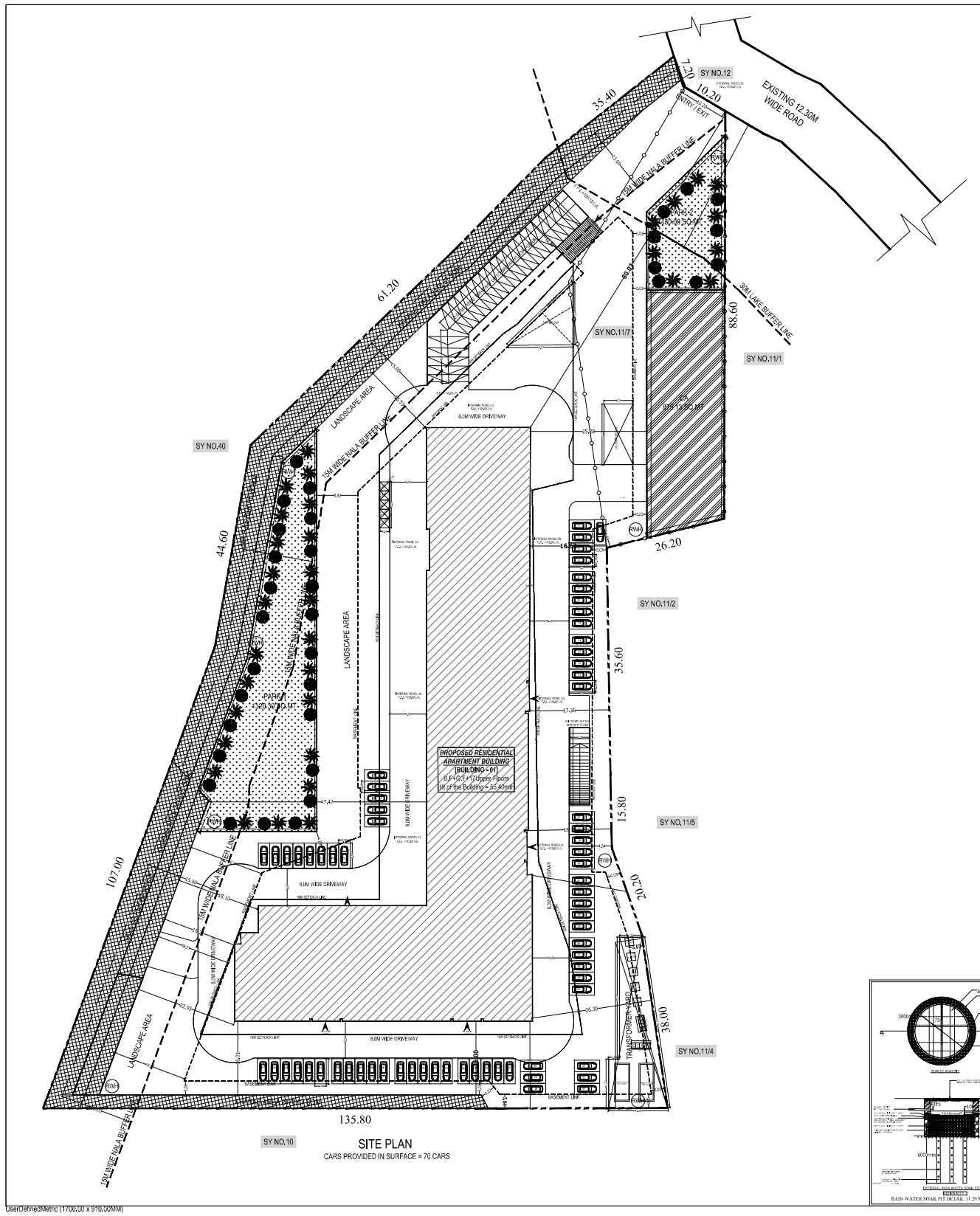

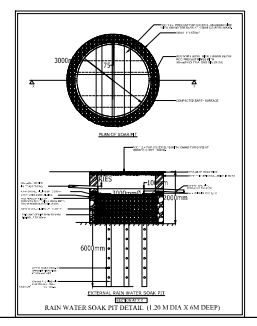

Approval Condition :

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1. Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1498, SY NO. 11/3/1/7, GOTTIGERE MAIN ROAD, WARD NO. 194, JEEVALAYA INSTITUTE OF PHILOSOPHY, BENGALURU
   a).Consisting of Residential Building, Basement + Ground Floor + 17 UF (Seventeen Upper Floor) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
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8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
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12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
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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 ‚Ä" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru South City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/0902019-20. Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqmtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sqm of FAR areas as per; thereof in case of Apartment / group housing / multi dwelling unit development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act ‚Ä" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue, Fe e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 27 / 2025 - 26 / 2835 / 2025 - 26, Dated : 28 - 10 - 2025 for the project should be strictly adhered to
51. Failure of the Owner / Builder / Katha holder / Promoter in the Matter of execution of construction as per sanction shall be liable for punishment as prescribed by the Government.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95LET/2013, dated: 01-04-2013 :

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. It 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:

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.

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot Subtlse: Apartment	
Project No: GDA/BSCC/0899/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 1498	
Proposal Type: Building Permission	City Survey No.: S Y no 11/3/1/7	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 1498/ S Y no 11/3/1/7	
Location: RING-III	Locality / Street of the property: Katha No. 1498/ S Y no 11/3/1/7, GOTTIGERE MAIN ROAD ,JEEVALAYA INSTITUTE OF PHILOSOPHY ,BENGALURU	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 194		
Planning District: 321-Anjanapura		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19906.49
Deduction for NetPlot Area		
Khoslabled Area		2478.67
Total		2478.67
NET AREA OF PLOT	(A-Deductions)	17427.82
Deduction for Balance Plot Area		
Amenity Area		873.13
Khoslabled Area		2478.67
Total		3351.81
BALANCE AREA OF PLOT	(A-Deductions)	16075.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8288.34
Proposed Coverage Area (27.25 %)		3522.58
Achieved Net coverage area (21.25 %)		2522.58
Balance coverage area left (28.75 %)		4765.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		37237.54
Total Perm. FAR area (2.25)		37237.54
Residential FAR (100.00%)		37277.69
Proposed FAR Area		37277.69
Achieved Net FAR Area (2.25)		37277.70
Balance FAR Area (0.00)		10.84
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54802.38
Superplus Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		54817.38

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING MC
PROJECTION / OVERHANG ABOVE
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	Hightise	R

Required Parking(Table 7a)

Block Name	Type	Subtlse	Area (Sq.Mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	60 - 225	1	-	1	332	-
	Total :		-	-	-	-	333	370

Block :A (RESIDENTIAL)

