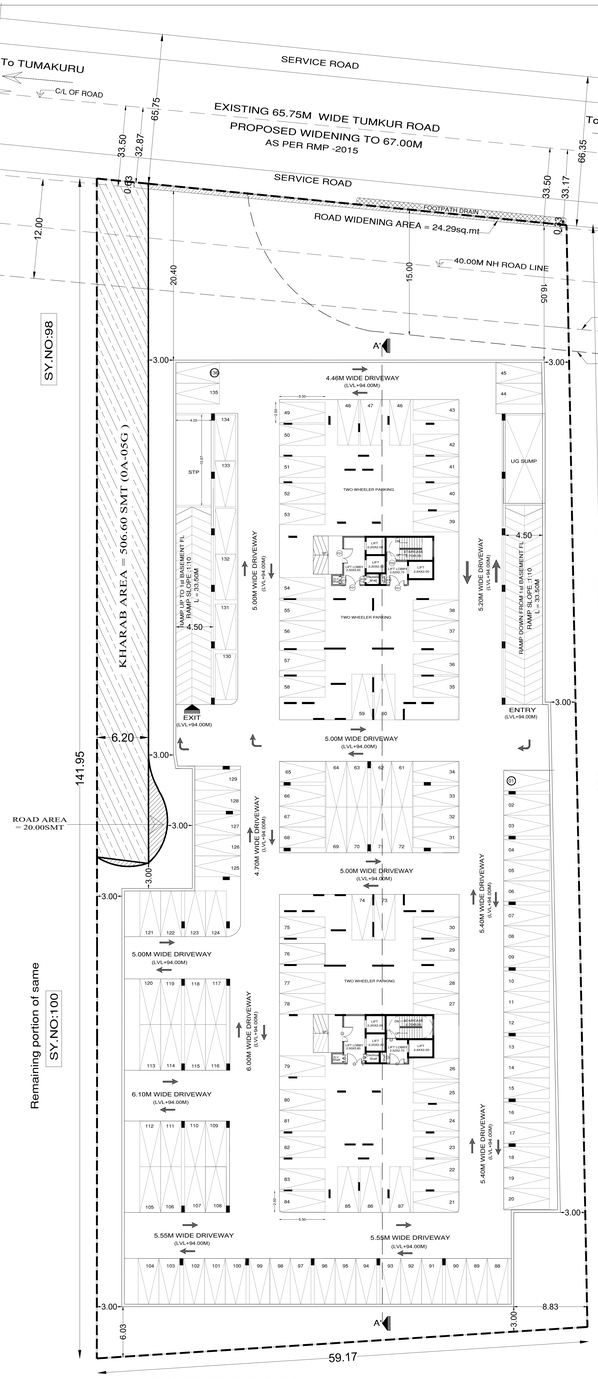
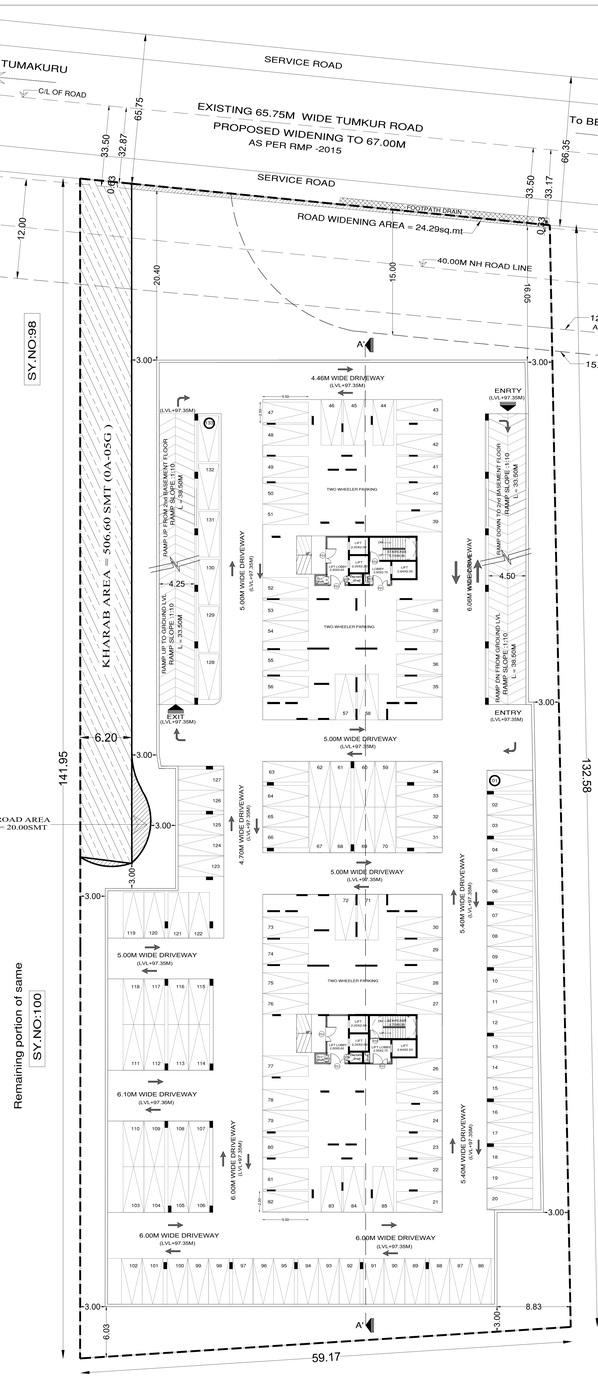




Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 462 , NAGASANDRA VILLAGE, YESHWANTHPUR, Bangalore.

a) Consist of 2Basement + 1Ground + 23 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.100SB.07 area reserved for car parking shall not be converted for any other purpose.
4.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The licence shall be produced on demand by any police officer or other authorised person.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for
the site above 371.5cm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of licenses & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall provide first aid workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common
facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (EA& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the
first instance, warned in
the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule-IV (Bye-law No. 3.6) under sub section 9=8 (iv) to (ix).
18.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per bbmp 117 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and
general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.It is the responsibility of the applicant or the person building shall conduct two mock 4€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of 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.

33.The Applicant should follow the instruction of BWSSB specified in the OC letter No. BWSSB/ADM/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner / Developer deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 4€" 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of workmen and people living in the adjacent premises.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, 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 (Hosadaagi Hoodike) Letter No. LD/955/LET/2013, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Approval Date :

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 (PROPOSED RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	RI

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Resid.	Prop.	Resid./Unit	Resid.	Prop.	
A (PROPOSED RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	184	-	
	Total :		-	-	-	-	184	291	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	184	2530.00	291	4001.25
Visitor's Car Parking	19	261.25	0	0.00
Total Car	203	2791.25	291	4001.25
Two/Wheeler	-	261.25	0	0.00
Other Parking	-	-	-	6637.42
Total	-	3052.50	-	10638.67

Block :A (PROPOSED RESIDENTIAL BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inflat than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	88.58	0.00		88.58	59.62	23.28	5.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfifth Floor	573.31	27.67		546.64	29.81	14.48	0.00	0.00	0.00	0.00	501.35	501.35	04	0.00
Twentysecond Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Twentyfirst Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Twentieth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Nineteenth Floor	1202.73	112.19		1090.54	59.62	28.96	0.00	0.84	0.00	0.00	1001.12	1001.12	08	0.00
Eighteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Seventeenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Sixteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Fifteenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Fourteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Thirteenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Twelfth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Eleventh Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Tenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Ninth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Eighth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Seventh Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Sixth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Fifth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Fourth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Third Floor	1503.55	162.18		1341.37	80.37	33.36	0.00	0.84	0.00	0.00	1226.80	1226.80	08	245.90
Second Floor	1562.10	383.11		1178.99	80.37	33.36	0.00	0.84	0.00	0.00	1064.42	1064.42	08	83.87
First Floor	1539.62	332.93		1206.69	80.37	33.36	0.00	0.84	0.00	0.00	1092.12	1092.12	06	302.85
Ground Floor	1553.93	363.09		1190.84	80.37	33.36	0.00	0.84	0.00	0.00	1076.27	1076.27	06	199.28
Basement Second	5444.05	0.00		5444.05	29.92	28.96	0.00	0.00	0.00	150.77	5179.33	55.08	00	55.08
Basement First	5444.05	0.00		5444.05	29.92	28.96	0.00	0.00	173.26	5156.84	55.08	55.08	00	55.08
Total :	39659.03	2380.53		37278.50	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942.06
Total Number of Same Blocks	1													
Total:	39659.03	2380.53		37278.50	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.20 VERSION DATE: 26/03/2025	
PROJECT DETAIL :		
Authority: BBMP	Plot Use: Residential	
Project No: PR/0443/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 462	
Nature of Sanction: NEW	City Survey No.: 76&77	
Location: RING-II	Khata No. (As per Khata Extract): 462	
Building Line Specified as per Z.R:	Locality / Street of the property: NAGASANDRA VILLAGE, YESHWANTHPUR	
Sarvipa Road		
Zone: Dasarahalli		
Ward: Ward-039		
Planning District: 303-Malleki		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7422.78
Deduction for NetPol Area		
Surrender Free of Cost		44.29
Total :		44.29
NET AREA OF PLOT	(A-Deductions)	7378.48
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3689.24
Proposed Coverage Area (16.14 %)		1190.84
Achieved Net coverage area (16.14 %)		1190.84
Balance coverage area left (33.86 %)		2498.40
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		24124.02
Total Perm. FAR area (3.25)		24124.02
Residential FAR (100.00%)		24110.37
Proposed FAR Area		24110.36
Achieved Net FAR Area (3.25)		24110.37
Balance FAR Area (0.00)		13.65
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37178.50
Substructure Area Add in BUA (Layout Lvl)		78.67
Achieved BuiltUp Area		37257.16

