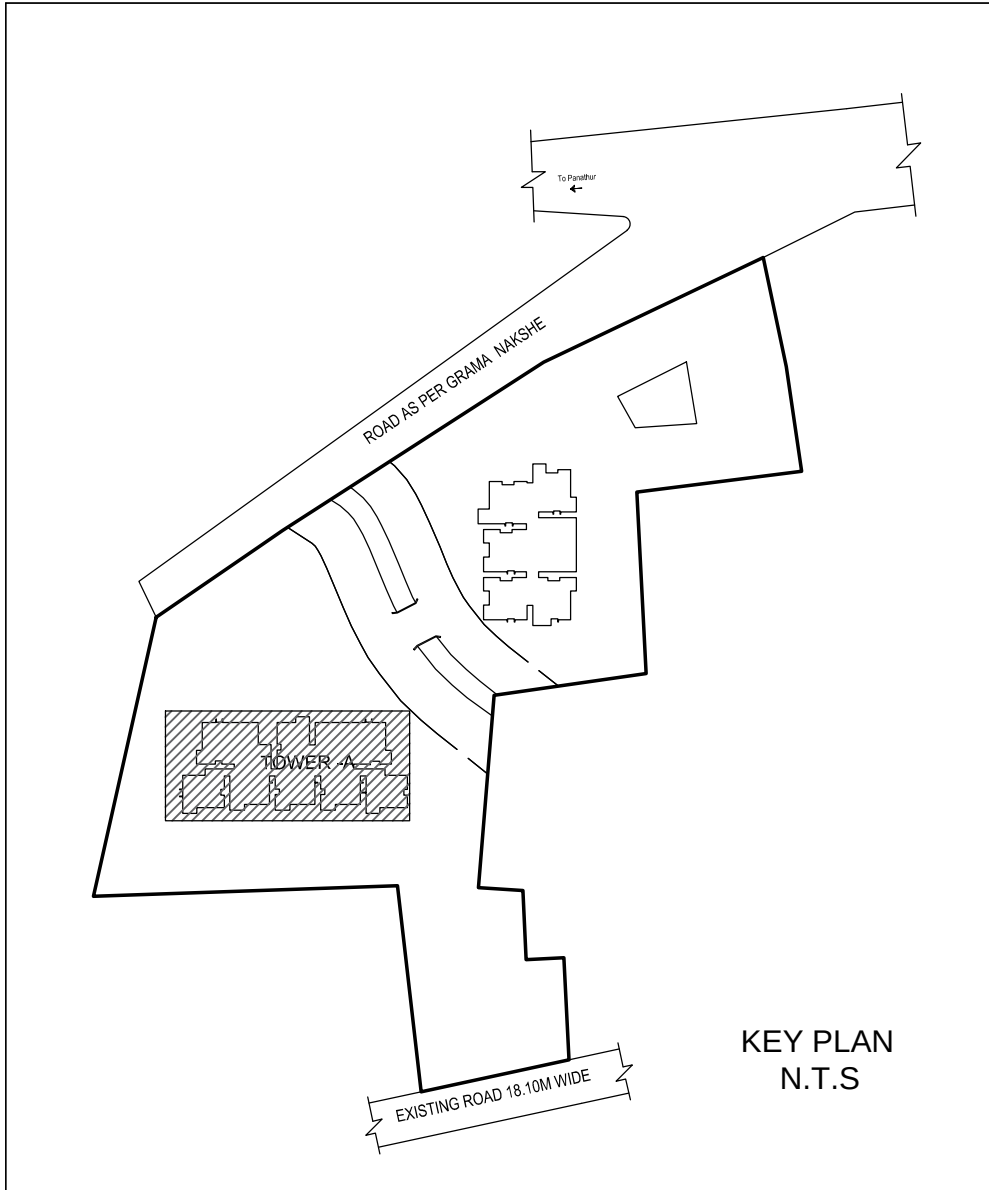
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R



