

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.20
PROJECT DETAIL:		VERSION DATE: 26/03/2025
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/1311124-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 1085,	
Nature of Sanction: NEW	City Survey No.: SY NO. 35/1, 35/2,	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 1085	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO. 1085	
Zone: Mahadevapura	Locality / Street of the property: DODDANKANNELI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU	
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11836.95
Deduction for NetPlot Area		
Road Widening Area		193.01
Surrender Free of Cost		3253.53
Kharabland Area		505.85
Total		952.39
NET AREA OF PLOT	(A-Deductions)	7884.56
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3942.28
Proposed Coverage Area (12.98 %)		1023.31
Achieved Net coverage area (12.98 %)		1023.31
Balance coverage area left (37.02 %)		2918.97
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		33412.26
Total Perm. FAR area (3.00)		33412.26
Residential FAR (100.00%)		26766.35
Proposed FAR Area		26766.35
Achieved Net FAR Area (2.40)		26766.35
Balance FAR Area (0.56)		6647.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		34177.71
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		34192.70

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

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)								
Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	161	-
Total:			-	-	-	-	161	207

Parking Check (Table 7b)				
Vehicle Type	Reqd.	Achieved	No.	Area (Sq.mt.)
Car	161	207	207	2846.25
Visitor's Car Parking	17	0	0	0.00
Total Car	178	207	207	2846.25
TwoWheeler	-	0	0	0.00
Other Parking	-	-	-	3305.95
Total	2681.25	207	207	6152.20

Approval Condition :

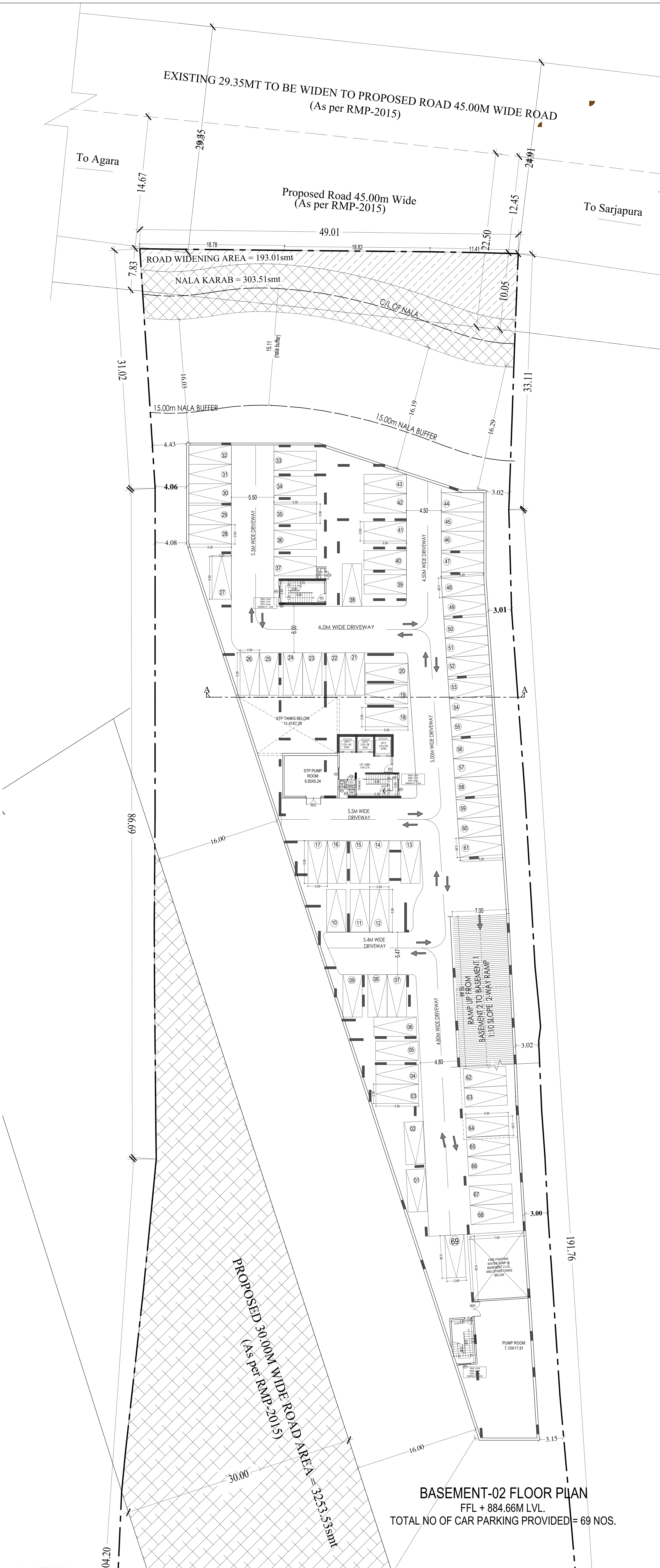
This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

- The sanction is accorded for PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1085, SY NO. 35/1, 35/2, DODDANKANNELI VILLAGE, VARTHUR HOBLI, MAHADEVAPURA ZONE, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU
- The sanction is accorded for RESIDENTIAL BUILDING (Apartment) Use only. The use of the building shall not deviate to any other use.
- Two Basement and Surface Area Car Parking reserved in the plan should not be converted for any other purpose.
- 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.
- 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.
- Construction or reconstruction of the building shall be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
- Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall stock any building materials / debris on footpaths or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
- 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.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E&D) code leaving 3.00 mts. from the building within the premises.
- 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.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
- Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 8E' IV (Bye-law No. 3.6) under sub-section 1(4) (B) (i) (A).
- The building shall be constructed under the supervision of a registered structural engineer.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
- 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 earthquakes.
- Buildings have to be designed for seismicity based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 8E' 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07:00 PM and shall not resume the work earlier than 7:00 AM to avoid hindrance during late hours and early morning hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for re-use / disposal.
- (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
- The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting site barricade.
- Two-wheeler parking shall be provided as per the building bye-law.
- The Owner / Association of the high-rise building shall conduct two mock 8E' trains in the building, one before the onset of summer and another during the summer and issue complete safety in respect of fire hazards.
- 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, Shoring Orders and Policy Orders of the BBMP.
- The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
- The Applicant should follow the instruction of BWSB specified in the DO letter No. BWSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqm.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling undevelopment plan and at least Two Trees for single unit.
- The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
- If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 8E' 2020.
- The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
- The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- 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.
- 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 3 Units and more.
- 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.
- The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
- The owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.
- Due to non-compliance of safety precautionary measures or due to any other reason if use of life or injury or permanent disability occurred to persons or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosangadi Hoodie)

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

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



BASEMENT-02 FLOOR PLAN
FFL + 884.666M LVL.
TOTAL NO OF CAR PARKING PROVIDED = 69 NOS.