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inflat than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESIDENTIAL BUILDING)	1	39659.02	2380.53	37178.49	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942.06
Grand Total:	1	39659.02	2380.53	37178.49	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184.00	942.06

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.90 X 3.20 X 1 X 1	2.72	11.24
	0.94 X 3.28 X 2 X 1	6.12	
	1.10 X 3.50 X 1 X 1	4.15	
SECOND FLOOR PLAN	1.60 X 3.90 X 1 X 1	5.74	26.27
	1.60 X 3.90 X 1 X 1	4.88	
	1.97 X 3.28 X 2 X 1	15.64	
THIRD FLOOR PLAN	1.60 X 3.90 X 1 X 1	5.74	26.62
	1.60 X 3.90 X 1 X 1	4.88	
	1.97 X 3.28 X 2 X 1	15.92	
TYPICAL - 4, 5, 6, 9, 12, 13, 14, 15, 16, 18, 208,22 FLOOR PLAN	1.60 X 3.90 X 2 X 10	114.80	215.20
	1.97 X 3.28 X 2 X 10	100.40	
TYPICAL - 7, 8, 10, 11, 17, 19, 21 FLOOR PLAN	1.60 X 3.90 X 1 X 8	45.20	214.16
	1.97 X 3.28 X 2 X 8	80.32	
	1.97 X 3.28 X 2 X 8	82.88	
	1.60 X 3.90 X 1 X 1	5.74	
NINETEENTH FLOOR PLAN	1.60 X 3.90 X 1 X 1	5.74	27.41
	1.60 X 3.90 X 1 X 1	5.74	
	1.97 X 3.28 X 2 X 1	15.79	
TWENTYTHIRD FLOOR PLAN	1.60 X 3.28 X 1 X 1	5.26	5.26
Total:			512.96

UnitBUA Table for Block :A (PROPOSED RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF-01	FLAT	110.12	104.66	11	6
	FF-02	FLAT	114.79	103.74	11	
	FF-03	FLAT	100.72	91.02	10	
	FF-04	FLAT	101.94	91.68	10	
	FF-05	FLAT	117.18	105.09	12	
	FF-06	FLAT	117.18	105.72	12	
SECOND FLOOR PLAN	SF-01	FLAT	117.18	105.72	12	8
	SF-02	FLAT	117.29	106.35	11	
	SF-03	FLAT	104.28	93.14	10	
	SF-04	FLAT	103.02	94.62	10	
	SF-05	FLAT	104.06	93.80	10	
	SF-06	FLAT	103.01	93.02	11	
THIRD FLOOR PLAN	SF-07	FLAT	117.07	105.60	12	8
	TF-01	FLAT	117.18	105.72	12	
	TF-02	FLAT	117.42	106.47	11	
	TF-03	FLAT	117.13	106.42	11	
	TF-04	FLAT	103.60	94.69	10	
	TF-05	FLAT	104.15	93.88	10	
	TF-06	FLAT	103.13	93.02	11	
TYPICAL - 4, 5, 6, 9, 12, 13, 14, 15, 16, 18, 208,22 FLOOR PLAN	TF-07	FLAT	117.07	105.60	12	80
	TYP-01	FLAT	117.18	105.72	12	
	TYP-02	FLAT	117.42	106.47	11	
	TYP-03	FLAT	117.13	106.42	11	
	TYP-04	FLAT	103.60	94.69	10	
	TYP-05	FLAT	104.15	93.88	10	
	TYP-06	FLAT	103.13	93.02	11	
	TYP-07	FLAT	117.07	105.60	12	
	TYP-08	FLAT	117.18	105.72	12	
TYPICAL - 7, 8, 10, 11, 17, 19, 21 FLOOR PLAN	TYP-01	FLAT	117.18	105.72	12	64
	TYP-02	FLAT	117.42	106.47	11	
	TYP-03	FLAT	117.13	106.42	11	
	TYP-04	FLAT	104.45	94.71	10	
	TYP-05	FLAT	104.45	93.88	10	
	TYP-06	FLAT	104.45	93.02	11	
	TYP-07	FLAT	117.41	105.59	12	
	TYP-08	FLAT	117.18	105.72	12	
NINETEENTH FLOOR PLAN	NT-01	FLAT	117.35	106.60	11	8
	NT-02	FLAT	117.09	106.50	11	
	NT-03	FLAT	104.48	93.13	10	
	NT-04	FLAT	104.05	93.88	10	
	NT-05	FLAT	104.05	93.88	10	
	NT-06	FLAT	104.40	92.99	11	
	NT-07	FLAT	117.13	105.66	12	
	NT-08	FLAT	117.44	105.72	12	
TWENTYTHIRD FLOOR PLAN	TT-01	FLAT	104.05	93.88	10	4
	TT-02	FLAT	104.62	93.93	11	
	TT-03	FLAT	117.13	105.66	12	
	TT-04	FLAT	117.61	106.09	12	
GROUND FLOOR PLAN	GF-01	FLAT	110.05	100.86	12	6
	GF-02	FLAT	114.23	104.76	12	
	GF-03	FLAT	101.00	91.86	11	
	GF-04	FLAT	101.47	98.62	11	
	GF-05	FLAT	117.08	105.60	12	
	GF-06	FLAT	117.18	105.72	12	
Total:	-	-	2599.96	1907.83	2599	184

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL BUILDING)	WS	0.40	1.80	184
A (PROPOSED RESIDENTIAL BUILDING)	D3	0.80	2.10	946
A (PROPOSED RESIDENTIAL BUILDING)	D2	0.90	2.10	931
A (PROPOSED RESIDENTIAL BUILDING)	D1	1.10	2.10	185
A (PROPOSED RESIDENTIAL BUILDING)	SD2	1.50	2.10	184
A (PROPOSED RESIDENTIAL BUILDING)	SD1	2.40	2.10	184

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL BUILDING)	V1	0.60	1.20	462
A (PROPOSED RESIDENTIAL BUILDING)	W3	0.70	1.80	184
A (PROPOSED RESIDENTIAL BUILDING)	W2	0.90	1.80	329
A (PROPOSED RESIDENTIAL BUILDING)	W1	2.00	1.80	708

SCALE : 1:200

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SUDHIR GUPTA 42 VITTAL MALLYA ROAD CIVIL STATION, BANGALORe

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R No 84, 1st cross AMCO Layout, Kodigehalli, Sahakarnagar Post, Bangalore 560092 BCC/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO: 462, SITE NO.76 & 77, SY.NO.99 & 100, NAGASANDRA VILLAGE, YESHWANTHPUR HOBLI, BANGALORE NORTH TALUK , WARD - 39.