TOWER A - SOUTH ELEVATION

Approval Condition :
This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Apartment Building at 5945, GUNJUR Village,Vanthar Hobli,Vanthar Ward No.149, Bangalore.
a).Consist of :TOWER A - 2BF + GF + 27LF.
TOWER B - 2BF + GF + 22LF.
AMENITIES BLOCK - 2BF + GF + 3 LF.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.Areas 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 "COMMENCEMENT 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, cables 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 /unavoid 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 R.E.C.(E&S-D) code having a 1.00 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.
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 (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 purpose 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 structures.
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 31) of Building bye-laws 2002 and Government orders time to time shall be provided.
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 along 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 construction after 07.00 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 structure 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 trials in the building one before the onset of the summer and another during winter and assure complete safety in respect of fire hazards.
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 Order and Policy Orders of the BMRP.
32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to 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 of the foundation plan sanction deemed to be cancelled.
33.The Applicant should follow the instruction of BWSRB specified in the DO letter No. BWSRB/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqmtrs.
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 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 Commencement 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 persons involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss. Owner / Builder /GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.Applicant has obtained Single Site Layout Plan in BDA No. BDA/TPM/PRL-312/2024-25/359/2025-26, DATED:- 29/04/2025.
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.Life 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. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadside) (Hoodies) Letter No. LD/SLET/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 date of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (Bengaluru East City Corporation)	VERSION NO: 1.0.23 VERSION DATE: 27/10/2025
PROJECT DETAIL: Authority: Bengaluru East City Corporation Proposed Department: HO - Bengaluru East City Corporation Project No: PRJ57925-26 Application Type: General Proposed Type: Building Permission Nature of Sanction: NEW Location: RINGH Building Line Specified as per Z.R. NA Zone: Metropolitan Ward: Ward 149 Planning District: 316-Vanthar	Plot Use: Residential Plot Sub Use: Apartment Land Use Zone: Residential (Main) Plot Sub Plot No.: 5945 City Survey No.: No.671A/672/681/6892 Katha No.: As per Katha Extract: 5945 Sy No.682/681/671A/672 Locality / Sheet of the property: 5945
AREA DETAILS: AREA OF PLOT (Minimum) NET AREA OF PLOT COVERABLE CHECK Permissible Coverage area (50.00 %) Proposed Coverage Area (12.41 %) Achieved Net coverage area (12.41 %) Balance coverage area (37.59 %)	50 MT 16991.91 16991.91 0.00 8296.96 2059.32 2059.32 6236.64
FAR CHECK Permissible F.A.R. as per zoning regulation 2015 (2.50) Total Perm. FAR area (2.50) Residential FAR (100.00%) Proposed FAR Area Achieved Net FAR Area (2.50) Balance FAR Area (0.00)	41479.77 41479.77 41459.15 41459.15 41459.15 20.62
BUILT UP AREA CHECK Proposed BuiltUp Area Substructure Area (Net BUA (Layout Lvl)) Achieved BuiltUp Area	62585.75 0.00 62585.75

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)								
Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
APARTMENTS (TOWER A)	Residential	Apartment	50 - 225	1	-	1	218	-
APARTMENTS (TOWER B)	Residential	Apartment	50 - 225	1	-	1	115	-
Total :			-	-	-	-	333	436

Vehicle Type	No.	Area (Sq.mt.)	Achieved
Car	333	4578.75	6022.50
Van/Mini Car	34	467.50	0.00
TwoWheeler	367	467.50	200.00
Other Parking	-	-	10114.74
Total	-	5613.75	16337.24

Block Name	Area (Sq.mt.)	Units	Car
Rept.	Rept.	Rept.	Rept.
APARTMENTS (TOWER A)	50-225	1	1
APARTMENTS (TOWER B)	50-225	1	1
Total	-	-	333

Block Name	Area (Sq.mt.)	Units	Car
Rept.	Rept.	Rept.	Rept.
APARTMENTS (TOWER A)	50-225	1	1
APARTMENTS (TOWER B)	50-225	1	1
Total	-	-	333

Block Name	Area (Sq.mt.)	Units	Car
Rept.	Rept.	Rept.	Rept.
APARTMENTS (TOWER A)	50-225	1	1
APARTMENTS (TOWER B)	50-225	1	1
Total	-	-	333

Block Name	Area (Sq.mt.)	Units	Car
Rept.	Rept.	Rept.	Rept.
APARTMENTS (TOWER A)	50-225	1	1
APARTMENTS (TOWER B)	50-225	1	1
Total	-	-	333