Block Name	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.)	Tenement (No.)	Carpet Area after Plan Tenement
		Cellar		StairCase	Lift	Lift Machine	Seweragehole	Ramp	Rockgn Area	Parking	Resi.				
Terrace Floor	327.05	0.00	327.05	291.28	0.00	11.68	3.26	3.26	3.26	0.00	0.00	0.00	0.00	00	0.00
Typical (Residential) Floor	1851.21	20.77	1831.34	151.21	45.80	0.00	3.26	3.26	3.26	74.52	0.00	1522.20	1522.20	13	0.00
Typical (Residential) Floor	2520.06	90.70	2430.06	151.21	45.80	0.00	3.26	3.26	3.26	0.00	0.00	2206.27	2206.27	20	0.00
Typical (Residential) Floor	2520.06	90.70	2430.06	151.21	45.80	0.00	3.26	3.26	3.26	0.00	0.00	2206.27	2206.27	20	0.00
Typical (Residential) Floor	2520.06	90.70	2430.06	151.21	45.80	0.00	3.26	3.26	3.26	0.00	0.00	2206.27	2206.27	20	0.00
Typical (Residential) Floor	2520.06	90.70	2430.06	151.21	45.80	0.00	3.26	3.26	3.26	0.00	0.00	2206.27	2206.27	20	0.00
Typical (Residential) Floor	2520.06	90.70	2430.06	151.21	45.80	0.00	3.26	3.26	3.26	0.00	0.00	2206.27	2206.27	20	0.00
Typical (Residential) Floor	2520.06	90.70	2430.06	151.21	45.80	0.00	3.26	3.26	3.26	0.00	0.00	2206.27	2206.27	20	0.00
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Total :	38804.72	1702.34	54802.38	2416.28	1169.20	116.80	849.03	174.33	74.52	1221.96	2727.69	37277.69	333	612.05
Total Number of Same Blocks :	1														
Grand Total :	38804.72	1702.34	54802.38	2416.28	1169.20	116.80	849.03	174.33	74.52	1221.96	2727.69	37277.69	333	612.05	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	333	8328.75	370	9087.50
Visitor's Car Parking	34	467.50	0	0.00
Total Car	367	9046.25	370	9087.50
Two Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	8145.94
Total		9513.75		17232.94

FAR &Tenement Details

Block	No. of Same Blks	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 after Plan Tenement
			Cellar		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.			
A (RESIDENTIAL)	1	38804.72	1702.34	54802.38	2416.28	1169.20	116.80	849.03	174.33	74.52	1221.96	2727.69	37277.69	333	612.05
Grand Total :	1	38804.72	1702.34	54802.38	2416.28	1169.20	116.80	849.03	174.33	74.52	1221.96	2727.69	37277.69	333.00	612.05

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	L(FT-IN)	W(FT-IN)	NOS
A (RESIDENTIAL)	D2	3.05	2.10	1095
A (RESIDENTIAL)	D1	3.05	2.10	1368
A (RESIDENTIAL)	D	1.23	2.10	703
A (RESIDENTIAL)	D3	0.73	2.10	32
A (RESIDENTIAL)	D2S	1.83	2.10	33
A (RESIDENTIAL)	D3S	2.41	2.10	41
A (RESIDENTIAL)	D5	2.44	2.10	34
A (RESIDENTIAL)	D6S	2.21	2.10	37
A (RESIDENTIAL)	D4S	3.05	2.10	33

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	L(FT-IN)	W(FT-IN)	NOS
A (RESIDENTIAL)	V1	5.00	0.46	333
A (RESIDENTIAL)	A	2.00	1.05	116
A (RESIDENTIAL)	W	3.01	1.05	116

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DIRECTOR

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

HO – SOUTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

ARVIND SMARTHOMES PVT LTD
No 45 TASKER TOWN INFENTRY ROAD BENGALURU 560001

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara, N. R
BCC/BL-0.2.3.E-10859/2-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1498, SY NO. 11/3/11/7, GOTTIGERE MAIN ROAD, WARD NO. 194, JEEVALAYA INSTITUTE OF PHILOSOPHY, BENGALURU

DRAWING TITLE :
SITE PLAN

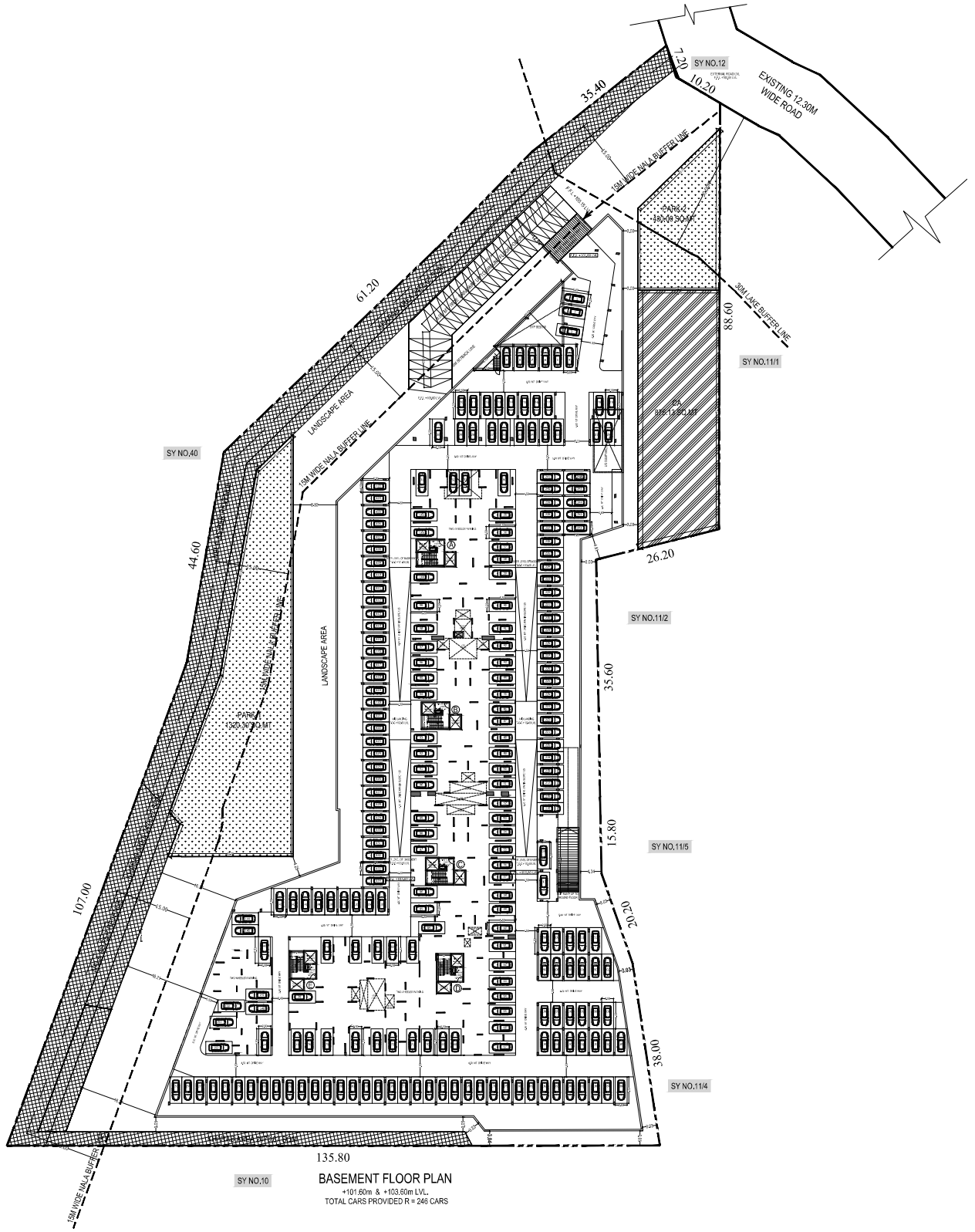
SHEET NO : 01

N

SCALE : 1: 300

UserDefinedMetric (1700.00 x 910.00MM)

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.



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30. The Owner / Association of the high-rise building shall conduct two mock â€˜ Drills in the building, one before the onset of summer and another during the summer and assure corrective safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru South City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/06/2019-20. 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 per; thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act â€˜ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / BLP - 27 / 2025 - 26 / 2835 / 2025 - 26, Dated : 28 - 10 - 2025 for the project should be strictly adhered to
51. Failure of the Owner / Builder / Katha holder / Promoter in the Matter of execution of construction as per sanction shall be liable for punishment as prescribed by the Government.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95LET/2013, dated: 01-04-2013 :

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. If 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:

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.