DRAWING TITLE : 1st AND 2nd BASEMENT FLOOR PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

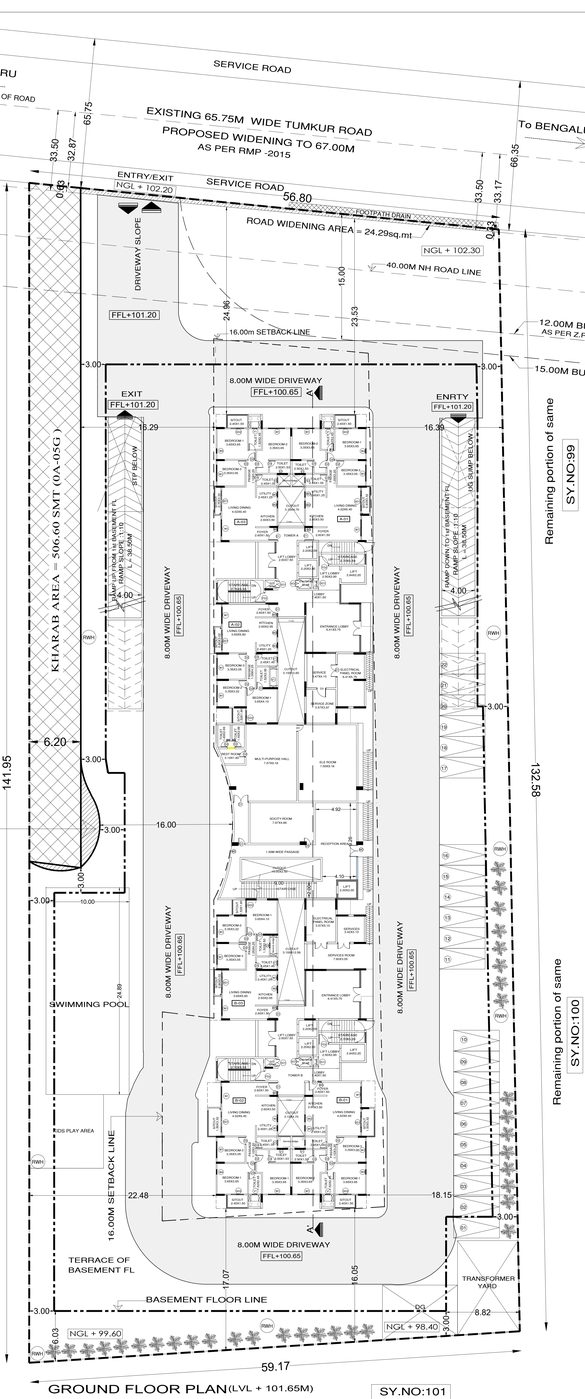
ASSISTANT / EXECUTIVE ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

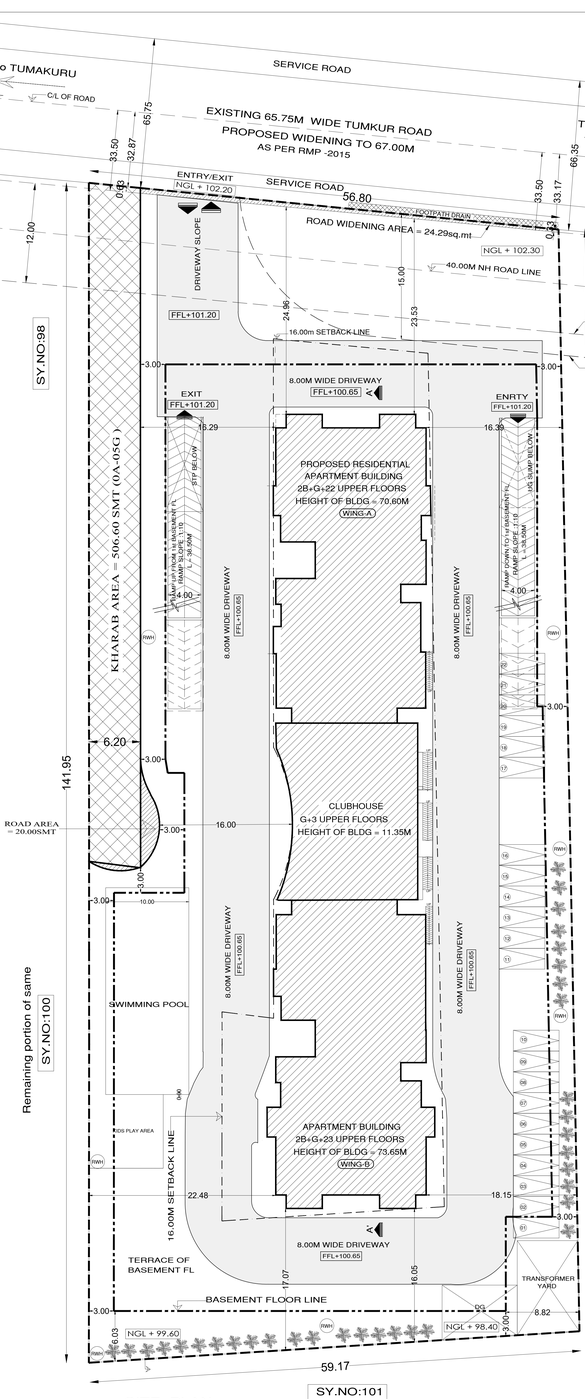
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - NORTH

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

UserDefinedMetric (900.00 x 1550.00MM)





Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 462 , NAGASANDRA VILLAGE, YESHWANTHPUR, Bangalore.

a) Consist of 2Basement + 1Ground + 23 UF only
2.Sanction is accorded for Residential use only .The use of the building shall not be deviated to any other use.
3.10836.07 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The sanctioned plans and the key plan of the building showing the sanctioned use shall be mounted on a frame and displayed and they shall be made available during inspection.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for
the site above 371.5sm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The safety of the adjacent public and workmen involved in the construction work against any accident / untoward incidents arising the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common
facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Fuse) Cr code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Tele-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the
first instance, warned in
the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, employed or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section 9+8 (xi) to (xi).
18.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
19.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation or sanctioning shall be issued to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 11 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI [Bye laws â€“ 31] of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also ensure shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant
shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and the construction activities shall be restricted to 6.00 AM and shall not resume the work earlier than 7.00 AM to avoid mechanical disturbing late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and
general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.It is the responsibility of the high rise building shall conduct two mock â€“ trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation 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.

33.The Applicant should follow the instruction of BWSSB specified in the OC letter No. BWSSB/ADM/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs.
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner /Developer deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for spending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of workers working in the premises/building.
47.Due to non compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, 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 (Hoodekal) Hoodekal) Letter No. LD/955/LET/2013, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20 VERSION DATE: 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/0443/24-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 462	
Nature of Sanction: NEW	City Survey No.: 76&77	
Location: RING-II	Khata No. (As per Khata Extract): 462	
Building Line Specified as per Z.R:	Locality / Street of the property: NAGASANDRA VILLAGE, YESHWANTHPUR	
Samaja Road		
Zone: Dasarahalli		
Ward: Ward-039		
Planning District: 303-Malleshi		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7422.78
Deduction for NetPlot Area		
Surrender Free of Cost		44.29
Total :		44.29
NET AREA OF PLOT	(A-Deductions)	7378.48
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3689.24
Proposed Coverage Area (16.14 %)		1190.84
Achieved Net coverage area (16.14 %)		1190.84
Balance coverage area left (33.86 %)		2498.40
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		24124.02
Total Perm. FAR area (3.25)		24124.02
Residential FAR (100.00%)		24110.37
Proposed FAR Area		24110.36
Achieved Net FAR Area (3.25)		24110.37
Balance FAR Area (0.00)		13.65
BUILT UP AREA CHECK		
Proposed BuiltUp Area		37178.50
Substructure Area Add in BUA (Layout Lvl)		78.67
Achieved BuiltUp Area		37257.16

Approval Date :

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 (PROPOSED RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (PROPOSED RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	184	-	
	Total :			-	-	-	184	291	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved		
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)	
Car	184	2530.00	291	4001.25	
Visitor's Car Parking	19	261.25	0	0.00	
Total Car	203	2791.25	291	4001.25	
Two/Wheeler	-	261.25	0	0.00	
Other Parking	-		-	6637.42	
Total	-	3052.50	-	10638.67	

Block :A (PROPOSED RESIDENTIAL BUILDING)

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.)	Tenmt (No.)	Carpet Area inflat than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	88.58	0.00		88.58	59.62	23.28	5.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	573.31	27.67		545.64	29.81	14.48	0.00	0.00	0.00	0.00	501.35	501.35	04	0.00
Twentysecond Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Twentyfirst Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Twentieth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Nineteenth Floor	1202.73	112.19		1090.54	59.62	28.96	0.00	0.84	0.00	0.00	1001.12	1001.12	08	0.00
Eighteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Seventeenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Sixteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Fifteenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Fourteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Thirteenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Twelfth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Eleventh Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Tenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Ninth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Eighth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Seventh Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Sixth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Fifth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Fourth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Third Floor	1503.55	162.18		1341.37	80.37	33.36	0.00	0.84	0.00	0.00	1226.80	1226.80	08	249.90
Second Floor	1562.10	383.11		1178.99	80.37	33.36	0.00	0.84	0.00	0.00	1064.42	1064.42	08	83.87
First Floor	1539.62	332.93		1206.69	80.37	33.36	0.00	0.84	0.00	0.00	1092.12	1092.12	06	302.89
Ground Floor	1553.93	363.09		1190.84	80.37	33.36	0.00	0.84	0.00	0.00	1076.27	1076.27	06	199.28
Basement Second Floor	5444.05	0.00		5444.05	29.92	28.96	0.00	0.00	150.77	5179.33	55.08	55.08	00	55.08
Basement First Floor	5444.05	0.00		5444.05	29.92	28.96	0.00	0.00	173.26	5156.84	55.08	55.08	00	55.08
Total:	39559.03	2380.53		37178.50	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942.06
Total Number of Blocks	1													
Total:	39559.03	2380.53		37178.50	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942