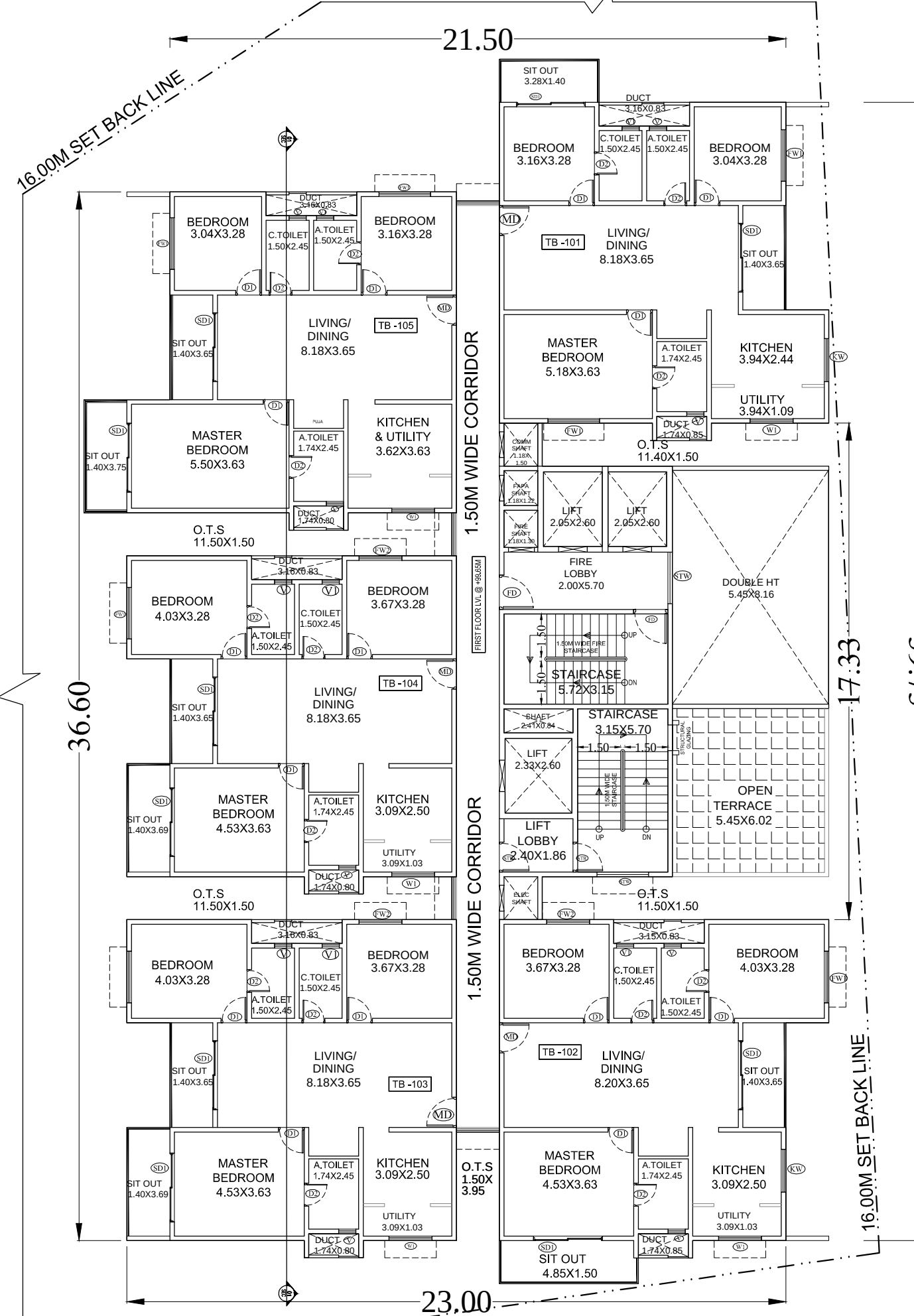
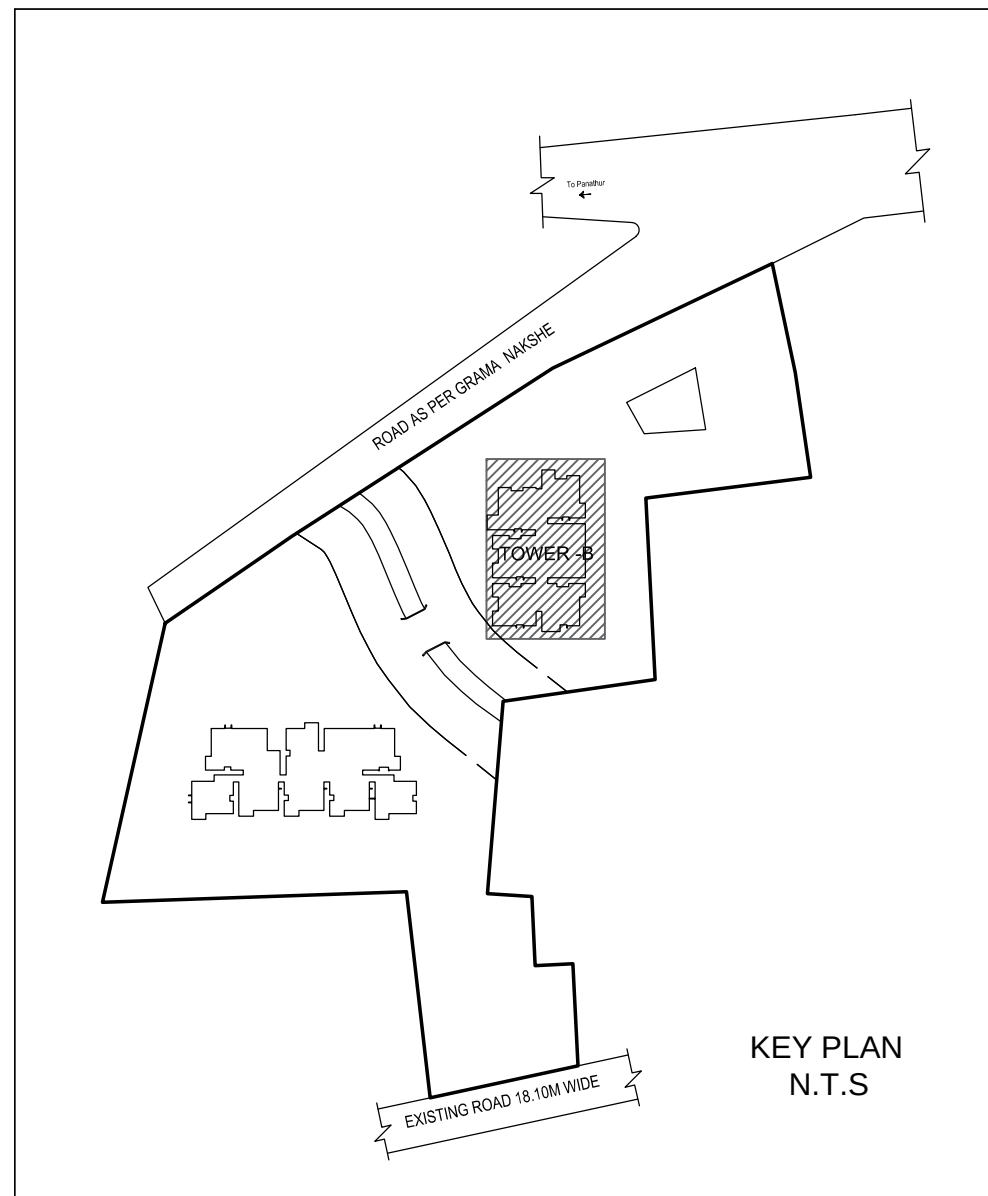
Block Name	Area (Sq.mt.)	Units	Car
Rept.	Rept.	Rept.	Rept.
APARTMENTS (TOWER A)	50-225	1	1
APARTMENTS (TOWER B)	50-225	1	1
Total	-	-	333