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Carpet Area other than Tenement
				Cutout	Stair/Case	Lift	Lift Machine	Substructure	Ramp	Recreational	Parking	Resi.	Other				
Terrace Floor	74.46	0.00	74.46	37.62	0.00	36.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Twentyfourth Floor	809.28	22.07	787.21	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	743.03	743.03	00	774.19		
Twentythird Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twentysecond Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twentyfirst Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Nineteenth Floor	1210.21	32.97	1177.24	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1070.33	1070.33	07	0.00		
Eighteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Seventeenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Sixteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fifteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fourteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Thirteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twelfth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Eleventh Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Tenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Ninth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Eighth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Seventh Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Sixth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fifth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fourth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Third Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Second Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
First Floor	1159.83	54.02	1105.81	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1061.63	1061.63	07	0.00		
Ground Floor	1056.62	33.31	1023.31	31.00	13.02	0.00	0.36	0.00	0.00	0.00	0.00	978.93	978.93	07	0.00		
Basement	3117.38	14.96	3102.42	46.75	13.02	0.00	111.28	315.00	0.00	2616.38	0.00	0.00	0.00	00	0.00		
Basement First Floor	3114.96	3.71	3111.25	46.75	13.02	0.00	267.21	245.00	0.00	2539.28	0.00	0.00	0.00	00	0.00		
Total	34998.15	820.44	34177.71	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19			
Total Number of Same Blocks	1																
Total	34998.15	820.44	34177.71	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19			

Block

No. of Same Bldg

Gross Built Up Area (Sq.mt.)

Deductions From Gross BUA/Area in Sq.mt.)

Total Built Up Area (Sq.mt.)

Deductions (Area in Sq.mt.)

Proposed FAR Area (Sq.mt.)

Total FAR Area (Sq.mt.)

Trmt (No.)

Carpet Area other than Tenement

A (RESIDENTIAL)

Grand Total

1

34998.15

820.44

34177.71

870.52

338.52

36.84

387.13

560.00

62.73

5155.65

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.20
PROJECT DETAIL:		VERSION DATE: 26/03/2025
Authority: BBMP	Plot Use: Residential	
Project No: PRJ1311124-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 1085	
Nature of Sanction: NEW	City Survey No.: SY NO. 351, 352	
Location: RING-III	Katha No. (As per Khata Extract): KATHA NO. 1085	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO. 1085	
Zone: Mahadevapura	Locality / Street of the property: DODDANKANNELI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU	
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11836.95
Deduction for NetPlot Area		
Road Widening Area		193.01
Surrender Free of Cost		3253.53
Kharabland Area		505.85
Total		3952.39
NET AREA OF PLOT	(A-Deductions)	7884.56
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3942.28
Proposed Coverage Area (12.98 %)		1023.31
Achieved Net coverage area (12.98 %)		1023.31
Balance coverage area left (37.02 %)		2918.97
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		33414.26
Total Perm. FAR area (3.00)		33414.26
Residential FAR (100.00%)		26786.35
Proposed FAR Area		26786.35
Achieved Net FAR Area (2.40)		26786.35
Balance FAR Area (0.56)		6647.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		34177.71
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		34192.70

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

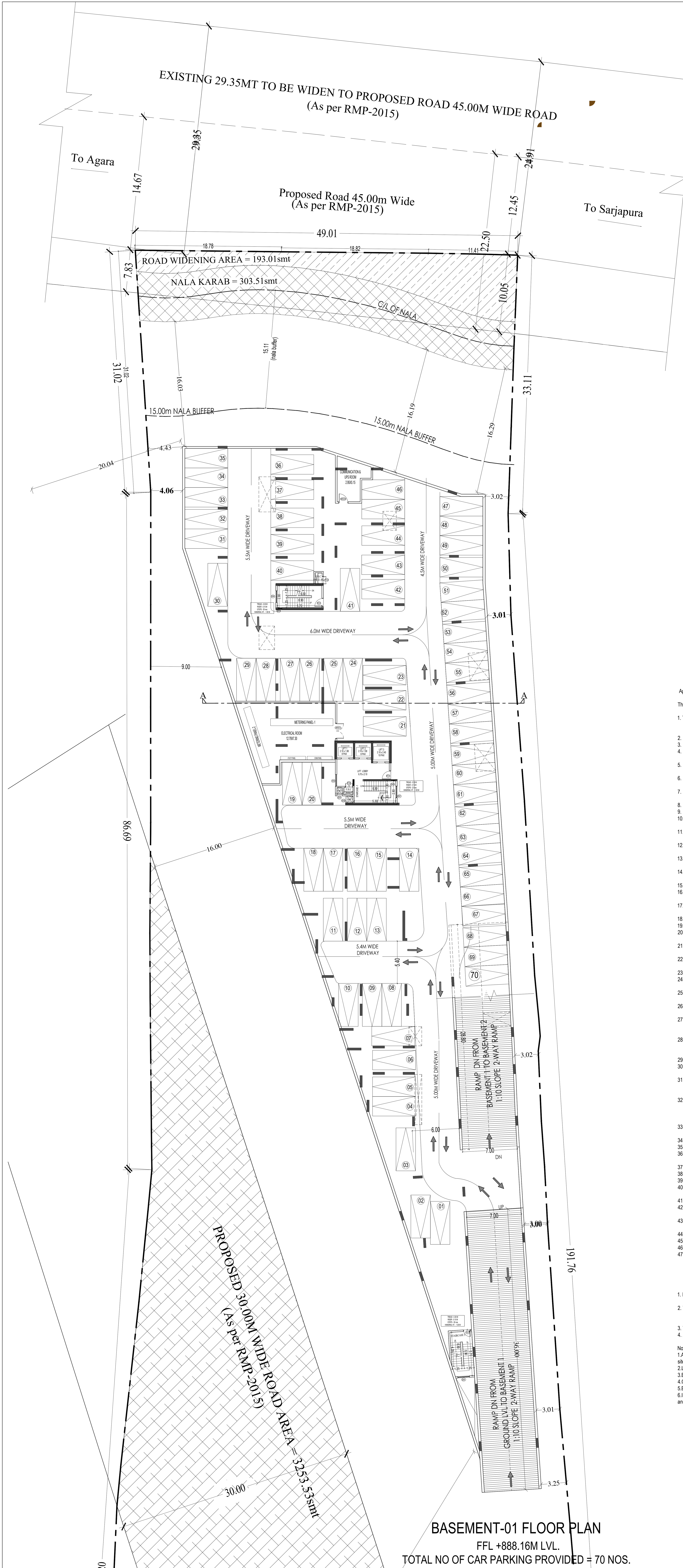
Block Name	Type	SubUse	Area (Sq.mt.)	Units	Reqd.	Prop.	Reqd./Unit	Car	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	161	-	-
Total :								161	207

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	161	2213.75	207	2846.25
Visitor's Car Parking	17	233.75	0	0.00
Total Car	178	2447.50	207	2846.25
TwoWheeler	-	233.75	0	0.00
Other Parking	-	-	-	3305.95
Total		2681.25		6152.20