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.)	Tenmt (No.)	Carpet Area inflat than Tenement
			Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESIDENTIAL BUILDING)	1	39559.02	2380.53	37178.49	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942.06
Grand Total:	1	39559.02	2380.53	37178.49	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184.00	942.06

Balcony Calculations Table

FLOOR	SIZE		AREA	TOTAL AREA
FIRST FLOOR PLAN	1.65 X 3.80 X 1 X 1		6.12	13.34
	0.90 X 3.80 X 1 X 1		3.42	
	1.65 X 3.80 X 1 X 1		6.12	
SECOND FLOOR PLAN	1.65 X 3.80 X 1 X 1		6.12	26.27
	1.00 X 3.30 X 1 X 1		3.30	
	1.65 X 3.80 X 1 X 1		10.84	
THIRD FLOOR PLAN	1.65 X 3.80 X 1 X 1		11.62	26.62
	1.00 X 3.30 X 1 X 1		3.30	
	1.65 X 3.80 X 1 X 1		11.70	
TYPICAL - 4, 5, 6, 8, 12, 14, 15, 16, 256.22 FLOOR PLAN	0.90 X 3.80 X 2.5 X 10		114.00	270.20
TYPICAL - 3, 7, 9, 11, 13, 17, 18, 219.21 FLOOR PLAN	1.65 X 3.80 X 2.5 X 10		105.40	214.16
	0.90 X 3.80 X 2.5 X 1 X 6		43.20	
	1.65 X 3.80 X 1 X 6		40.92	
	1.65 X 3.80 X 2.5 X 6		62.88	
	1.65 X 3.80 X 1 X 6		42.16	
NINETEENTH FLOOR PLAN	1.65 X 3.80 X 1 X 1		5.89	27.41
	1.65 X 3.80 X 1 X 1		5.74	
	1.65 X 3.80 X 1 X 1		15.78	
TWENTYTHIRD FLOOR PLAN	1.65 X 3.20 X 1 X 1		5.28	5.28
Total:	-		-	512.86

UnitBUA Table for Block :A (PROPOSED RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FF-01	FLAT	115.73	104.86	11	6
	FF-02	FLAT	114.73	103.74	11	
	FF-03	FLAT	101.39	91.80	10	
	FF-04	FLAT	101.39	91.80	10	
	FF-05	FLAT	117.14	106.09	12	
	FF-06	FLAT	117.19	106.13	12	
SECOND FLOOR PLAN	SF-01	FLAT	116.32	105.86	11	8
	SF-02	FLAT	114.73	104.30	11	
	SF-03	FLAT	104.30	95.14	10	
	SF-04	FLAT	104.30	95.14	10	
	SF-05	FLAT	104.09	93.90	10	
	SF-06	FLAT	103.91	93.53	11	
THIRD FLOOR PLAN	SF-07	FLAT	117.07	105.80	12	8
	SF-08	FLAT	117.07	105.40	12	
	TF-01	FLAT	116.32	105.86	11	
	TF-02	FLAT	111.42	101.47	10	
	TF-03	FLAT	103.39	94.43	10	
	TF-04	FLAT	103.00	94.69	10	
	TF-05	FLAT	104.13	93.88	10	
	TF-06	FLAT	103.73	93.53	11	
TYPICAL - 3, 6, 8, 10, 12, 14, 15, 16, 256.22 FLOOR PLAN	TF-07	FLAT	117.14	105.09	12	80
	TF-08	FLAT	117.19	105.73	12	
	TYP-01	FLAT	117.07	106.07	11	
	TYP-02	FLAT	114.73	104.30	11	
	TYP-03	FLAT	104.48	95.14	10	
	TYP-04	FLAT	103.54	94.01	10	
	TYP-05	FLAT	104.48	93.74	10	
	TYP-06	FLAT	104.35	93.53	11	
	TYP-07	FLAT	117.07	105.80	12	
	TYP-08	FLAT	117.08	105.40	12	
TYPICAL - 4, 7, 9, 11, 13, 17, 18, 219.21 FLOOR PLAN	TYP-01	FLAT	117.08	106.60	11	64
	TYP-02	FLAT	117.08	106.02	11	
	TYP-03	FLAT	104.48	95.13	10	
	TYP-04	FLAT	104.48	94.71	10	
	TYP-05	FLAT	104.55	93.88	10	
	TYP-06	FLAT	104.42	93.53	11	
	TYP-07	FLAT	117.07	105.79	12	
	TYP-08	FLAT	117.16	105.73	12	
NINETEENTH FLOOR PLAN	NT-01	FLAT	117.35	106.60	11	8
	NT-02	FLAT	117.08	106.02	11	
	NT-03	FLAT	104.48	95.13	10	
	NT-04	FLAT	104.43	94.69	10	
	NT-05	FLAT	104.55	93.88	10	
	NT-06	FLAT	104.42	93.56	11	
	NT-07	FLAT	117.13	105.59	12	
	NT-08	FLAT	117.44	105.73	12	
TWENTYTHIRD FLOOR PLAN	TT-01	FLAT	104.55	93.88	10	4
	TT-02	FLAT	104.42	93.55	11	
	TT-03	FLAT	117.44	105.73	12	
	TT-04	FLAT	117.13	105.59	12	
GROUND FLOOR PLAN	GF-01	FLAT	115.05	103.86	12	6
	GF-02	FLAT	114.23	204.76	12	
	GF-03	FLAT	101.50	87.98	10	
	GF-04	FLAT	101.67	88.62	11	
	GF-05	FLAT	117.08	105.40	12	
	GF-06	FLAT	117.08	105.40	12	
Total:	-	-	2084.86	1847.61	208	184

SCHEDULE OF JOINERY:

BLOCKNAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL BUILDING)	D3	0.80	2.10	646
A (PROPOSED RESIDENTIAL BUILDING)	D2	0.90	2.10	931
A (PROPOSED RESIDENTIAL BUILDING)	D1	1.10	2.10	185
A (PROPOSED RESIDENTIAL BUILDING)	SD2	1.50	2.10	184
A (PROPOSED RESIDENTIAL BUILDING)	SD1	2.40	2.10	184

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL BUILDING)	W5	0.40	1.80	184
A (PROPOSED RESIDENTIAL BUILDING)	V1	0.60	1.20	462
A (PROPOSED RESIDENTIAL BUILDING)	W3	0.70	1.80	184
A (PROPOSED RESIDENTIAL BUILDING)	W2	0.90	1.80	309
A (PROPOSED RESIDENTIAL BUILDING)	W1	2.00	1.80	708

SCALE: 1:200

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SUDHIR GUPTA 42 VITTAL MALLYA ROAD CIVIL STATION, BANGALORe

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK H No 84, 1st cross AMCO Layout, Kodigehalli, Sahakarnagar Post, Bangalore 560092 BCC/BL-3-6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO. 462, SITE NO.76 & 77, SY.NO.98 & 100, NAGASANDRA VILLAGE, YESHWANTHPUR HOBLI, BANGALORE NORTH TALUK , WARD - 39.

DRAWING TITLE : GROUND FLOOR PLAN & SITE PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

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

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

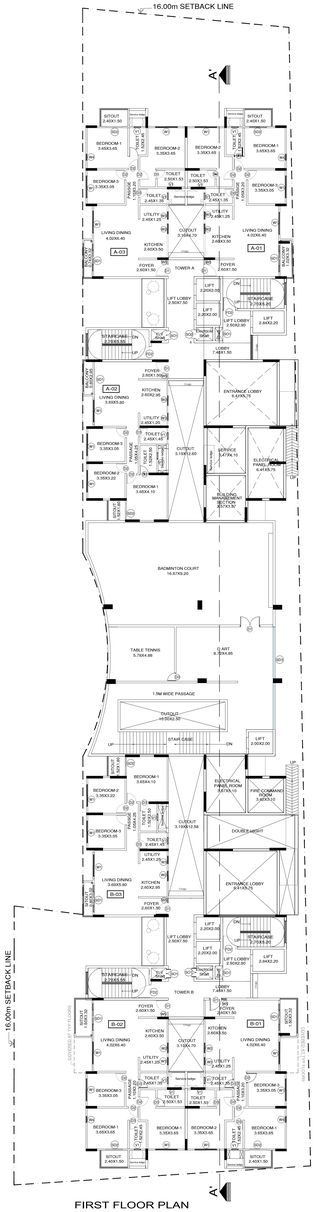
HO - NORTH

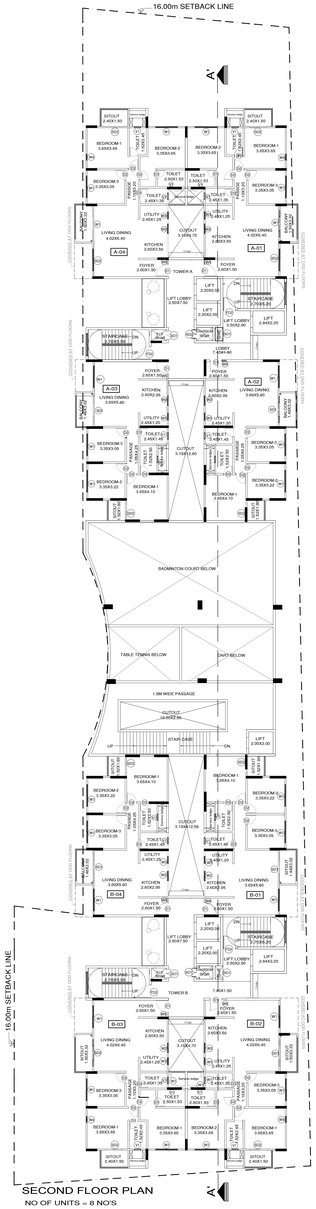
Bruhat Bengaluru Mahanagara Palike
Office of the Assistant Director of Town Planning (E)
City Corporation