Block Name	Area (Sq.mt.)	Units	Car
Rept.	Rept.	Rept.	Rept.
APARTMENTS (TOWER A)	50-225	1	1
APARTMENTS (TOWER B)	50-225	1	1
Total	-	-	333

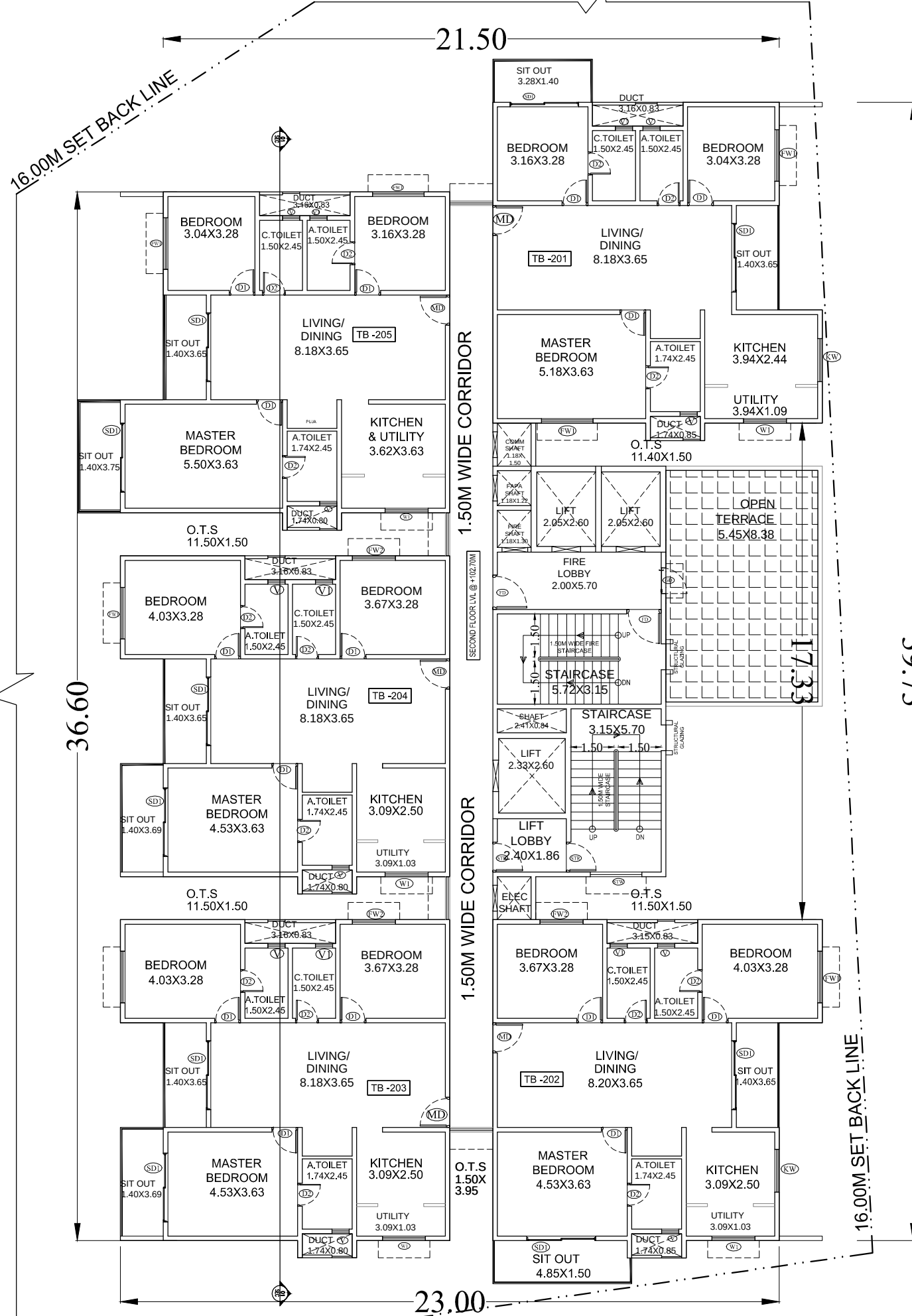
Block Name	Area (Sq.mt.)	Units	Car
Rept.	Rept.	Rept.	Rept.
APARTMENTS (TOWER A)	50-225	1	1
APARTMENTS (TOWER B)	50-225	1	1
Total	-	-	333

Block Name	Area (Sq.mt.)	Units	Car
Rept.	Rept.	Rept.	Rept.
APARTMENTS (TOWER A)	50-225	1	1
APARTMENTS (TOWER B)	50-225	1	1
Total	-	-	333