- Approval Condition :
- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- The sanction is accorded for PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1085, SY NO. 351, 352, DODDANKANNELI VILLAGE, VARTHUR HOBLI, MAHADEVA PURA ZONE, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU a) Consisting of RESIDENTIAL BUILDING 2BF + GF + 23 UF (Twenty-Three Upper Floor Only)
 - The sanction is accorded for RESIDENTIAL BUILDING (Apartment) Use only. The use of the building shall not deviate to any other use.
 - Two Basement and Surface area Car Parking reserved in the plan should not be converted for any other purpose.
 - 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.
 - 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.
 - 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.
 - Necessary ducts for running telephone cables, cables for ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / upward incidents arising during the time of construction.
 - 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.
 - 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.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&D Code) code leaving 3.00 mts. from the building within the premises.
 - 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
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people structures etc. in & around the site.
 - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
 - If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 46' IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
 - The building shall be designed in accordance with 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.
 - Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
 - The applicant should provide rain water heater as per table 17 of Bye-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 46' 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal.
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
 - Two-wheeler parking shall be provided for the building.
 - The Owner / Association of the high-rise building shall conduct two mock 46' trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
 - The Builder / Contractor / Professional responsible for supervision of building 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.
 - The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - The Applicant should follow the instruction of BWSBS specified in the DO letter No. BWSBS/IA/06/2019-20, Dated, 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - 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.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2016.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
 - The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - 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.
 - 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.
 - 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.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.
 - 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, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadagi Hoodke)
- Letter No. LD/SE/ET/013, dated 01-04-2013
- 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.
 - 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 register the establishment and ensure the registration of establishment and workers working at construction site or work place.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 - At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".
- Note :
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - BBMP will not be responsible for any disputes that may arise in respect of property in question.
 - In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.



BASEMENT-01 FLOOR PLAN
 FFL +888.16M LVL.
 TOTAL NO OF CAR PARKING PROVIDED = 70 NOS.

Block : A (RESIDENTIAL)

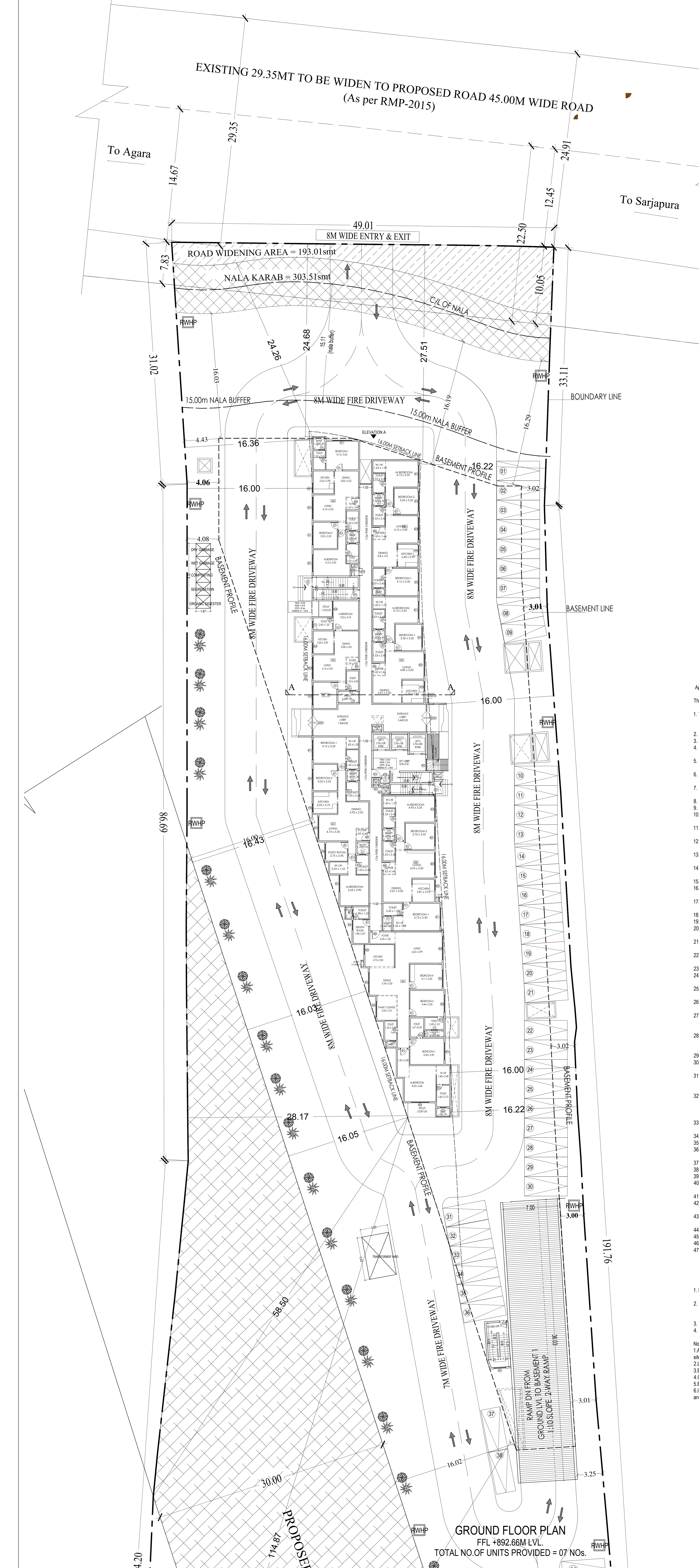
Floor Name	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tmt (No)	Carpet Area other than Tenement	
			StarCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.	Other	Other					Other
Terrace Floor	74.46	0.00	74.46	37.62	0.00	36.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Twentythird Floor	809.28	22.07	787.21	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	743.03	743.03	0.00	774.19		
Twentysecond Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Twentyfirst Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Twentieth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Nineteenth Floor	1210.21	32.97	1177.24	30.80	13.02	0.00	0.36	0.00	62.73	0.00	1070.33	1070.33	0.00	0.00			
Eighteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Seventeenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Sixteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Fifteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Fourteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Thirteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Twelfth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Eleventh Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Tenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Ninth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Eighth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Seventh Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Sixth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Fifth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Fourth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Third Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
Second Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	0.00	0.00		
First Floor	1159.83	54.02	1105.81	30.80	13.02	0.00	0.36	0.00	0.00	0.00	1061.83	1061.83	0.00	0.00			
Ground Floor	1056.62	33.31	1023.31	31.00	13.02	0.00	0.36	0.00	0.00	0.00	978.93	978.93	0.00	0.00			
Basement First Floor	3117.38	14.96	3102.42	46.75	13.02	0.00	111.28	315.00	0.00	2616.38	0.00	0.00	0.00	0.00			
Basement Second Floor	3114.96	14.91	3111.25	46.75	13.02	0.00	287.21	245.00	0.00	2539.28	0.00	0.00	0.00	0.00			
Total	34998.15	820.44	34177.71	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19			
Total Number of Same Blocks	1																
Total	34998.15	820.44	34177.71	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774			

FAR & Tenement Details

Block	No of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tmt (No)	Carpet Area other than Tenement
					StarCase	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking				
A (RESIDENTIAL)	1	34998.14	820.44	34177.70	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19
Grand Total:	1	34998.14	820.44	34177.70	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161.00	774.19

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS.
A (RESIDENTIAL)	D2	0.75	2.40	526
A (RESIDENTIAL)	D1	0.90	2.40	709
A (RESIDENTIAL)	D0	1.05	2.40</	