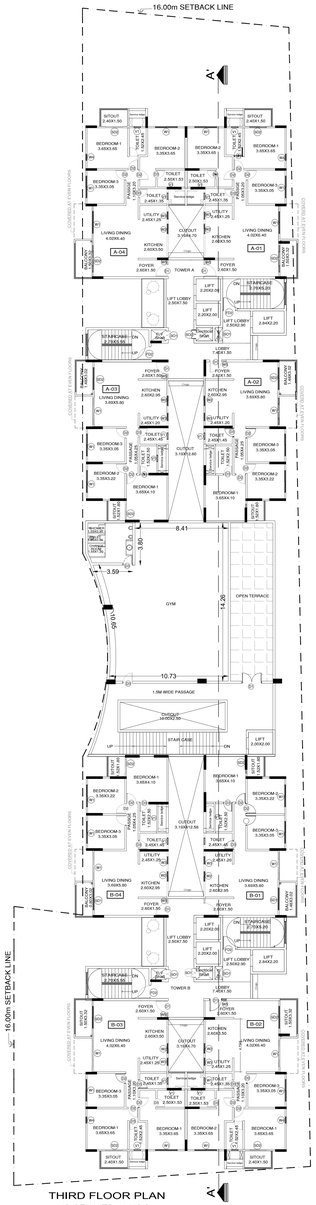
This is system generated report and does not require any signature.

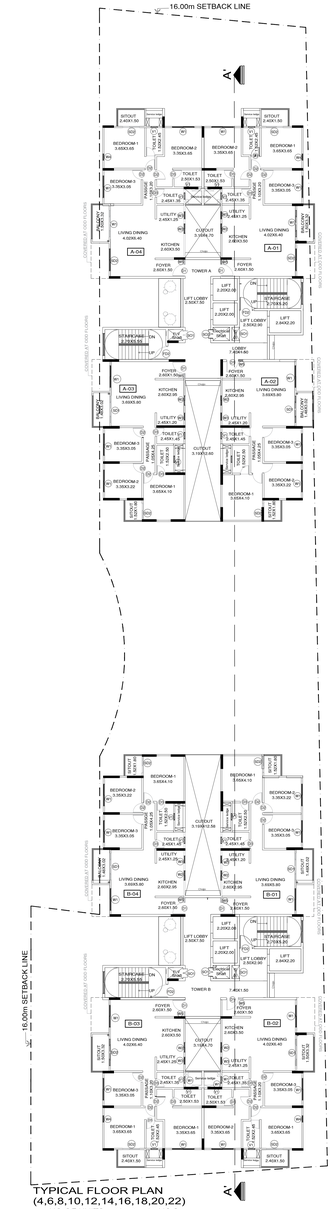
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

UserDefinedMetric (900.00 x 1550.00MM)









Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 462 , NAGASANDRA VILLAGE, YESHWANTHPUR, Bangalore.

a) Consist of 2Basement + 1Ground + 23 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.100SLOT area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The sanctioned plans and the building license shall be produced on demand.Shall be mounted on a frame and displayed and they shall be made available during inspection.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for
the site above 371.5sm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall obtain Insurance to all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common
facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (S&C) Code laying 3.05 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the
first instance, warned in
the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, employed by the owner or builder may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜Vâ€™ (Bye-law No. 3.6) under sub section N-6 (xv) to (xx).
18.The building shall not be occupied or allowed to be occupied without obtaining the occupancy
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting structure is provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No.
IS
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, wether table and other criteria foundation and the building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜97) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / Disposal (Applicable to Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and
general public by erecting safe barricades.
29.Two rainwater parking shall be provided as per the building bye-law.
30.The Owner / Association of the High rise building shall conduct two mock â€˜Mâ€™ trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation 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.

33.The Applicant should follow the instruction of BWSSB specified in the OC letter No. BWSSB/ALW/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs .
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner /Developer avoids building construction against the sanctioned plan the action will be initiated according to BBMP Act â€˜2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of workmen employed in the construction work.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, 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 (Hoadalagi Hoodlike) Letter No. LD/955/LET/2013, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Block :A (PROPOSED RESIDENTIAL BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area (other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	88.58	0.00		88.58	59.62	23.28	5.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentyfirst Floor	573.31	27.67		545.64	29.81	14.48	0.00	0.00	0.00	0.00	501.35	501.35	04	0.00
Twentysecond Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Twentythird Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Twentieth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Nineteenth Floor	1202.73	112.19		1090.54	59.62	28.96	0.00	0.84	0.00	0.00	1001.12	1001.12	08	0.00
Eighteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Seventeenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Sixteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Fifteenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Fourteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Thirteenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Twelfth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Eleventh Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Tenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Ninth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Eighth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Seventh Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Sixth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Fifth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	0.00
Fourth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	0.00
Third Floor	1503.55	162.18		1341.37	80.37	33.36	0.00	0.84	0.00	0.00	1226.80	1226.80	08	245.90
Second Floor	1562.10	383.11		1178.99	80.37	33.36	0.00	0.84	0.00	0.00	1064.42	1064.42	08	83.87
First Floor	1539.62	332.93		1206.69	80.37	33.36	0.00	0.84	0.00	0.00	1092.12	1092.12	06	302.85
Ground Floor	1553.93	363.09		1190.84	80.37	33.36	0.00	0.84	0.00	0.00	1076.27	1076.27	06	199.28
Basement Second	5444.05	0.00		5444.05	29.92	28.96	0.00	0.00	0.00	150.77	5179.33	55.08	55.08	00	55.08
Basement First	5444.05	0.00		5444.05	29.92	28.96	0.00	0.00	173.26	5156.84	55.08	55.08	00	55.08
Total:	39659.03	2380.53		37178.50	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942.06
Total Number of Same Blocks	1													
Total:	39659.03	2380.53		37178.50	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942

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.)	Tnmt (No.)	Carpet Area (other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESIDENTIAL BUILDING)	1	39659.02	2380.53	37178.49	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942.06
Grand Total:	1	39659.02	2380.53	37178.49	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184.00	942.06

Balcony Calculations Table

BLOCK NAME	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.90 X 3.28 X 1 X 1	3.12	13.34
	0.94 X 3.28 X 2 X 1	6.12	
	1.10 X 3.67 X 1 X 1	4.15	
SECOND FLOOR PLAN	1.63 X 3.66 X 1 X 1	5.74	26.22
	1.63 X 3.66 X 1 X 1	4.85	
	1.47 X 3.28 X 2 X 1	19.04	
THIRD FLOOR PLAN	1.63 X 3.66 X 1 X 1	5.74	26.62
	1.63 X 3.66 X 1 X 1	4.85	
	1.63 X 3.28 X 2 X 1	10.52	
TYPICAL - 4, 6, 8, 10, 12, 14, 16, 18, 20& 22 FLOOR PLAN	1.63 X 3.66 X 2.8 X 10	114.85	215.20
	1.63 X 3.28 X 2.8 X 10	100.42	
TYPICAL - 2, 7, 9, 11, 13, 15, 17& 21 FLOOR PLAN	1.63 X 3.32 X 1 X 8	43.20	214.16
	1.63 X 3.28 X 1 X 8	42.62	
	1.63 X 3.28 X 2 X 8	82.88	
	1.63 X 3.66 X 1 X 8	47.84	
NINETEENTH FLOOR PLAN	1.63 X 3.66 X 1 X 1	5.74	27.41
	1.63 X 3.66 X 1 X 1	5.74	
	1.63 X 3.28 X 1 X 1	10.79	
TWENTYTHIRD FLOOR PLAN	1.63 X 3.28 X 1 X 1	5.28	5.28
Total:			513.08