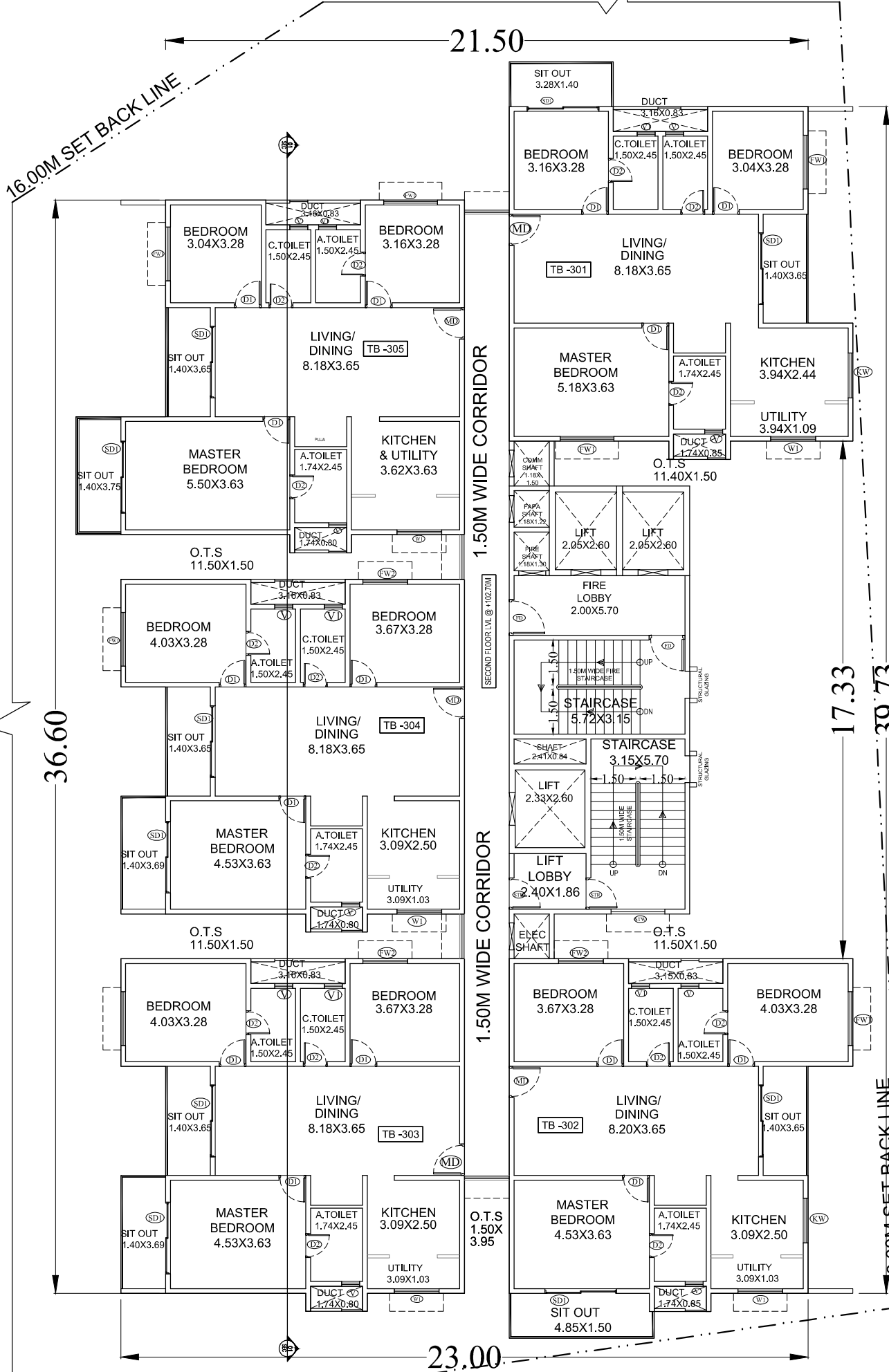
Block Name	Area (Sq.mt.)	Units	Car
Rept.	Rept.	Rept.	Rept.
APARTMENTS (TOWER A)	50-225	1	1
APARTMENTS (TOWER B)	50-225	1	1
Total	-	-	333