AREA STATEMENT (BBMP)		VERSION NO.: 1.0.20
		VERSION DATE: 26/03/2025
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/1311124-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 1085	
Nature of Sanction: NEW	City Survey No.: SY NO. 35/1, 35/2	
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 1085	
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO. 1085	
Zone: Mahadevapura	Locality / Street of the property: DODDANKANNELI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU	
Ward: Ward-150		
Planning District: 316-Varthur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11836.95
Deduction for NetPlot Area		
Road Widening Area		193.01
Surrender Free of Cost		3253.53
Kharabland Area		505.85
Total		3952.39
NET AREA OF PLOT	(A-Deductions)	7884.56
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3942.28
Proposed Coverage Area (12.98 %)		1023.31
Achieved Net coverage area (12.98 %)		1023.31
Balance coverage area left (37.02 %)		2918.97
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		33414.26
Total Perm. FAR area (3.00)		33414.26
Residential FAR (100.00%)		26766.35
Proposed FAR Area		26766.35
Achieved Net FAR Area (2.40)		26766.35
Balance FAR Area (0.56)		6647.91
BUILT UP AREA CHECK		
Proposed BuiltUp Area		34177.71
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		34192.70

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car
				Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	1
				Reqd./Unit	Reqd.
				-	161
				-	207

Parking Check (Table 7b)

Vehicle Type	Reqd.	Achieved
	No.	Area (Sq.mt.)
Car	161	2213.75
Visitor's Car Parking	17	233.75
Total Car	178	2447.50
TwoWheeler	-	233.75
Other Parking	-	-
Total	2681.25	6152.20

- Approval Condition:**
- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- The sanction is accorded for PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1085, SY NO. 35/1, 35/2, DODDANKANNELI VILLAGE, VARTHUR HOBLI, MAHADEVAPURA ZONE, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU
 - The sanction is accorded for RESIDENTIAL BUILDING (Apartment) Use only. The use of the building shall not deviate to any other use.
 - Two Basement and Surface Area Car Parking reserved in the plan should not be converted for any other purpose.
 - 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.
 - 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.
 - 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.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - 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.
 - 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.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (E&D) code leaving 3.00 mts. from the building within the premises.
 - 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 By-law.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
 - Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
 - If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
 - Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 8E' IV (Bye-law No. 3.6) under sub-section 1(4) (B) (ii) (A).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law.
 - The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
 - Buildings have to be designed as per the provisions of IS 1893-2002. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
 - The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 8E' 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also ensure shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
 - The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit installed at site for re-use.
 - (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
 - The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structures as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricade.
 - Two-wheeler parking shall be provided as per the building bye-law.
 - The Owner / Association of the high-rise building shall conduct two mock 8E' trials in the building, one before the onset of summer and another during the summer and issue compliance certificate in respect of fire hazards.
 - 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.
 - The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - 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 Sq.mts.
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - 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 undevelopment plan and at least Two Trees for single unit.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 8E' 2020.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
 - The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - 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.
 - 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 3 Units and more.
 - 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.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - The owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.
 - Due to non-compliance of safety precautionary measures or due to any other reason if use of life or injury or permanent disability occurred to persons or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

- Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosangadi Hoodie)**
- Letter No. LD/65/LET/2013, dated: 01-04-2013:
- 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.
 - 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.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
 - At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".
- Note:**
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Block A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Carpet Area other than Tenement
				Cutout	StarCase	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking	Resi.	Other				
Terrace Floor	74.46	0.00	74.46	37.62	0.00	36.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Twentyfirst Floor	809.28	22.07	787.21	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	743.03	743.03	00	774.19		
Twentieth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Nineteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Eighteenth Floor	1210.21	32.97	1177.24	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1070.33	1070.33	07	0.00		
Seventeenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Sixteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fifteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fourteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Thirteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twelfth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Eleventh Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Tenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Ninth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Eighth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Seventh Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Sixth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fifth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fourth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Third Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Second Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
First Floor	1159.83	54.02	1105.81	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1061.63	1061.63	07	0.00		
Ground Floor	1056.62	33.31	1023.31	31.00	13.02	0.00	0.36	0.00	0.00	0.00	0.00	978.93	978.93	07	0.00		
Basement	3117.38	14.96	3102.42	46.75	13.02	0.00	111.28	315.00	0.00	2616.38	0.00	0.00	0.00	0.00	0.00		
Basement First	3114.96	3.71	3111.25	46.75	13.02	0.00	267.21	245.00	0.00	2539.28	0.00	0.00	0.00	0.00	0.00		
Basement Second	3114.96	3.71	3111.25	46.75	13.02	0.00	267.21	245.00	0.00	2539.28	0.00	0.00	0.00	0.00	0.00		
Total	34998.15	820.44	34177.71	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19			
Total	34998.15	820.44	34177.71	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19			

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.40	529
A (RESIDENTIAL)	D1	0.90	2.40	709
A (RESIDENTIAL)	MD	1.05	2.40	161
A (RESIDENTIAL)	D4	1.80	2.40	02
A (RESIDENTIAL)	S06	2.30	2.40	23
A (RESIDENTIAL)	S03	2.15	2.40	22
A (RESIDENTIAL)	S02	2.30	2.40	22
A (RESIDENTIAL)	S01	2.75	2.40	23

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V1	0.75	1.20	69
A (RESIDENTIAL)	W1	1.20	1.20	23
A (RESIDENTIAL)	W2	1.96	2.15	23
A (RESIDENTIAL)	W3	2.15	2.15	23
A (RESIDENTIAL)	W1	2.45	2.15	24

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Carpet Area other than Tenement
					Cutout	StarCase	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking	Resi.				
A (RESIDENTIAL)	1	34998.14	820.44	34177.70	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19		
Grand Total	1	34998.14	820.44	34177.70	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19		

ARCHITECTS: KENBHAV ARCHITECTURE FOUNDATION

<

AREA STATEMENT (BBMP)	VERSION NO: 1.0.20
	VERSION DATE: 26/03/2025

PROJECT DETAIL:	
Authority: BBMP	PLOT USE: Residential
Application No: PRJ/1311/24-25	Plot SubUse: Apartment
Proposal Type: Building Permission	Land Use Zone: Residential (Mam)
Nature of Sanction: NEW	City Survey No.: SY NO. 351, 352
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 1085
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO. 1085
Zone: Mahadevapura	Locality / Street of the property: DODDANKANNELLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU

Ward: Ward-150	Planning District: 316-Varthur	SQ.MT.
AREA OF PLOT (Minimum)	(A)	11836.95
Deduction for NetPlot Area		
Road Widening Area		193.01
Surrender Free of Cost		3253.33
Kharabland Area		505.85
Total		3952.39
NET AREA OF PLOT	(A-Deductions)	7884.56

COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3942.28
Proposed Coverage Area (12.98 %)		1023.31
Achieved Net coverage area (12.98 %)		1023.31
Balance coverage area left (37.02 %)		2918.97

FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		33414.26
Total Perm FAR area (3.00)		33414.26
Residential FAR (100.00%)		26766.35
Proposed FAR Area		26766.35
Achieved Net FAR Area (2.40)		26766.35
Balance FAR Area (0.56)		6647.91