AREA STATEMENT (Bengaluru South City Corporation)		VERSION NO.: 1.0.24 VERSION DATE: 26/11/2025	
PROJECT DETAIL:			
Authority: Bengaluru South City Corporation		Plot Use: Residential	
Proposed Development: HO - Bengaluru South City Corporation		Plot SubUse: Apartment	
Project No: CSAB/SC/0899/25-26		Land Use Zone: Residential (Main)	
Application Type: General		Plot/Sub Plot No.: 1498	
Proposal Type: Building Permission		City Survey No.: 5 Y no 11/3/1/7	
Nature of Sanction: NEW		Khata No. (As per Khata Extract): 1498/ 5 Y no 11/3/1/7	
Location: RING-II		Locality / Street of the property: Katha No. 1498/ 5 Y no 11/3/1/7, GOTTIGERE MAIN ROAD ,JEEVALAYA INSTITUTE OF PHILOSOPHY ,BENGALURU	
Building Line Specified as per Z.R: NA			
Zone: Jayanagara			
Ward: Ward-194			
Planning District: 321-Anjanapura			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		19900.49
Deduction for NetPlot Area			
Kharaba(Land) Area			2478.67
Total			2478.67
NET AREA OF PLOT	(A-Deductions)		17421.82
Deduction for Balance Plot Area			
Amenity Area			875.13
Kharaba(Land) Area			2478.67
Total			3353.81
BALANCE AREA OF PLOT	(A-Deductions)		16570.68
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			8288.34
Proposed Coverage Area (21.25 %)			3522.58
Achieved Net coverage area (21.25 %)			3522.58
Balance coverage area left (28.75 %)			4765.76
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.25)			37297.54
Total Perm. FAR area (2.25)			37297.54
Residential FAR (100.00%)			37277.69
Proposed FAR Area			37277.69
Achieved Net FAR Area (2.25)			37277.69
Balance FAR Area (0.00)			19.84
BUILT UP AREA CHECK			
Proposed BuiltUp Area			54802.38
Substructure Area Add in BUA (Layout Lib)			15.00
Achieved BuiltUp Area			54817.38

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING PLOT
EXISTING STRUCTURE (TO REMAIN WITHIN THE PREMISES)
EXISTING TREE (To be retained)
EXISTING TREE (To be cut/transplanted)

Block USE/SUBUSE Details

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

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.Mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	60 - 225	1	-	1	333	-
	Total :		-	-	-	-	333	370

Block :A (RESIDENTIAL)

Block Name	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.)	Tenement (No.)	Carpet Area after Plan Sanction
		Cellar		StairCase	Lift	Lift Machine	SanitaryLine	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	327.05	0.00	327.05	291.28	0.00	11.48	9.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Upper Ground Floor	1951.21	26.77	1924.44	151.21	10.20	0.00	9.00	0.00	74.62	0.00	1722.60	1722.60	13	0.00
Stilt Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
Stilt Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
Stilt Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
1st Floor	2528.41	98.81	2429.60	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2277.21	2277.21	20	0.00
2nd Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
3rd Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
4th Floor	2528.41	98.81	2429.60	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2277.21	2277.21	20	0.00
5th Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
6th Floor	2528.41	98.81	2429.60	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2277.21	2277.21	20	0.00
7th Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
8th Floor	2528.41	98.81	2429.60	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2277.21	2277.21	20	0.00
9th Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
10th Floor	2528.41	98.81	2429.60	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2277.21	2277.21	20	0.00
11th Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
12th Floor	2528.41	98.81	2429.60	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2277.21	2277.21	20	0.00
13th Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
14th Floor	2528.41	98.81	2429.60	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2277.21	2277.21	20	0.00
15th Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
16th Floor	2528.41	98.81	2429.60	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2277.21	2277.21	20	0.00
17th Floor	2520.26	90.70	2429.56	151.21	10.20	0.00	9.00	0.00	0.00	0.00	2268.27	2268.27	20	0.00
Total :	38804.72	1722.33	54802.38	3216.28	218.20	11.48	189.00	0.00	74.62	0.00	37277.69	37277.69	333	0.00
Total Number of Same Blocks : 1														
Grand Total :	38804.72	1722.33	54802.38	3216.28	218.20	11.48	189.00	0.00	74.62	0.00	37277.69	37277.69	333	0.00

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	333	8328.75	370	9087.50
Visitor's Car Parking	34	467.50	0	0.00
Total Car	367	9046.25	370	9087.50
Two/Three	-	467.50	0	0.00
Other Parking	-	-	-	8145.34
Total		9513.75		17232.84

FAR &Tenement Details

Block	No. of Same Blks	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.)	Tenement (No.)	Carpet Area after Plan Sanction
			Cellar		StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
A (RESIDENTIAL)	1	38804.72	1722.33	54802.38	3216.28	218.20	11.48	189.00	174.37	74.62	12218.06	37277.69	333	0.00
Grand Total :	1	38804.72	1722.33	54802.38	3216.28	218.20	11.48	189.00	174.37	74.62	12218.06	37277.69	333.00	0.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	L(FT-IN)	B(FT-IN)	NOS
A (RESIDENTIAL)	D2	3.05	2.10	1395
A (RESIDENTIAL)	D	3.05	2.10	1364
A (RESIDENTIAL)	D1	1.23	2.10	333
A (RESIDENTIAL)	D3	0.73	2.10	12
A (RESIDENTIAL)	D3A	1.83	2.10	33
A (RESIDENTIAL)	D3A	2.41	2.10	46
A (RESIDENTIAL)	D5	2.44	2.10	24
A (RESIDENTIAL)	D5A	2.41	2.10	12
A (RESIDENTIAL)	D5B	3.05	2.10	33

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	L(FT-IN)	B(FT-IN)	NOS
A (RESIDENTIAL)	V1	6.00	0.90	333
A (RESIDENTIAL)	A	2.00	1.05	116
A (RESIDENTIAL)	B	2.00	1.05	116

SANCTIONING AUTHORITY :