UNIBUA Table for Block :A (PROPOSED RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
THIRD FLOOR PLAN	FF-01	FLAT	133.12	104.86	11	6
	FF-02	FLAT	114.79	103.74	11	
	FF-03	FLAT	102.72	91.02	10	
	FF-04	FLAT	101.94	91.68	10	
	FF-05	FLAT	117.18	105.09	12	
	FF-06	FLAT	117.18	105.72	12	
SECOND FLOOR PLAN	SF-01	FLAT	133.12	104.86	11	8
	SF-02	FLAT	117.20	106.35	11	
	SF-03	FLAT	104.28	93.14	10	
	SF-04	FLAT	103.52	94.82	10	
	SF-05	FLAT	104.28	93.80	10	
	SF-06	FLAT	103.77	93.02	11	
	SF-07	FLAT	117.07	105.60	12	
	SF-08	FLAT	117.18	105.72	12	
THIRD FLOOR PLAN	TF-01	FLAT	117.45	106.67	11	8
	TF-02	FLAT	117.13	106.42	11	
	TF-03	FLAT	103.26	92.43	10	
	TF-04	FLAT	103.60	94.69	10	
	TF-05	FLAT	104.13	93.66	10	
	TF-06	FLAT	103.72	93.02	11	
	TF-07	FLAT	117.07	105.60	12	
	TF-08	FLAT	117.18	105.72	12	
TYPICAL - 4, 6, 8, 10, 12, 14, 16, 18, 20& 22 FLOOR PLAN	1TF-01	FLAT	117.08	106.55	11	80
	1TF-02	FLAT	117.07	106.31	11	
	1TF-03	FLAT	104.48	93.14	10	
	1TF-04	FLAT	103.60	94.61	10	
	1TF-05	FLAT	104.44	93.70	10	
	1TF-06	FLAT	103.72	93.02	11	
	1TF-07	FLAT	117.07	105.60	12	
	1TF-08	FLAT	117.18	105.45	12	
TYPICAL - 2, 7, 9, 11, 13, 15, 17& 21 FLOOR PLAN	7TF-01	FLAT	117.08	106.80	11	64
	7TF-02	FLAT	117.06	106.82	11	
	7TF-03	FLAT	104.48	93.13	10	
	7TF-04	FLAT	104.45	94.71	10	
	7TF-05	FLAT	104.44	93.70	10	
	7TF-06	FLAT	104.45	93.02	11	
	7TF-07	FLAT	117.41	105.59	12	
	7TF-08	FLAT	117.18	105.72	12	
NINETEENTH FLOOR PLAN	NT-01	FLAT	117.35	106.80	11	8
	NT-02	FLAT	117.33	106.82	11	
	NT-03	FLAT	104.48	93.13	10	
	NT-04	FLAT	104.45	94.71	10	
	NT-05	FLAT	104.59	93.68	10	
	NT-06	FLAT	104.40	92.99	11	
	NT-07	FLAT	117.72	105.59	12	
	NT-08	FLAT	117.44	105.72	12	
TWENTYTHIRD FLOOR PLAN	TT-01	FLAT	104.35	93.68	10	4
	TT-02	FLAT	104.62	93.93	11	
	TT-03	FLAT	104.48	93.13	10	
	TT-04	FLAT	117.61	105.59	12	
GROUND FLOOR PLAN	GF-01	FLAT	115.05	100.86	12	6
	GF-02	FLAT	114.23	104.76	12	
	GF-03	FLAT	101.00	87.96	11	
	GF-04	FLAT	101.67	88.62	11	
	GF-05	FLAT	117.08	105.60	12	
	GF-06	FLAT	117.07	105.72	12	
Total:			2334.96	1907.85	2308	184

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL BUILDING)	W5	0.40	1.80	184
A (PROPOSED RESIDENTIAL BUILDING)	D3	0.80	2.10	946
A (PROPOSED RESIDENTIAL BUILDING)	D2	0.90	2.10	931
A (PROPOSED RESIDENTIAL BUILDING)	D1	1.10	2.10	185
A (PROPOSED RESIDENTIAL BUILDING)	SD2	1.50	2.10	184
A (PROPOSED RESIDENTIAL BUILDING)	SD1	2.40	2.10	184

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL BUILDING)	W5	0.40	1.80	184
A (PROPOSED RESIDENTIAL BUILDING)	V1	0.60	1.20	462
A (PROPOSED RESIDENTIAL BUILDING)	W3	0.70	1.80	184
A (PROPOSED RESIDENTIAL BUILDING)	W2	0.90	1.80	329
A (PROPOSED RESIDENTIAL BUILDING)	W1	2.00	1.80	708

AREA STATEMENT (BBMP)	VERSION NO. : 1.0.20 VERSION DATE : 26/03/2025	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PR/464/23/4-25	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Commercial (MutationCorridor)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 462	
Nature of Sanction: NEW	City Survey No.: 76&77	
Location: RING-III	Khata No. (As per Khata Extract): 462	
Building Line Specified as per Z.R.	Locality / Street of the property: NAGASANDRA VILLAGE,	
Samaja Raod	YESHWANTHPUR	
Zone: Dasarahalli		
Ward: Ward-039		
Planning District: 303-Malleki		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7422.78
Deduction for NetPlot Area		
Surrender Free of Cost		44.29
Total :		44.29
NET AREA OF PLOT	(A-Deductions)	7378.48
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3689.24
Proposed Coverage Area (16.14 %)		1190.84
Achieved Net coverage area (16.14 %)		1190.84
Balance coverage area left (33.86 %)		2498.40
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		24124.02
Total Perm. FAR area (3.25)		24124.02
Residential FAR (100.00%)		24110.37
Proposed FAR Area		24110.36
Achieved Net FAR Area (3.25)		24110.37
Balance FAR Area (0.00)		13.65
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		37178.50
Substructure Area Add in BUA (Layout Lvl)		78.67
Achieved BuiltUp Area		37257.16

Approval Date :

Color Notes

COLOR INDEX

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

SCALE : 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SUDHIR GUPTA 42 VITTAL MALLYA ROAD CIVIL STATION, BANGALORe

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R No 84, 1st cross AMCO Layout, Kodigehalli, Sahakarnagar Post, Bangalore 560092 BCC/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO: 462, SITE NO:76 & 77, SY.NO:99 & 100, NAGASANDRA VILLAGE, YESHWANTHPUR HOBLI, BANGALORE NORTH TALUK , WARD - 39.

DRAWING TITLE : 1st, 2nd, 3rd,4th,6th,8th,10th,12th,14th,16th, 18th,20th & 22nd FLOOR PLAN

SHEET NO : 3

SANCTIONING AUTHORITY :

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

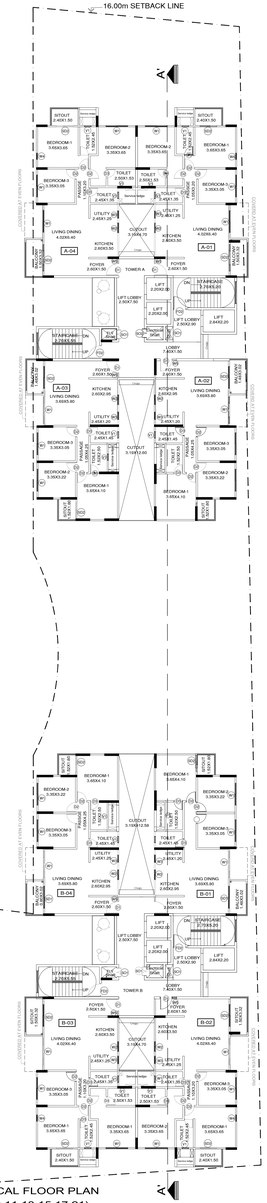
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

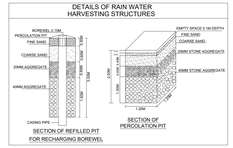
BBMP
Town Planning Section
Yelahanka Zone
Bangalore Mahanagara Palike
City Corporation

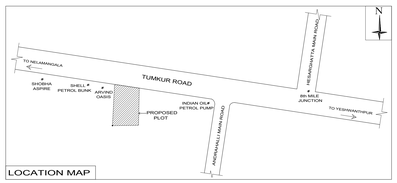
HO - NORTH

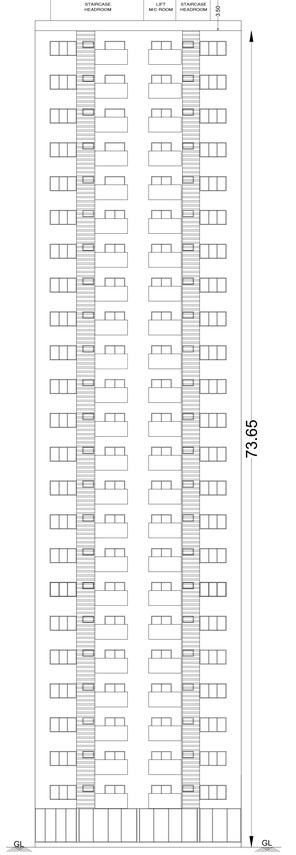
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