BUILT UP AREA CHECK		
Proposed BuiltUp Area		34177.71
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		34192.70

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

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)						
Block Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Units	Car
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	Prop.	161
Total:				-	-	161

Parking Check (Table 7b)						
Vehicle Type	No.	Area (Sq.mt.)	Reqd.	Achieved	No.	Area (Sq.mt.)
Car	161	2213.75	207	2846.25		
Visitor's Car Parking	17	233.75	0	0.00		
Total Car	178	2447.50	207	2846.25		
TwoWheeler	-	233.75	0	0.00		
Other Parking	-	-	-	3305.95		
Total			2681.25	6152.20		

Approval Condition:

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

- The sanction is accorded for PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1085, SY NO. 351, 352, DODDANKANNELLI VILLAGE, VARTHUR HOBLI, MAHADEVAPURA ZONE, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU.
- The sanction is accorded for RESIDENTIAL BUILDING (Apartment) Use only. The use of the building shall not deviate to any other use.
- Two Basement and Surface Area Car Parking reserved in the plan should not be converted for any other purpose.
- License and approved plans shall be posted in conspicuous places 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.
- On completion of foundation or footing before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the authority at the site above 371 Sq.m.
- 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.
- Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- The applicant shall not stock any building materials / debris on footpaths or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
- 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.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
- 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.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
- Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 4E' IV (Bye-law No. 3.5) under sub section IV (B) (6) (i).
- The building shall be constructed under the supervision of a registered structural engineer.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
- The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" issued by the Bureau of Indian Standards making the building resistant to earthquake.
- Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye law 4E' 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the physically handicapped persons together with the disabled entry.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse / disposal. (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
- The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with safe design and retaining walls and ensure 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.
- Two-wheeler parking shall be provided as per the building bye-law.
- The Owner / Association of the high-rise building should not muck 4E' trails in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
- 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 Policy Order of the BBMP.
- The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of foundation / footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
- The Applicant should follow the instruction of BWSB specified in the DO letter No. BWSB/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.m.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as per table 17 of Bye-law No. 29 for the building / multi dwelling undevelopment plan and at least Two Trees for single unit.
- The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
- If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act & 2020.
- The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
- The Applicant / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- In case if the documents submitted in question is found to be falsified 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.
- 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 5 units and more.
- 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.
- The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
- Owner / Builder / GPA holder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.
- 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, BBMP is not responsible for such loss. Owner / Builder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosasaagi Hoodke)

Letter No. LD/55/LT/2013, dated: 01-04-2013

- 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.
 - 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 respect the establishment and ensure the registration of establishment and workers working at construction site or work place.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes # any of the list of workers engaged by him.
 - At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".
- Note:
- Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
 - List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
 - Employment of child labour in the construction activities strictly prohibited.
 - Obtaining NOC from the Labour Department before commencing the construction work is a must.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - In case if the documents submitted in question is found to be falsified 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.

Proposed FAR Area (Sq.mt.)	26766.32
Total FAR Area (Sq.mt.)	26766.32
Carpet Area other than Tenement	161
Tenement	774.19

Sanctioning Authority:	Signature
Signature	Signature

PROJECT TITLE:	PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1085, SY NO. 351, 352, DODDANKANNELLI VILLAGE, VARTHUR HOBLI, MAHADEVAPURA ZONE, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU
DRAWING TITLE:	NINETEENTH FLOOR PLAN TWENTY-THREE FLOOR PLAN
SHEET NO.:	06 OF 09

Scale:	1:100
Orientation:	HO - NORTH

Architects:	KEMBARA ARCHITECTURE FOUNDATION
OWNER / GPA HOLDER'S SIGNATURE:	Ms. IMAK GLOBAL DEVELOPMENTS #444, "Grand 3rd Floor, 19th Cross, 5th Main, Hosur Sarjapur Road Layout, Sector-06, Bengaluru 560102
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER:	Dr. SHASHIDHARA N. R. BCCBL-3.2.3/E-1085/92-3 V S Associates, #4, R. R. Mansion, 3rd Fl, 6th Cross, Ashanagar, B.H.Road, Tumkur

Sanctioning Authority:	Signature
Signature	Signature

Sanctioning Authority:	Signature
Signature	Signature

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



19TH FLOOR PLAN
FEL #9166M LVL
TOTAL NO. OF UNITS PROVIDED = 07 NOS.

23rd FLOOR PLAN (CLUB HOUSE)
FEL #9166M LVL

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.)	Trmt (No.)	Carpet Area other than Tenement
				Cutout	StarCase	Lift	LR Machine	Substructure	Ramp	Refrige Area	Parking	Resi.	Other				
Terrace Floor	74.46	0.00	74.46	37.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Twelfth Floor	809.28	22.07	787.21	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	743.03	743.03	00	774.19		
Thirteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fourteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fifteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Sixteenth Floor	1210.21	32.97	1177.24	30.80	13.02	0.00	0.36	0.00	0.00	62.73	0.00	1070.33	1070.33	07	0.00		
Seventeenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Eighteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Nineteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twentieth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-first Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-second Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-third Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-fourth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-fifth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-sixth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-seventh Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-eighth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-ninth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Thirtieth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Ground Floor	1056.62	33.31	1023.31	31.00	13.02	0.00	0.36	0.00	0.00	0.00	0.00	978.93	978.93	07	0.00		
Basement	3117.38	14.96	3102.42	46.75	13.02	0.00	111.28	315.00	0.00	2616.38	0.00	0.00	0.00	00	0.00		
Basement First	3114.96	3.71	3111.25	46.75	13.02	0.00	267.21	245.00	0.00	2539.28	0.00	0.00	0.00	00	0.00		
Basement Second	3114.96	3.71	3111.25	46.75	13.02	0.00	267.21	245.00	0.00	2539.28	0.00	0.00	0.00	00	0.00		
Total	34998.15	820.44	34177.71	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19			
Total	34998.15	820.44	34177.71	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19			

SCHEDULE OF JOINERY:														
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS										
A (RESIDENTIAL)	D1	0.90	2.40	109										
A (RESIDENTIAL)	M1	1.05	2.40	161										
A (RESIDENTIAL)	D4	1.80	2.40	02										
A (RESIDENTIAL)	S06	2.00	2.40	23										
A (RESIDENTIAL)	S23	2.15	2.40	22										
A (RESIDENTIAL)	S22	2.30	2.40	22										
A (RESIDENTIAL)	S21	2.75	2.40	23										

SCHEDULE OF JOINERY:														
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS										
A (RESIDENTIAL)	V1	0.75	1.20	6										

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.20
	VERSION DATE: 26/03/2025