SIGNATURE WITH DATE (Name & Designation)	SIGNATURE WITH DATE	SIGNATURE WITH DATE	SIGNATURE WITH DATE

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

HO - SOUTH

N

SCALE : 1: 300

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

ARVIND SMARTHOMES PVT LTD
No 45 TASKER TOWN INFENTRY ROAD BENGALURU 560001

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

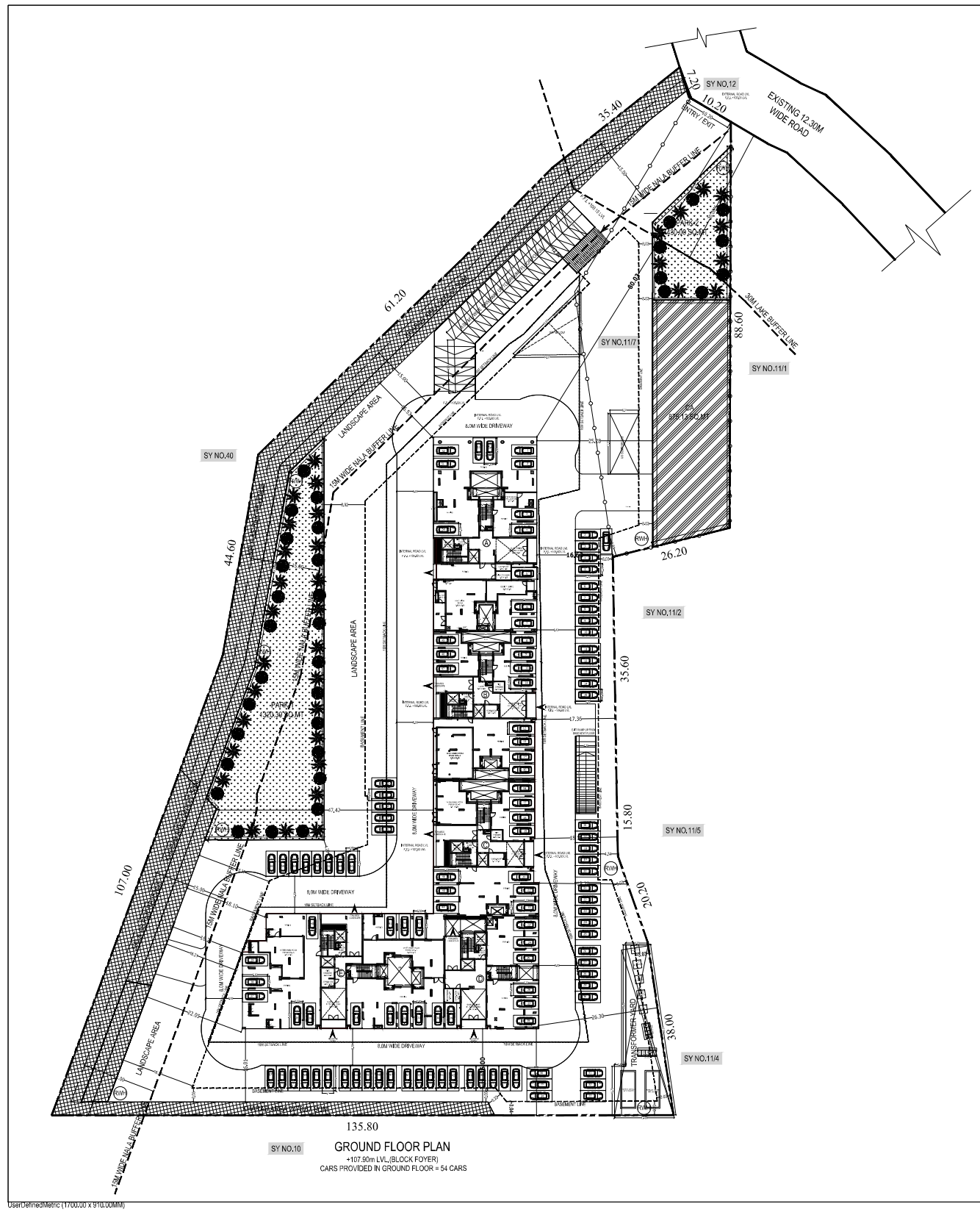
Shashidhara, N. R
BCC/BL-0.2.3.E-1085/9243
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1498, SY NO. 11/3/11/7, GOTTIGERE MAIN ROAD, WARD NO. 194, JEEVALAYA INSTITUTE OF PHILOSOPHY, BENGALURU

DRAWING TITLE :
BASEMENT FLOOR PLAN

SHEET NO : 02

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.



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 PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1498, SY NO. 11/3/1/7, GOTTIGERE MAIN ROAD, WARD NO. 194, JEEVALAYA INSTITUTE OF PHILOSOPHY, BENGALURU
   a).Consisting of Residential Building, Basement + Ground Floor + 17 UF (Seventeen Upper Floor) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. One Basement, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "IN PITH CERTIFICATE" shall be obtained
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cuticles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ess & Ot) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.05 m in the basement; for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
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. 3.8) under sub section IV-B (a) to (e).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 861 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial buildings).
28. The structures with basement is 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 8€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru South City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/0902/019-20, 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.
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40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 27 / 2025 - 26 / 2835 / 2025 - 26, Dated : 28 - 10 - 2025 for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shall be liable for punishment as prescribed by the Government.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95LET/2013, dated: 01-04-2013 :

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2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. I, any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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.

AREA STATEMENT (Bengaluru South City Corporation)		VERSION NO.: 1.0.24
		VERSION DATE: 26/11/2025
PROJECT DETAIL		
Authority: Bengaluru South City Corporation		Plot Use: Residential
Proposal Department: HO - Bengaluru South City Corporation		Plot SubUse: Apartment
Project No: GSAB/SC/0899/25-26		Land Use Zone: Residential (Main)
Application Type: General		Plot/Sub Plot No.: 1498
Proposal Type: Building Permission		City Survey No.: 5 Y no 11/3/1/07
Nature of Sanction: NEW		Khata No. (As per Khata Extract): 1498/ 5 Y no 11/3/1/7
Location: RING-II		Locality / Street of the property: Katha No. 1498/ 5 Y no 11/3/1/7, GOTTIGERE MAIN ROAD ,JEEVALAYA INSTITUTE OF PHILOSOPHY ,BENGALURU
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward-194		
Planning District: 321-Anjanapura		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19906.49
Deduction for NetPlot Area		
Khaneblanc Area		2478.67
Total		2478.67
NET AREA OF PLOT	(A-Deductions)	17428.82
Deduction for Balance Plot Area		
Amenity Area		875.13
Khaneblanc Area		2478.67
Total		3353.81
BALANCE AREA OF PLOT	(A-Deductions)	16075.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8288.34
Proposed Coverage Area (27.28 %)		5522.58
Achieved Net coverage area (27.28 %)		5522.58
Balance coverage area left (22.72 %)		4765.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		37297.54
Total Perm. FAR area (2.25)		37297.54
Residential FAR (100.00%)		37277.69
Proposed FAR Area		37277.69
Achieved Net FAR Area (2.25)		37277.69
Balance FAR Area (0.00)		19.84
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54802.38
Superbuiltup Area Add in BUA (Layout Lift)		15.00
Achieved BuiltUp Area		54817.38