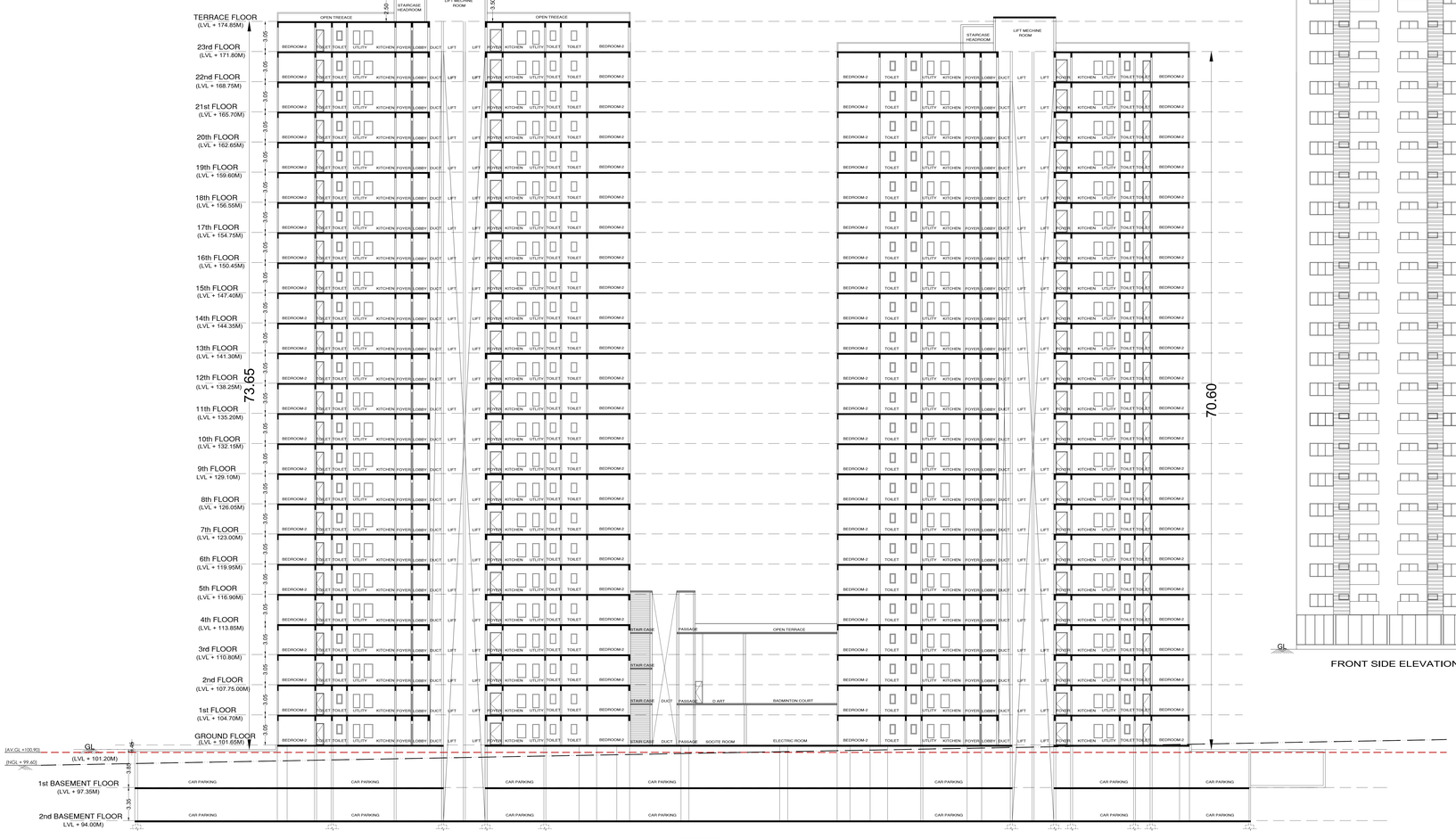
UserDefinedMetric (900.00 x 1550.00MM)


16.00m SETBACK LINE
A
SITOUT 2.400X1.350
BEDROOM-1 3.650X3.65
BEDROOM-2 3.350X3.65
BEDROOM-3 3.350X3.05
TOILET 1.650X1.50
TOILET 1.650X1.35
Service Wash
TOILET 2.400X1.35
UTILITY 2.400X1.20
BEDROOM-5 3.350X3.05
PASSAGE 0.900X1.20
LIVING DINING 4.025X5.40
CUTOUT 3.150X3.75
KITCHEN 2.600X3.50
FOYER 2.600X1.50
TOWER A
A-04
A-01
LIFT 2.200X2.00
LIFT LOBBY 2.500X7.50
LIFT 2.640X2.20
SC
SC
SC









Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 462 , NAGASANDRA VILLAGE, YESHWANTHPUR, Bangalore.

a) Consist of 2Basement + 1Ground + 23 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.1000.00 M² area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The copies of sanctioned plans shall be made available for inspection. Key plan shall be mounted on a frame and displayed and they shall be made available during inspection.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d for
the site above 371.5cm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The building shall be insured for all workmen involved in the construction work against any accident / unforseen incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common
facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub) Cr.code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the
first instance, warned in
the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.9) under sub section 9=9 (iv) to (ix).
18.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
19.The building should not be occupied or allowed to be occupied unless provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS
1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, wheter table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI [Bye laws â€" 31] of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant
shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction work. The construction activities shall be restricted to 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid interference during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and
general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of 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.

33.The Applicant should follow the instruction of BWSSB specified in the OC letter No. BWSSB/ADM/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs.
34.The Applicant / Owner / Developers shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner/ Developer while building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The Applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46 Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of workers working in the premises.
47.Due to non-compliance of safety precautionary measures or by any other reason if loss of life or injury or permanent disability occurred to personnels 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 (Hosadaagi Hoodike) Late No. LD/95/LET/2013, dated: 01-04-2013 :
1.Registration of
Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2.Before start of the work, the applicant / contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Block :A (PROPOSED RESIDENTIAL BUILDING)

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.)	Parking	Total FAR Area (Sq.mt.)	Tenet (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking		Resi.			
Terrace Floor	88.58	0.00		88.58	59.62	23.28	5.68	0.00	0.00	0.00	0.00	0.00	00	00	0.00
Twentyfirst Floor	573.31	27.67		545.64	29.81	14.48	0.00	0.00	0.00	0.00	501.35	501.35	04	00	0.00
Twentysecond Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	00	0.00
Twentythird Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	00	0.00
Seventeenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	00	0.00
Nineteenth Floor	1202.73	112.19		1090.54	59.62	28.96	0.00	0.84	0.00	0.00	1001.12	1001.12	08	00	0.00
Eighteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	00	0.00
Seventeenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	00	0.00
Sixteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	00	0.00
Fifteenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	00	0.00
Fourteenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	00	0.00
Thirteenth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	00	0.00
Twelfth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	00	0.00
Eleventh Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	00	0.00
Tenth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	00	0.00
Ninth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	00	0.00
Eighth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	00	0.00
Seventh Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	00	0.00
Sixth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	00	0.00
Fifth Floor	1147.35	55.52		1091.83	59.62	28.96	0.00	0.84	0.00	0.00	1002.41	1002.41	08	00	0.00
Fourth Floor	1146.83	55.52		1091.31	59.62	28.96	0.00	0.84	0.00	0.00	1001.89	1001.89	08	00	0.00
Third Floor	1503.55	162.18		1341.37	80.37	33.36	0.00	0.84	0.00	0.00	1226.80	1226.80	08	245.90	0.00
Second Floor	1562.10	383.11		1178.99	80.37	33.36	0.00	0.84	0.00	0.00	1064.42	1064.42	08	83.87	0.00
First Floor	1539.62	332.93		1206.69	80.37	33.36	0.00	0.84	0.00	0.00	1092.12	1092.12	06	302.89	0.00
Basement Floor	1553.93	363.09		1190.84	80.37	33.36	0.00	0.84	0.00	0.00	1076.27	1076.27	06	199.28	0.00
Basement Second Floor	5444.05	0.00		5444.05	29.92	28.96	0.00	0.00	0.00	193.27	5179.33	55.08	55.08	00	55.08
Basement First Floor	5444.05	0.00		5444.05	29.92	28.96	0.00	0.00	173.26	5156.84	55.08	55.08	00	55.08
Total:	39559.03	2380.53		37178.50	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942.06
Total Number of Blocks	1														
Total:	39559.03	2380.53		37178.50	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942	