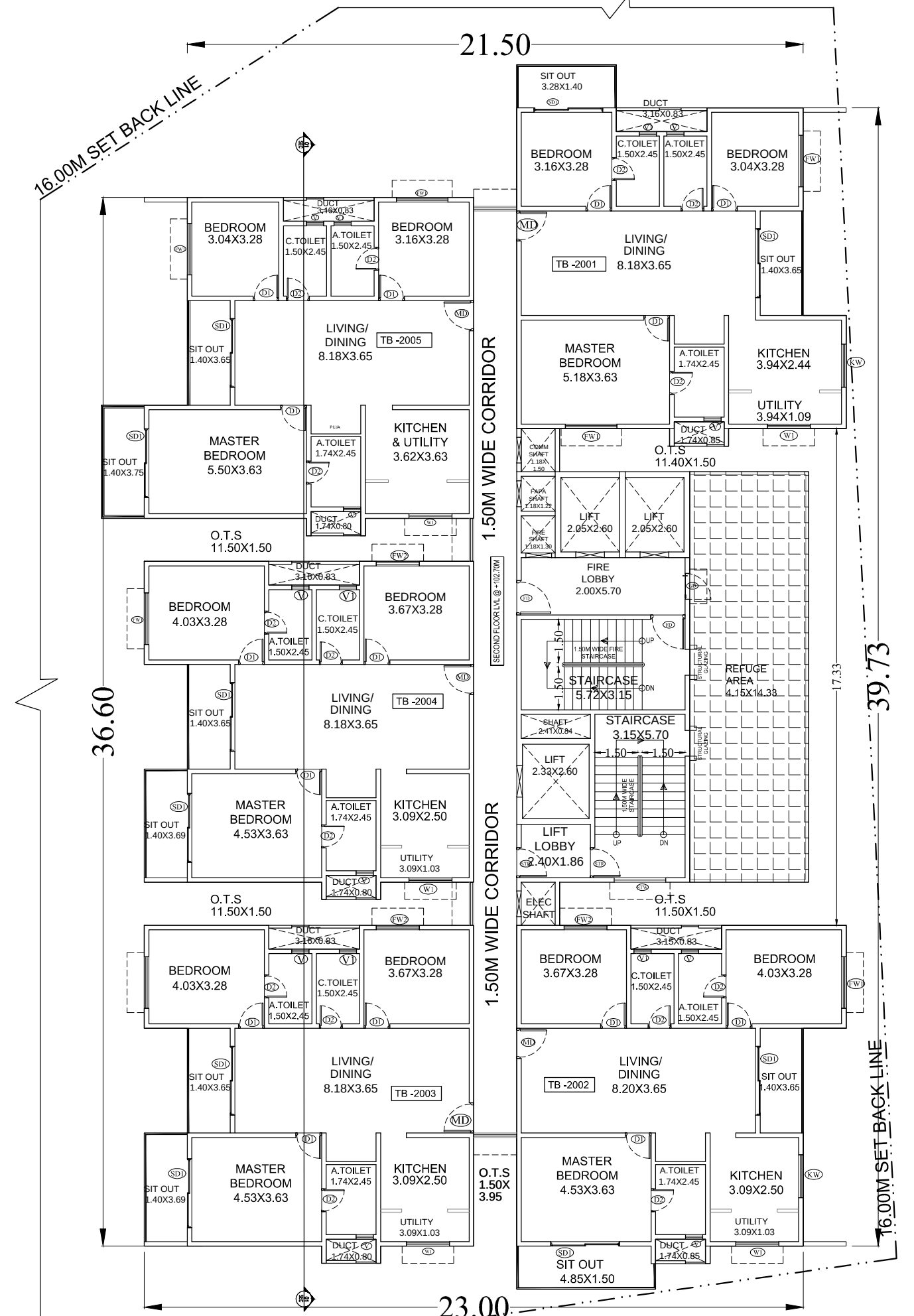
FIRST FLOOR PLAN
TOWER-B
5 UNITS



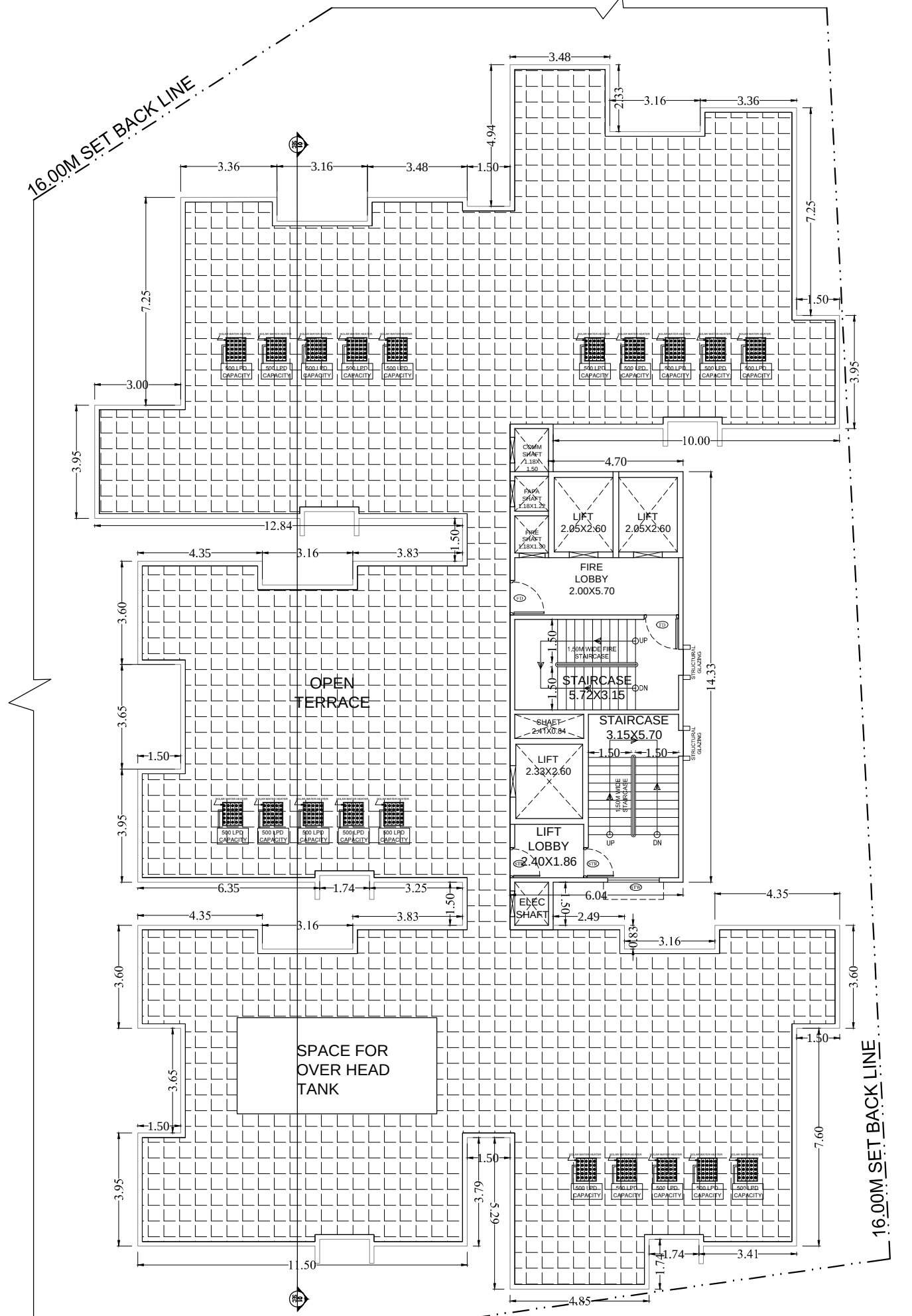
SECOND FLOOR PLAN
TOWER-B
5 UNITS



TYPICAL FLOOR PLAN
(3RD TO 19TH) & (21ST TO 22ND)
TOWER-B
20 X 5 = 100 UNITS



20TH FLOOR PLAN
TOWER-B
5 UNITS



TERRACE FLOOR PLAN

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 Apartment Building at 5945, GUNJUR Village, Varthur Hobli, Varthur Ward No.149, Bangalore.
a) Consist of : TOWER A - 2BF + GF + 27LF, TOWER B - 2BF + GF + 22LF, AMENITIES BLOCK - 2BF + GF + 3 LF.
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 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 "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 271 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, cables 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 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 R.E.C.D (E&S-D) code leaving 1.00 mtrs. 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.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust and other materials endangering the safety of people / structures etc. in & around the site.
15. Demolition 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 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 31) of Building bye-laws 2003 and Government orders time to time shall be provided.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and entry 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 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 structure with basement 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 trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
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 Order and Policy Order of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. 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 BWSBS specified in the Do letter No. BWSBS/A/36/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqmtrs.
34. The Applicant / Owner / Developer should 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 deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act 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 out of 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 Commencement 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 persons involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. Applicant has obtained Single Site Layout Plan in BDA No. BDA/TPM/PRL-312/2024-25/359/2025-26, DATED: - 29/04/2025.