Color Notes

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

Block USE/SUBUSE Details

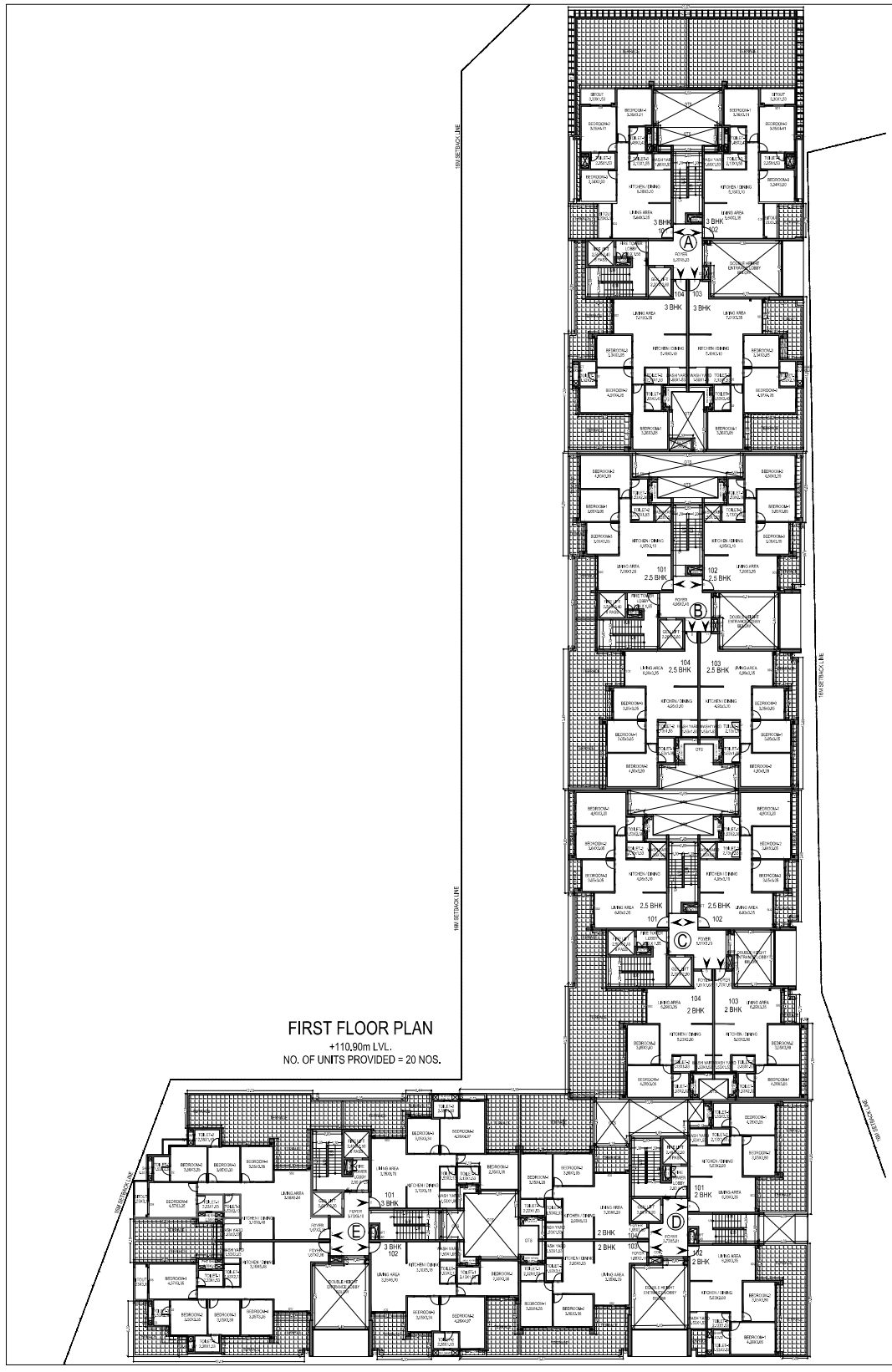
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

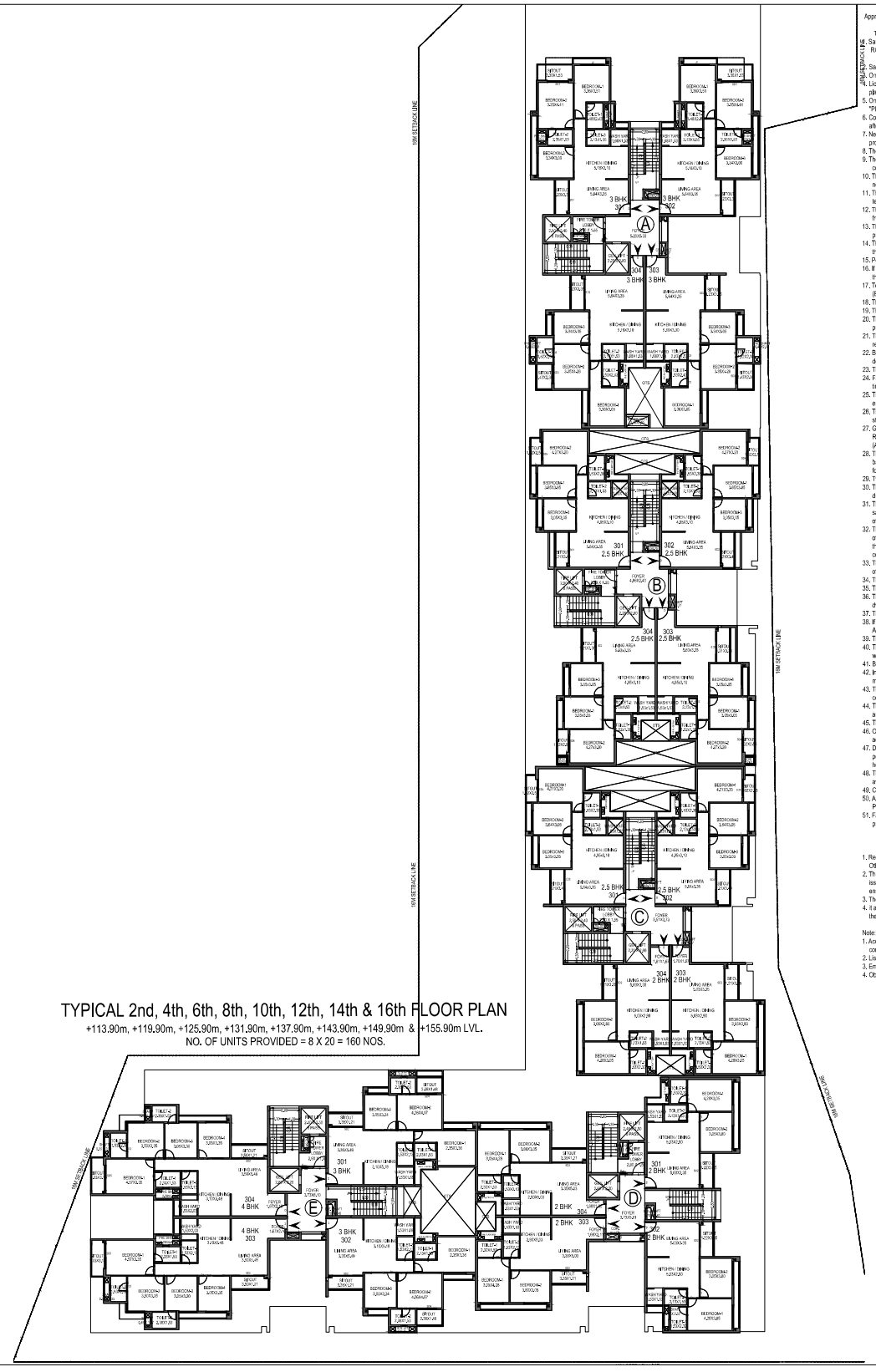
Block Name	Type	SubUse	Area (Sq.Mts.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	-	-	1	333	-
	Total :		-	-	-	-	333	370

Block :A (RESIDENTIAL)

Block Name	Gross Built Up Area (Sq.mt.)	Deductions from Gross BuiltUp Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (No.)	Carpet Area after than Tenement
		Cellar		StairCase	Lift	Lift Machine	SanitaryLine	Ramp	Refuge Area	Parking	Resi.				
Block (A) Block	327.05	5.40	315.75	291.28	0.00	19.48	3.06	3.06	3.06	6.00	6.00	6.00	6.00	00	0.00
Block (A) Block	1851.21	26.77	1824.44	153.21	65.83	0.00	3.06	3.06	19.42	0.00	152.03	1522.63	1522.63	13	0.00
Block (A) Block	2520.06	90.70	2429.36	153.21	65.83	0.00	3.06	3.06	3.06	0.00	2286.27	2286.27	2286.27	20



FIRST FLOOR PLAN
+110.90m LVL.
NO. OF UNITS PROVIDED = 20 NOS.



TYPICAL 2nd, 4th, 6th, 8th, 10th, 12th, 14th & 16th FLOOR PLAN
+113.90m, +119.90m, +125.90m, +131.90m, +137.90m, +143.90m, +149.90m & +155.90m LVL.
NO. OF UNITS PROVIDED = 8 X 20 = 160 NOS.