AREA STATEMENT (BBMP)		VERSION NO. : 1.0.20
		VERSION DATE: 26/03/2025
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/464/23/4-25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Commercial (MutationCorridor)
Proposal Type: Building Permission		Plot/Sub Plot No.: 462
Nature of Sanction: NEW		City Survey No.: 7687
Location: RING-II		Khata No. (As per Khata Extract): 462
Building Line Specified as per Z.R. Sampige Road		Locality / Street of the property: NAGASANDRA VILLAGE, YESHWANTHPUR
Zone: Dasarahalli		
Ward: Ward-039		
Planning District: 303-Malleki		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	7422.78
Deduction for NetPlot Area		
Surrender Free of Cost		44.29
Total :		44.29
NET AREA OF PLOT	(A-Deductions)	7378.48
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3689.24
Proposed Coverage Area (16.14 %)		1190.84
Achieved Net coverage area (16.14 %)		1190.84
Balance coverage area left (33.86 %)		2498.40
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		24124.02
Total Perm. FAR area (3.25)		24124.02
Residential FAR (100.00%)		24110.37
Proposed FAR Area		24110.36
Achieved Net FAR Area (3.25)		24110.37
Balance FAR Area (0.00)		13.65
BUILT-UP AREA CHECK		
Proposed BuiltUp Area		37178.50
Substructure Area Add in BUA (Layout Lvl)		78.67
Achieved BuiltUp Area		37257.16

Approval Date :

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 (PROPOSED RESIDENTIAL BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car	
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (PROPOSED RESIDENTIAL BUILDING)	Residential	Apartment	50 - 225	1	-	1	184	-
	Total :		-	-	-	-	184	291

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	184	2530.00	291	4001.25
Visitor's Car Parking	19	261.25	0	0.00
Total Car	203	2791.25	291	4001.25
TwoWheeler	-	261.25	0	0.00
Other Parking	-	-	-	6637.42
Total		3052.50		10638.67

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.)	Tenet (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
A (PROPOSED RESIDENTIAL BUILDING)	1	39559.02	2380.53	37178.49	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184	942.06	
Grand Total:	1	39559.02	2380.53	37178.49	1603.53	779.36	5.68	19.32	324.03	10336.17	24110.42	24110.42	184.00	942.06	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.65 X 3.58 X 1 X 1	5.72	13.34
	0.90 X 3.58 X 3 X 1	9.72	
	1.65 X 3.58 X 1 X 1	5.72	
SECOND FLOOR PLAN	1.65 X 3.58 X 1 X 1	5.74	26.27
	1.00 X 3.33 X 1 X 1	4.99	
	1.50 X 3.33 X 1 X 1	15.54	
THIRD FLOOR PLAN	1.65 X 3.58 X 1 X 1	11.82	26.82
	1.00 X 3.33 X 1 X 1	4.99	
	1.50 X 3.33 X 1 X 1	10.01	
TYPICAL - 4, 5, 6, 8, 12, 14, 16, 18, 21, 22 FLOOR PLAN	1.65 X 3.58 X 2 X 10	114.80	270.20
	1.65 X 3.58 X 3 X 10	155.40	
TYPICAL - 3, 7, 9, 11, 13, 15, 17& 21 FLOOR PLAN	1.65 X 3.33 X 1 X 6	43.20	214.16
	1.65 X 3.58 X 1 X 6	45.92	
	1.65 X 3.33 X 2 X 6	82.99	
	1.65 X 3.58 X 1 X 6	42.16	
NINETEENTH FLOOR PLAN	1.65 X 3.33 X 1 X 1	5.89	27.41
	1.65 X 3.58 X 1 X 1	5.74	
	1.65 X 3.58 X 3 X 1	15.78	
TWENTYTHIRD FLOOR PLAN	1.65 X 3.28 X 1 X 1	5.26	5.26
Total:	-	-	512.66

UnitBUA Table for Block :A (PROPOSED RESIDENTIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	F1-01	FLAT	114.79	104.96	11	6
	F1-02	FLAT	114.79	103.74	11	
	F1-03	FLAT	103.51	93.92	11	
	F1-04	FLAT	103.06	94.69	10	
	F1-05	FLAT	117.14	109.09	12	
	F1-06	FLAT	117.19	109.72	12	
SECOND FLOOR PLAN	SF-01	FLAT	116.32	105.86	11	8
	SF-02	FLAT	117.19	106.72	11	
	SF-03	FLAT	104.06	95.14	10	
	SF-04	FLAT	104.06	95.14	10	
	SF-05	FLAT	104.06	93.95	10	
	SF-06	FLAT	103.51	93.92	11	
	SF-07	FLAT	117.07	109.80	12	
	SF-08	FLAT	117.07	109.45	12	
THIRD FLOOR PLAN	TF-01	FLAT	117.42	106.67	11	8
	TF-02	FLAT	117.42	106.43	11	
	TF-03	FLAT	103.51	93.92	11	
	TF-04	FLAT	103.06	94.69	10	
	TF-05	FLAT	104.13	93.88	10	
	TF-06	FLAT	103.73	93.53	11	
	TF-07	FLAT	117.14	109.09	12	
	TF-08	FLAT	117.19	109.72	12	
TYPICAL - 4, 6, 8, 10, 12, 14, 16, 18, 20& 22 FLOOR PLAN	TYP-01	FLAT	117.07	106.67	11	80
	TYP-02	FLAT	117.42	106.43	11	
	TYP-03	FLAT	104.48	95.14	10	
	TYP-04	FLAT	103.54	94.01	10	
	TYP-05	FLAT	104.48	93.74	10	
	TYP-06	FLAT	104.35	93.53	11	
	TYP-07	FLAT	117.14	109.09	12	
	TYP-08	FLAT	117.19	109.45	12	
TYPICAL - 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 FLOOR PLAN	TYP-01	FLAT	117.39	106.60	11	84
	TYP-02	FLAT	117.39	106.52	11	
	TYP-03	FLAT	104.48	95.13	10	
	TYP-04	FLAT	104.48	94.71	10	
	TYP-05	FLAT	104.55	93.88	10	
	TYP-06	FLAT	104.35	93.53	11	
	TYP-07	FLAT	117.07	109.09	12	
	TYP-08	FLAT	117.19	109.72	12	
NINETEENTH FLOOR PLAN	NT-01	FLAT	117.35	106.60	11	8
	NT-03	FLAT	104.48	95.13	10	
	NT-04	FLAT	104.43	94.69	10	
	NT-05	FLAT	104.55	93.88	10	
	NT-06	FLAT	104.35	93.56	11	
	NT-07	FLAT	117.13	109.09	12	
	NT-08	FLAT	117.44	109.72	12	
TWENTYTHIRD FLOOR PLAN	TT-01	FLAT	104.55	93.88	10	4
	TT-02	FLAT	104.40	93.55	11	
	TT-03	FLAT	117.44	109.72	12	
	TT-04	FLAT	117.13	109.09	12	
GROUND FLOOR PLAN	GF-01	FLAT	115.05	103.86	12	6
	GF-02	FLAT	114.03	204.76	12	
	GF-03	FLAT	101.50	87.98	11	
	GF-04	FLAT	101.67	88.62	11	
	GF-07	FLAT	117.06	109.40	12	
	GF-08	FLAT	117.06	109.40	12	
Total:			2084.86	1847.61	208	184

SCHEDULE OF JOINERY:

BLOCKNAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL BUILDING)	D3	0.80	2.10	646
A (PROPOSED RESIDENTIAL BUILDING)	D2	0.90	2.10	931
A (PROPOSED RESIDENTIAL BUILDING)	D1	1.10	2.10	185
A (PROPOSED RESIDENTIAL BUILDING)	SD2	1.50	2.10	184
A (PROPOSED RESIDENTIAL BUILDING)	SD1	2.40	2.10	184

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESIDENTIAL BUILDING)	W5	0.40	1.80	184
A (PROPOSED RESIDENTIAL BUILDING)	V1	0.60	1.20	462
A (PROPOSED RESIDENTIAL BUILDING)	W3	0.70	1.80	184
A (PROPOSED RESIDENTIAL BUILDING)	W2	0.90	1.80	329
A (PROPOSED RESIDENTIAL BUILDING)	W1	2.00	1.80	708

SCALE : 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SUDHIR GUPTA 42 VITTAL MALLYA ROAD CIVIL STATION, BANGALORe

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R No 84, 1st cross AMCO Layout, Kodigehalli, Sahakarnagar Post, Bangalore 560092 BCC/BL-3-E/E-02070/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @ KHATHA NO: 462, SITE NO:76 & 77, SY NO:99 & 100, NAGASANDRA VILLAGE, YESHWANTHPUR HOBLI, BANGALORE NORTH TALUK , WARD - 39.

DRAWING TITLE : ELEVATION & SECTION

SHEET NO : 5

SANCTIONING AUTHORITY :

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

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

HO - NORTH

Bruhat Bengaluru Mahanagara Palike
City Corporation

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

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

UserDefinedMetric (900.00 x 1550.00MM)