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. Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadside) (Hoodies) Letter No. LD/SL/LET/2013, dated: 01-04-2013.
1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

AREA STATEMENT (Bengaluru East City Corporation)	VERSION NO: 1.0-23	50 MT
PROJECT DETAIL: Authority: Bengaluru East City Corporation Proposed Department: HO - Bengaluru East City Corporation Project No: PRJ/57/2025-26 Land Use Zone: Residential (Main)	VERSION DATE: 27/10/2025	16991.91
Application Type: General Proposed Type: Building Permission Nature of Sanction: NEW Location: RINGH Building Line Specified as per Z.R. NA Zone: Medium-density Ward: Ward 149 Planning District: 316-Varthur	Plot Use: Residential Plot Sub Use: Apartment City Survey No.: 5945 City Survey No.: 5945 Katha No.: As per Katha Extract: 5945 Sy No 682/681/671/672 Locality / Street of the property: 5945	16991.91
AREA OF PLOT (Minimum)	(A)	(A-Deductions)
NET AREA OF PLOT		
COVERABLE CHECK		
Permissible Coverage area (50.00 %)		8295.96
Proposed Coverage Area (12.41 %)		2059.32
Achieved Net coverage area (12.41 %)		2059.32
Balance coverage area (37.59 %)		6236.64
FAR CHECK		
Permissible FAR (2.50)		41475.77
Proposed FAR (100.00 %)		41475.77
Achieved FAR (100.00 %)		41475.77
Balance FAR Area (0.00 %)		20.82
BUILT UP AREA CHECK		
Proposed Builtup Area		62585.75
Substructure Area per BUA (Layout Liv)		0.00
Achieved Builtup Area		62585.75

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Type	SubUse	Area (Sq.mt.)	Rept.	Units	Prop.	Rept.	Unit	Car	Prop.
APARTMENTS (TOWER A)	Residential	Apartment	50-225	1	-	1	218	-	-	-
APARTMENTS (TOWER B)	Residential	Apartment	50-225	1	-	1	115	-	-	-
Total									333	438

Vehicle Type	No.	Area (Sq.mt.)	Rept.	Achieved
Car	333	4278.75	438	6022.50
Two Wheeler	367	5046.25	438	6022.50
Other parking	-	-	-	200.00
Total		9325.00		12045.00

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
APARTMENTS (TOWER A)	Residential	Apartment	Highrise	R
APARTMENTS (TOWER B)	Residential	Apartment	Highrise	R
C (AMENITY)	Residential	Apartment	Highrise	R