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
Sanction is accorded for the PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1498, SY NO. 11/3/1/7, GOTTIGERE MAIN ROAD, WARD NO. 194, JEEVALAYA INSTITUTE OF PHILOSOPHY, BENGALURU
a).Consisting of Residential Building, Basement + Ground Floor + 17 UF (Seventeen Upper Floor) only
Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
One Basement, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained
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, cuddles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen 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 (Ess & D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.05 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 of TV (Bye-law No. 3.6) under sub section IV-A (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4(7)1) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
(Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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 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.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru South City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/39/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sqmtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as per: thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act 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. Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.,
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 27 / 2025 - 26 / 2835 / 2025 - 26, Dated : 28 - 10 - 2025 for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shall be liable for punishment as prescribed by the Government.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housedaag) Hoodikei Letter No. LD195LET(2)13, dated: 01-04-2013 :

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. If 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:
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.

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	333	4578.75	370	5087.50
Visitor's Car Parking	34	467.50	0	0.00
Total Car	367	5046.25	370	5087.50
Two/Three Wheeler	-	467.50	0	0.00
Other Parking	-	-	-	8145.34
Total		5513.75		13232.84

FAR &Tenement Details

Block	No. of Stairs	Gross Bu.Up Area (Sq.mt.)	Deductions From Gross BUA Area (Sq.mt.)										Total Bu.Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement Nos.	Carpet Area after Res. Tenement
			StairCase	Lift	Lift Machine	SwimmingPool	Parking	Ridge Area	Parking	Resi.	Resi.			StairCase	Lift	Lift Machine	SubStation	Ramp	Recreational Space	Parking	Resi.		
A (RESIDENTIAL)	1	9606.72	1723.34	549.03	38.88	174.20		74.80	1221.49	3727.69	3727.69	333	612.65	216.85	156.20	116.40	389.83	174.20	74.80	1221.49	3727.69	333.00	612.65
Grand Total	1	9606.72	1723.34	549.03	38.88	174.20		74.80	1221.49	3727.69	3727.69	333.00	612.65	216.85	156.20	116.40	389.83	174.20	74.80	1221.49	3727.69	333.00	612.65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.91	2.10	1282
A (RESIDENTIAL)	D	0.91	2.40	1384
A (RESIDENTIAL)	D2	1.13	2.40	333
A (RESIDENTIAL)	D3A	1.13	2.40	50
A (RESIDENTIAL)	D3S	1.28	2.40	33
A (RESIDENTIAL)	D3X	2.40	2.40	49
A (RESIDENTIAL)	D5	2.40	2.40	16
A (RESIDENTIAL)	D5S	2.40	2.40	33
A (RESIDENTIAL)	D6S	3.00	2.40	267

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V1	0.61	0.61	333
A (RESIDENTIAL)	W1	2.21	1.20	116
A (RESIDENTIAL)	W	2.21	1.20	116

SANCTIONING AUTHORITY :

SIGNATURE WITH DESIGNATION & NAME OF THE AUTHORITY	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	DIRECTOR

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.24
	VERSION DATE: 26/11/2025
PROJECT DETAIL:	
Authority: Bengaluru South City Corporation	Plot Use: Residential
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment
Project No: GVA/BSCC/0899/25-26	Land Use Zone: Residential (Main)
Application Type: General	Plot Sub Plot No.: 1498
Proposal Type: Building Permission	City Survey No.: S Y no 11/3/1/7
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 1498/ S Y no 11/3/1/7
Location: RING-II	Locality / Street of the property: Katha No. 1498/ S Y no 11/3/1/7, GOTTIGERE MAIN ROAD, JEEVALAYA INSTITUTE OF PHILOSOPHY, BENGALURU
Building Line Specified as per Z.R: NA	
Zone: Jayanagara	
Ward: Ward 194	
Planning District: 321-Arekere-part	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19906.49
Deduction for NetPlot Area		
Khata(Site) Area		2478.67
Total		2478.67
NET AREA OF PLOT	(A-Deductions)	17427.82
Deduction for Balance Plot Area		
Amenity Area		873.13
Khata(Site) Area		2478.67
Total		3351.81
BALANCE AREA OF PLOT	(A-Deductions)	16076.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8288.34
Proposed Coverage Area (27.25 %)		3522.58
Achieved Net coverage area (21.25 %)		2522.58
Balance coverage area left (28.75 %)		4765.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		37297.54
Total Plot in FAR area (2.25)		37297.54
Residential FAR (100.00%)		37277.69
Proposed FAR Area		37277.69
Achieved Net FAR Area (2.25)		37277.70
Balance FAR Area (0.00)		19.84
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54802.38
Substructure Area Add in BUA (Layout Lib)		15.00
Achieved BuiltUp Area		54817.38

Color Notes

COLOR INDEX
: AS PER APPROVED PLAN
: DEVIATION / MODIFICATION - (TO BE CHANGE WITH APPROVED PLAN)
: EXTENSION (To be approved)
: EXISTING (To be retained)

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.	Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	333	-
	Total		-	-	-	-	333	370

Block :A (RESIDENTIAL)

Block Name	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.)	Tenements / Units	Carpet Area after Res. Tenement
		StairCase	Lift	Lift Machine	SwimmingPool	Parking	Ridge Area	Parking	Resi.						
Block (A (RESIDENTIAL))	327.56	5.81	317.75	291.28	0.01	11.49	3.26	0.26	0.26	0.21	0.21	0.21	0.21	0.01	0.16
Block (A (RESIDENTIAL))	1891.71	26.77	1821.91	153.21	45.81	0.11	3.26	6.26	14.22	0.21	152.22	152.22	152.22	13	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Block (A (RESIDENTIAL))	2523.36	90.70	2430.66	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2206.27	2206.27	2206.27	20	6.16
Block (A (RESIDENTIAL))	2525.11	90.61	2431.50	193.21	45.81	0.11	3.26	6.26	0.26	0.21	2207.21	2207.21	2207.21	20	6.16
Total	38804.72	1723.34	34802.38	2913.81	718.20	11.49	50.82	113.26	15.22	3.15	31277.69	31277.69	31277.69	333	612.65
Total Number of Same Blocks	1														
Total	38804.72	1723.34	34802.38	2913.81	718.20	11.49	50.82	113.26	15.22	3.15	31277.69	31277.69	31277.69	333	612.65

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

ARVIND SMARTHOMES PVT LTD
No 45 TASKER TOWN INFENTRY ROAD BENGALURU 560001

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3-E-1085/9249
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road, Tumkur.

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1498, SY NO. 11/3/1/7, GOTTIGERE MAIN ROAD, WARD NO. 194, JEEVALAYA INSTITUTE OF PHILOSOPHY, BENGALURU

DRAWING TITLE :
FIRST FLOOR PLAN
TYPICAL 2nd, 4th, 6th, 8th, 10th,12th, 14th,16th FLOOR PLAN