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ1311124-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 1085.
Nature of Sanction: NEW	City Survey No.: SY NO. 351, 352.
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 1085
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO. 1085
Zone: Mahadevapura	Locality / Street of the property: DODDANKANNELI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-150	
Planning District: 316-Varthur	
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
Deduction for NetPlot Area	
Road Widening Area	193.01
Surrender Free of Cost	3253.53
Kharabland Area	505.85
Total	3952.39
NET AREA OF PLOT	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3942.28
Proposed Coverage Area (12.98 %)	1023.31
Achieved Net coverage area (12.98 %)	1023.31
Balance coverage area left (37.02 %)	2918.97
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (3.00)	3344.26
Total Perm. FAR area (3.00)	3344.26
Residential FAR (100.00%)	26766.35
Proposed FAR Area	26766.35
Achieved Net FAR Area (2.40)	26766.35
Balance FAR Area (0.66)	8647.91
BUILT UP AREA CHECK	
Proposed BuiltUp Area	34177.11
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	34192.70

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

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)						
Block Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1
Total :				-	-	161

Parking Check (Table 7b)					
Vehicle Type	Reqd.	Achieved			
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	161	2213.75	207	2846.25	
Visitor's Car Parking	17	233.75	0	0.00	
Total Car	178	2447.50	207	2846.25	
TwoWheeler	-	233.75	0	0.00	
Other Parking	-	-	-	3305.95	
Total		2681.25		6152.20	

Approval Condition :

- This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
- The sanction is accorded for PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1085, SY NO. 351, 352, DODDANKANNELI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU
 - The sanction is accorded for RESIDENTIAL BUILDING (Apartment) Use only. The use of the building shall not deviate to any other use.
 - Two Basement and Surface Area Car Parking reserved in the plan should not be converted for any other purpose.
 - 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.
 - On completion of foundation or footings before erection of walls on the foundation and in the case of column structures before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained from the site above 371 Sq.m.
 - 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.
 - Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
 - The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
 - The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
 - 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.
 - 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.
 - The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
 - 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 provision for telecom services as per By-law.
 - The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
 - Permission shall be obtained from the high rise department / section for cutting trees before the commencement of the work.
 - If any owner / builder contravenes the provisions of Building By-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
 - Technical personnel, applicants in the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 46' (By-law No. 3.6) under sub section IV-3 (e) to (k).
 - The building shall be constructed under the supervision of a registered structural engineer.
 - The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
 - The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the By-law.
 - The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" issued by the Bureau of Indian Standards making the building resistant to earthquakes.
 - Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
 - The applicant should provide solar water heaters as per table 17 of By-law No. 29 for the building.
 - Facilities for physically handicapped persons prescribed in schedule 21 (By-law No. 31) of Building By-laws 2003 and Government orders time to time shall be ensured.
 - The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the physically handicapped persons together with the stepped entry.
 - The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
 - Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sq.m and above built-up area for Commercial building).
 - The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basement's safe design and retaining walls and super structures 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 safety barricades.
 - Two-wheeler parking shall be provided as per the building by-law.
 - The Owner / Association / Contractor shall ensure that the building shall have 8" x 8" tralis in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
 - 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 refer to the owner about the risk involved in contravention of the provisions of the Act, Rules, By-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
 - 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 BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
 - The Applicant should follow the instruction of BWSB specified in the DO letter No. BWSB/A/30619/20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
 - The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management by-law 2016.
 - The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
 - 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 undevelopment plan and at least Two Trees for single unit.
 - The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
 - If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act & 2020.
 - The Applicant / Owner / Architect should also adhere to the special conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
 - BBMP will not be responsible for any dispute that may arise in respect of property in question.
 - 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.
 - The Applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartment having 8 Units and more.
 - 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.
 - The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
 - Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of personnel involved in the construction activities.
 - 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 personnel or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

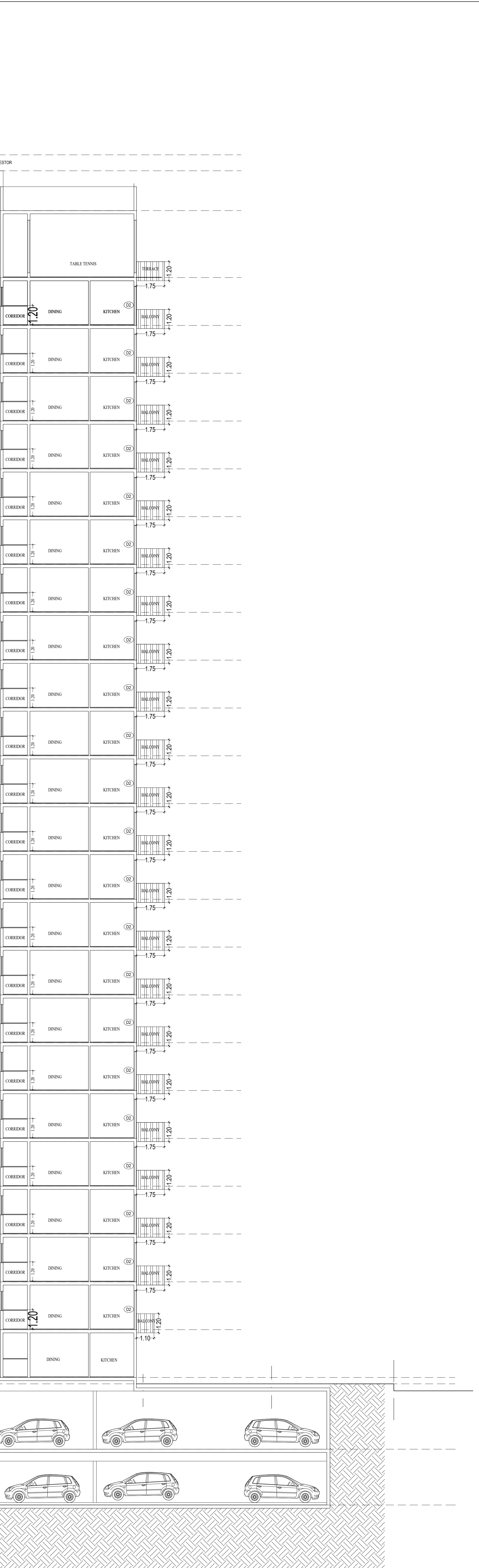
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosaganga Hooike)

- Letter No. LD/55LE/2013, dated: 01-04-2013
- 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.
 - 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 Civil Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
 - The Applicant / Builder / Owner / Contractor shall also inform the changes # any of the list of workers engaged by him.
 - At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

Note :

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

Block A (RESIDENTIAL)	
Floor Name	Deductions From Gross BUA/Area in Sq.mt.
Terrace	74.46
Twenty-third Floor	809.28
Twenty-second Floor	1222.77
Twenty-first Floor	1222.77
Twentieth Floor	1222.77
Nineteenth Floor	1210.21
Eighteenth Floor	1222.77
Seventeenth Floor	1222.77
Sixteenth Floor	1222.77
Fifteenth Floor	1222.77
Fourteenth Floor	1222.77
Thirteenth Floor	1222.77
Twelfth Floor	1222.77
Eleventh Floor	1222.77
Tenth Floor	1222.77
Ninth Floor	1222.77
Eight Floor	1222.77
Seventh Floor	1222.77
Sixth Floor	1222.77
Fifth Floor	1222.77
Fourth Floor	1222.77
Third Floor	1222.77
Second Floor	1222.77
First Floor	1222.77
Basement 01	1222.77
Basement 02	1222.77