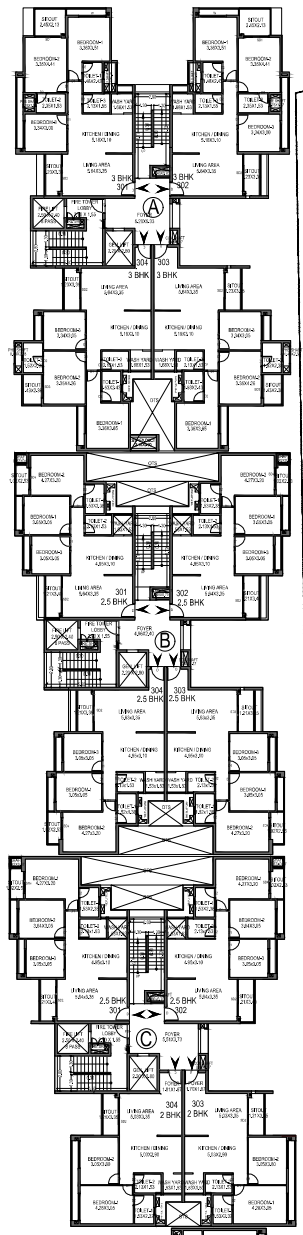
N

SCALE : 1: 150

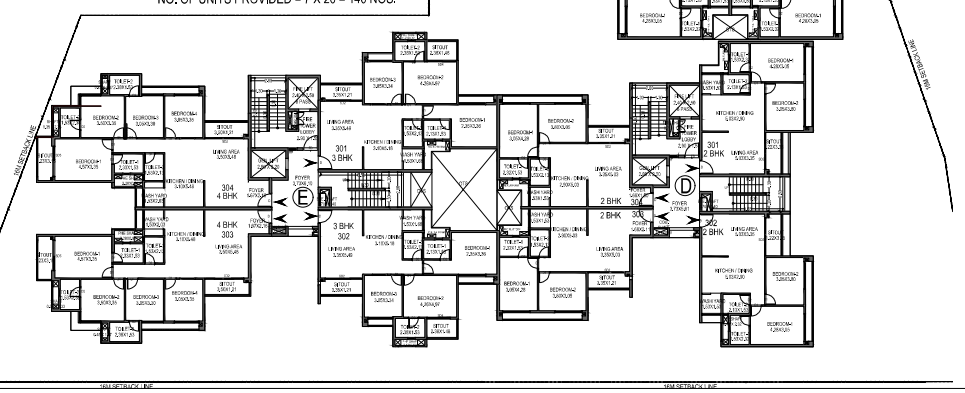
SHEET NO : 04

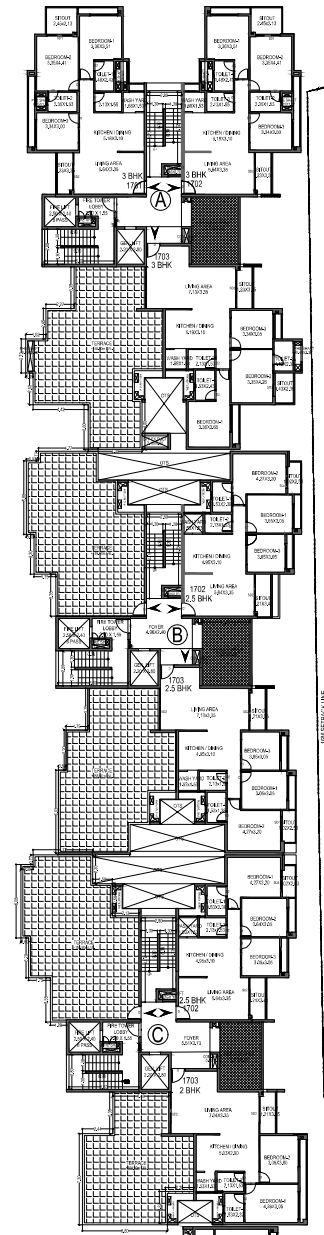
HO – SOUTH

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

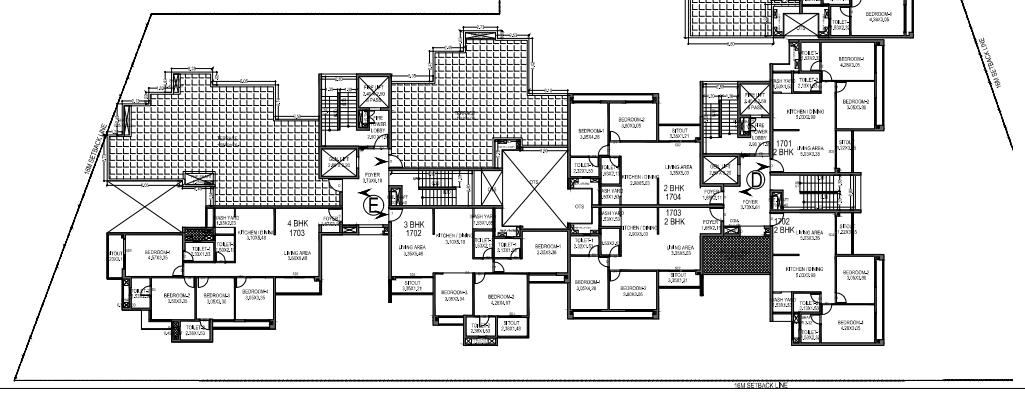


TYPICAL 3rd, 5th, 7th, 9th, 11th, 13th & 15th FLOOR PLAN
+116.90m, +122.90m, +128.90m, +134.90m, +140.90m, +146.90m & +152.90m LVL.
NO. OF UNITS PROVIDED = 7 X 20 = 140 NOS.





17th FLOOR PLAN
+158.90m LVL.
NO. OF UNITS PROVIDED = 13 NOS.



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 PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1498, SY NO. 11/3/1/7, GOTTIGERE MAIN ROAD, WARD NO. 194, JEEVALAYA INSTITUTE OF PHILOSOPHY, BENGALURU
   a).Consisting of Residential Building, Basement + Ground Floor + 17 UF (Seventeen Upper Floor) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. One Basement, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "IN (INTH CERTIFICATE" shall be obtained
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, cuddies at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from setting 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 (Ess & D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.05 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. 3.6) under sub section (V-A) (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
    (Applicable for Residentialunits of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru South City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule IX. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20. Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as per: thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act â€˜ 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if ownerbuilder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc..
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 27 / 2025 - 26 / 2835 / 2025 - 26, Dated : 28 - 10 - 2025 for the project should be strictly adhered to
51. Failure of the Owner / Builder / katha holder / Promoter in the Matter of execution of construction as per sanction shall be liable for punishment as prescribed by the Government.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housedaug) Hoodilee) Letter No. LD06LET2013, dated: 31-04-2013 :

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. If 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:

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.

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	333	6938.75	370	5067.50
Visitor's Car Parking	34	487.50	0	0.00
Total Car	367	7426.25	370	5067.50
Two Wheeler	-	487.50	0	0.00
Other Parking	-	-	-	8145.34
Total		7913.75		13212.84

FAR & Tenement Details

Block	No. of Same Blds	Gross Built Up Area (Sq.mts.)	Deductions From Gross BUA Area (Sq.mts.)	Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)					Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tenements	Car Parking
		Cutout			StairCase	Lift	Lift Machine	Servant Quarter	Parking	Resi.			
A (RESIDENTIAL)	1	36504.72	1723.34	34781.38	2216.89	1166.20	116.40	689.03	174.20	14.60	32215.06	27777.69	333
Grand Total	1	36504.72	1723.34	34781.38	2216.89	1166.20	116.40	689.03	174.20	14.60	32215.06	27777.69	333

SCHEDULE OF JOINERY:

BLOCKNAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.92	2.10	148
A (RESIDENTIAL)	D1	1.00	2.10	174
A (RESIDENTIAL)	D	1.13	2.10	203
A (RESIDENTIAL)	D3	1.20	2.10	30
A (RESIDENTIAL)	D3A	1.28	2.10	20
A (RESIDENTIAL)	D4X	1.40	2.10	40
A (RESIDENTIAL)	D5	2.10	2.10	15
A (RESIDENTIAL)	D3X	0.90	2.10	20
A (RESIDENTIAL)	D2X	0.76	2.10	105

SCHEDULE OF JOINERY:

BLOCKNAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W1	0.93	1.20	203
A (RESIDENTIAL)	W1	1.20	1.20	174
A (RESIDENTIAL)	W	2.21	1.20	118