SECTION @ A-A

SCHEDULE OF JOINERY:									
BLOCK NAME	NAME	LENGTH	HEIGHT	NO'S					
A (RESIDENTIAL)	D1	0.90	2.40	109					
A (RESIDENTIAL)	M0	1.05	2.40	161					
A (RESIDENTIAL)	D4	1.80	2.40	02					
A (RESIDENTIAL)	S06	2.00	2.40	23					
A (RESIDENTIAL)	S03	2.15	2.40	22					
A (RESIDENTIAL)	S02	2.30	2.40	22					
A (RESIDENTIAL)	S01	2.75	2.40	23					
SCHEDULE OF JOINERY:									
BLOCK NAME	NAME	LENGTH	HEIGHT	NO'S					
A (RESIDENTIAL)	KW	1.20	1.20	23					
A (RESIDENTIAL)	W2	1.96	2.15	23					
A (RESIDENTIAL)	W3	2.15	2.15	23					
A (RESIDENTIAL)	W1	2.45	2.15	24					

FAR & Tenement Details															
Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Carpet Area other than Tenement
					StarCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
A (RESIDENTIAL)	1	34998.14	820.44	34177.70	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19
Grand Total	1	34998.14	820.44	34177.70	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19

ARCHITECTS:
ARSHAW ARCHITECTURE FOUNDATION
 11/11, 11th Cross, 5th Main, Hosur Sarjapur Road, Bengaluru, Karnataka 560012
 Ph: 9846231232
 Website: www.arshawarchitects.com
 Email: info@arshawarchitects.com

OWNER / GPA HOLDER'S SIGNATURE
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER
SMT. BEENA VERMA (KATHA HOLDER)
 Ms MAX GLOBAL DEVELOPERS
 #44, "Grand" 3rd Floor, 15th Cross, 5th Main, Hosur Sarjapur Road, Bengaluru, Karnataka 560012
PROJECT TITLE:
 PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1085, SY NO. 351, 352, DODDANKANNELI VILLAGE, VARTHUR HOBLI, MAHADEVAPURA ZONE, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU
DRAWING TITLE:
 SECTION @ AA
SHEET NO.: 08 OF 09
SCALE: 1:100
HO - NORTH

Floor Name	Gross Built Up Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Trmt (No.)	Carpet Area other than Tenement
Terrace	74.46	0.00	74.46	37.62	0.00	36.84	0.00	0.00	0.00	0.00	0.00	0.00	743.03	743.03	00	774.19	
Twenty-third Floor	809.28	22.07	787.21	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-second Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twenty-first Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twentieth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Nineteenth Floor	1210.21	32.97	1177.24	30.80	13.02	0.00	0.36	0.00	62.73	0.00	1070.33	1070.33	07	0.00			
Eighteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Seventeenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Sixteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fifteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fourteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Thirteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Twelfth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Eleventh Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Tenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Ninth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Eight Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Seventh Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Sixth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fifth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Fourth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00		
Third Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	1145.62	1145.62	07			

AREA STATEMENT (BBMP)	VERSION NO: 1.0.20
	VERSION DATE: 26/03/2025

PROJECT DETAIL:	
Authority: BBMP	PLOT Use: Residential
Project No: PRJ1311124-25	PLOT SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mam)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 1085
Nature of Sanction: NEW	City Survey No.: SY NO. 351/ 352
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 1085
Building Line Specified as per Z.R. NA	PID No. (As per Khata Extract): KATHA NO. 1085
Zone: Mahadevapura	Locality / Street of the property: DODDAKANNELLI VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU
Ward: Ward-150	
Planning District: 316-Varthur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1836.95
Deduction for NetPlot Area		
Road Widening Area		193.01
Surrender Free of Cost		3253.53
Kharabland Area		505.85
Total		3952.39
NET AREA OF PLOT	(A-Deductions)	7884.56

COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3942.28
Proposed Coverage Area (12.98 %)		1023.31
Achieved Net coverage area (12.98 %)		1023.31
Balance coverage area (37.02 %)		2918.97

FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.00)		33414.26
Total Perm. FAR area (3.00)		33414.26
Residential FAR (100.00%)		26766.35
Proposed FAR Area		26766.35
Achieved Net FAR Area (2.40)		26766.35
Balance FAR Area (0.56)		6647.91

BUILT UP AREA CHECK		
Proposed BuiltUp Area		34177.71
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		34192.70

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

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking (Table 7a)						
Block Name	Type	SubUse	Area (Sq.mt.)	Units	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1
Total :					-	161
					207	

Parking Check (Table 7b)					
Vehicle Type	Reqd.	Achieved			
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	161	2213.75	207	2846.25	
Visitor's Car Parking	17	233.75	0	0.00	
Total Car	178	2447.50	207	2846.25	
TwoWheeler	-	233.75	0	0.00	
Other Parking	-	-	-	3305.95	
Total		2681.25		6152.20	

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

- The sanction is accorded for PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1085, SY NO. 351/ 352, DODDAKANNELLI VILLAGE, MAHADEVAPURA ZONE, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU
- a) Construction of RESIDENTIAL BUILDING (Apartment) Use only. The use of the building shall not deviate to any other use.
- Two Basement and Surface area Car Parking reserved in the plan should not be converted for any other purpose.
- License and approved plans shall be posted conspicuously at the site above 3'1" Sign.
- 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.
- On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns "COMMITMENT CERTIFICATE" shall be obtained from the authority.
- 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.
- Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
- The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
- The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
- 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 nearest dumping yard.
- 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.
- The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&D) code leaving 3.00 mts. from the building within the premises.
- 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 B.E.L.
- The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
- Permission shall be obtained from the forest department / section for cutting trees before the commencement of the work.
- If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
- Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 4E (Bye-law No. 3.6) under sub section IV (8) (i) (iv).
- The building shall be constructed under the supervision of a registered structural engineer.
- The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
- The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
- The building shall be designed and constructed according to the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" published by the Bureau of Indian Standards making the building resistant to earthquake.
- Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
- The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
- Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4E-31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
- The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the physically handicapped persons together with the disabled entry.
- The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
- Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse / disposal. (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
- The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with safe design and retaining walls and super structures 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.
- Two-wheeler parking shall be provided as per the building bye-law.
- The Owner / Association of the high rise building shall contract two muck 4E' trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
- 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.
- 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 BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanctioned deemed to be cancelled.
- The Applicant should follow the instruction of BWSB specified in the DO letter No. BWSB/A/36/2019-20, Dated. 25-09-2019 regarding utility of treated water for all construction activities for built up area more than 2000 Sq.mts.
- The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 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 undevelopment plan and at least Two Trees for single unit.
- The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
- If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act & 2020.
- The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
- The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NCC issued from various departments wherever applicable.
- BBMP will not be responsible for any dispute that may arise in respect of property in question.
- 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.
- 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.
- 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.
- The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
- Owner / Builder / GPA holder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.
- 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, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadanga Hoodike)
Letter No. LD/55LET/2013, dated: 01-04-2013:

- 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.
- 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 respect the establishment and ensure the registration of establishment and workers working at construction site or work place.
- The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
- At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board".

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

OWNER / GPA HOLDER'S SIGNATURE	
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER	
SMT. BEENA VERMA (KATHA HOLDER)	
M/S MAX GLOBAL DEVELOPMENTS #444, "Grand 3rd Floor, 15th Cross, 5th Main, Hosur Sarjapur Road Layout, Sector-06, Bengaluru 560102	
ARCHITECT'S SIGNATURE / SUPERVISOR'S SIGNATURE	
Shashidhara N.R BCCBL-3.2.3/E-1085/92-93 V S Associates, #4, R.R. Mansion, 3rd & 4th, 6th Cross, Ashanagar, B.H.Road, Tumkur	

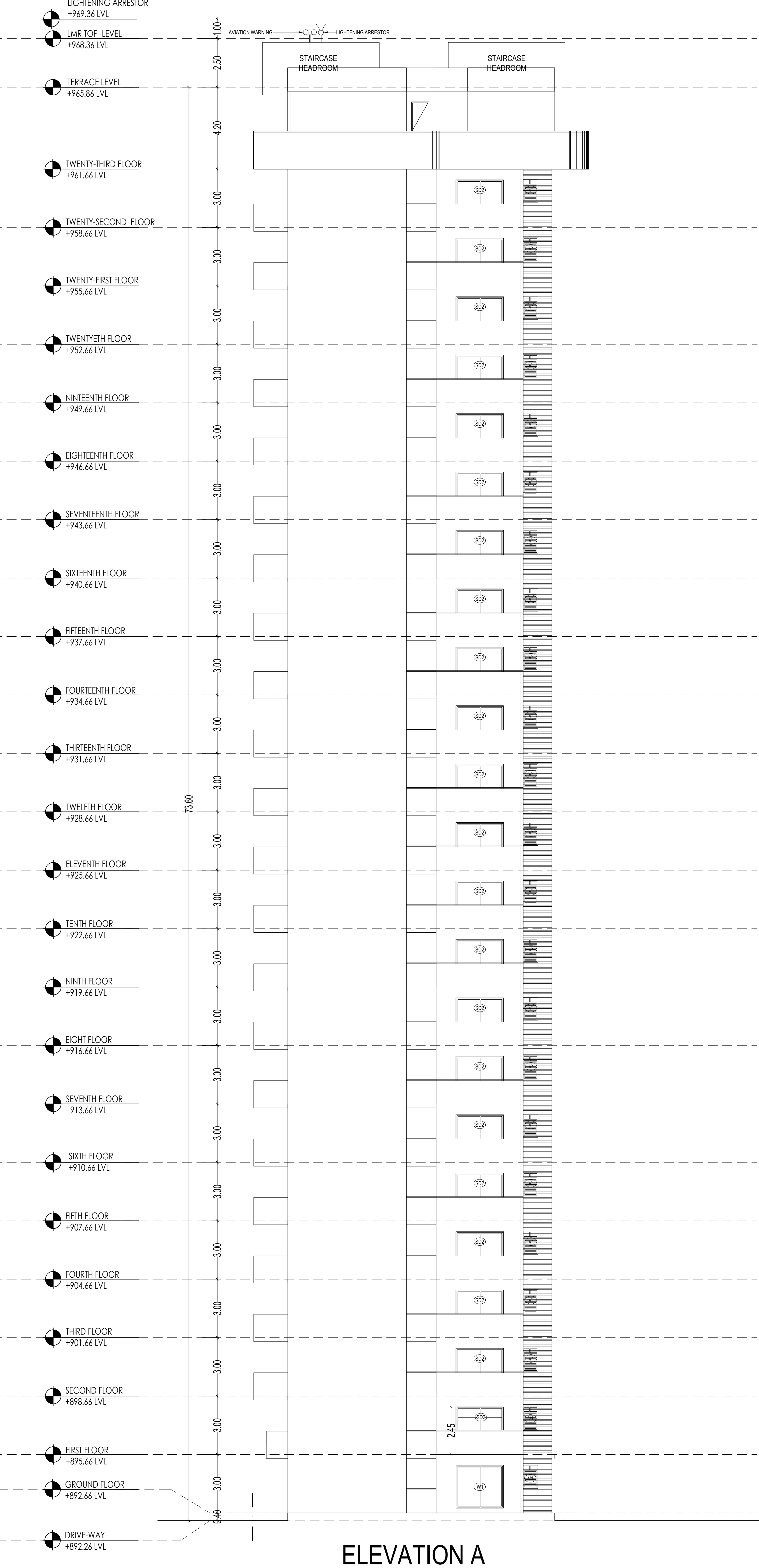
PROJECT TITLE:	PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1085, SY NO. 351/ 352, DODDAKANNELLI VILLAGE, VARTHUR HOBLI, MAHADEVAPURA ZONE, WARD NO. 150, BENGALURU EAST TALUK, BENGALURU
DRAWING TITLE:	ELEVATION A
SHEET NO:	09 OF 09

SANCTIONING AUTHORITY:	
CHIEF ENGINEER	DATE: _____
OFFICIAL SEAL	OFFICIAL SEAL

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

SCALE: 1:100	
A QR code is present for digital verification of the drawing.	

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



ELEVATION A

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tmt (No.)	Carpet Area other than Tenement
				Stair/Case	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.	Recreational Space	Parking				
Terrace Floor	74.46	0.00	74.46	37.62	0.00	36.84	0.00	0.00	0.00	0.00	0.00	0.00	743.03	743.03	00	774.19	
Twentythird Floor	809.28	22.07	787.21	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Twentysecond Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Twentyfirst Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Twentieth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Nineteenth Floor	1210.21	32.97	1177.24	30.80	13.02	0.00	0.36	0.00	62.73	0.00	1070.33	1070.33	07	0.00	0.00		
Eighteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Seventeenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Sixteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Fifteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Fourteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Thirteenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Twelfth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Tenth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Ninth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Eight Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Seventh Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Sixth Floor	1210.21	32.97	1177.24	30.80	13.02	0.00	0.36	0.00	62.73	0.00	1070.33	1070.33	07	0.00	0.00		
Fifth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Fourth Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Third Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Second Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
First Floor	1222.77	32.97	1189.80	30.80	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	1145.62	1145.62	07	0.00	
Ground Floor	1056.62	33.31	1023.31	31.00	13.02	0.00	0.36	0.00	0.00	0.00	0.00	0.00	978.93	978.93	07	0.00	
Basement	3117.38	14.96	3102.42	46.75	13.02	0.00	111.28	315.00	0.00	2616.38	0.00	0.00	0.00	0.00	0.00	0.00	
Basement Second	3114.96	3.71	3111.25	46.75	13.02	0.00	267.21	245.00	0.00	2539.28	0.00	0.00	0.00	0.00	0.00	0.00	
Total	34998.15	820.44	34177.71	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19			
Total Number of Same Blocks	1																
Total	34998.15	820.44	34177.71	870.52	338.52	36.84	387.13	560.00	62.73	5155.65	26766.32	26766.32	161	774.19			

SCHEDULE OF JOINERY:				
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.75	2.40	