SANCTIONING AUTHORITY :

SECRETARY BENGALURU SOUTH CITY CORPORATION	ASSISTANT DIRECTOR	JOINT DIRECTOR	DIRECTOR

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.24
	VERSION DATE: 26/11/2025

PROJECT DETAIL:		
Authority: Bengaluru South City Corporation		
Proposed Development: HO - Bengaluru South City Corporation	Plot Use: Residential	
Project Name: GSAB/BSC/0899/25-26	Plot Subtlse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 1498	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 1498/ S Y no 11/3/1/7	
Location: RING-III	Locality / Street of the property: Katha No. 1498/ S Y no 11/3/1/7, GOTTIGERE MAIN ROAD ,JEEVALAYA INSTITUTE OF PHILOSOPHY ,BENGALURU	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 194		
Planning District: 321-Anjanapura		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19906.49
Deduction for Roads		
Khas(Gain) Area		2478.67
Total		2478.67
NET AREA OF PLOT	(A-Deductions)	17427.82
Deduction for Balance Plot Area		
Amenity Area		873.13
Khas(Gain) Area		2478.67
Total		3351.81
BALANCE AREA OF PLOT	(A-Deductions)	16075.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8038.34
Proposed Coverage Area (21.25 %)		3522.58
Achieved Net coverage area (21.25 %)		3522.58
Balance coverage area left (28.75 %)		4765.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		37297.54
Total Plot area (FAR area 2.25)		37297.54
Residential FAR (100.00%)		37277.69
Proposed FAR Area		37277.69
Achieved Net FAR Area (2.25)		37277.69
Balance FAR Area (0.00)		19.84
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54802.38
Submitted Area Add in BUA (Layout Lib)		15.00
Achieved BuiltUp Area		54817.38

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING BOUNDARY (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	Hightrise	R

Required Parking(Table 7a)

Block Name	Type	Subtlse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	333	-
	Total		-	-	-	-	333	370

Block :A (RESIDENTIAL)

Block Name	Gross Built Up Area	Deductions From Gross BuiltUp Area (Sq.mts.)	Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)							Proposed FAR Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Tenements	Car Parking Area (other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Servant Quarter	Parking	Ramp Area	Resi.				
A (RESIDENTIAL)	32705	5.80	31729	2212.89	0.00	116.40	3.28	0.00	0.00	6.00	6.00	6.00	00	0.00
Block Name Total	1891.71	20.71	1871.00	153.23	65.80	0.00	3.28	0.00	74.20	0.00	1922.00	1922.00	13	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Block Name Total	2523.30	90.70	2433.60	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2396.27	2396.27	20	0.00
Block Name Total	2525.51	90.61	2435.00	153.23	65.80	0.00	3.28	0.00	0.00	0.00	2397.21	2397.21	20	0.00
Grand Total	36504.72	1723.34	34781.38	2216.89	1166.20	116.40	689.03	174.20	74.60	12215.06	27777.69	27777.69	333	0.00
Total Number of Blocks	1													
Total	36504.72	1723.34	34781.38	2216.89	1166.20	116.40	689.03	174.20	74.60	12215.06	27777.69	27777.69	333	0.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

ARVIND SMARTHOMES PVT LTD
No 45 TASKER TOWN INFENTRY ROAD BENGALURU 560001

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara, N. R
BCC/BL-3.2.3-IT-105592-249
V.S.Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1498, SY NO. 11/3/1/7, GOTTIGERE MAIN ROAD, WARD NO. 194, JEEVALAYA INSTITUTE OF PHILOSOPHY, BENGALURU

DRAWING TITLE :
TYPICAL 3th, 5th, 7th, 9th,11th, 13th,15th FLOOR PLAN
SEVENTEENTH FLOOR PLAN

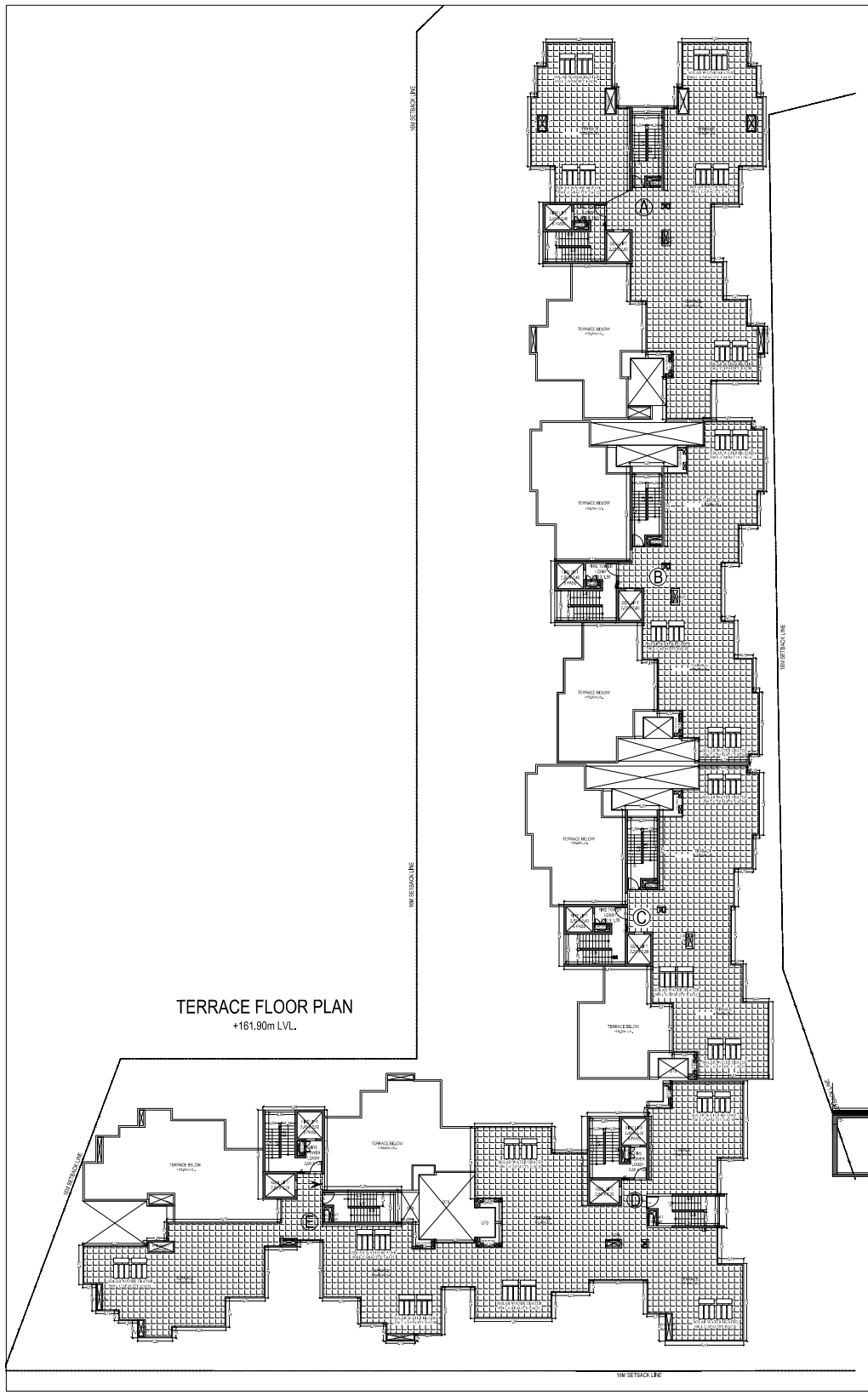
SHEET NO : 05

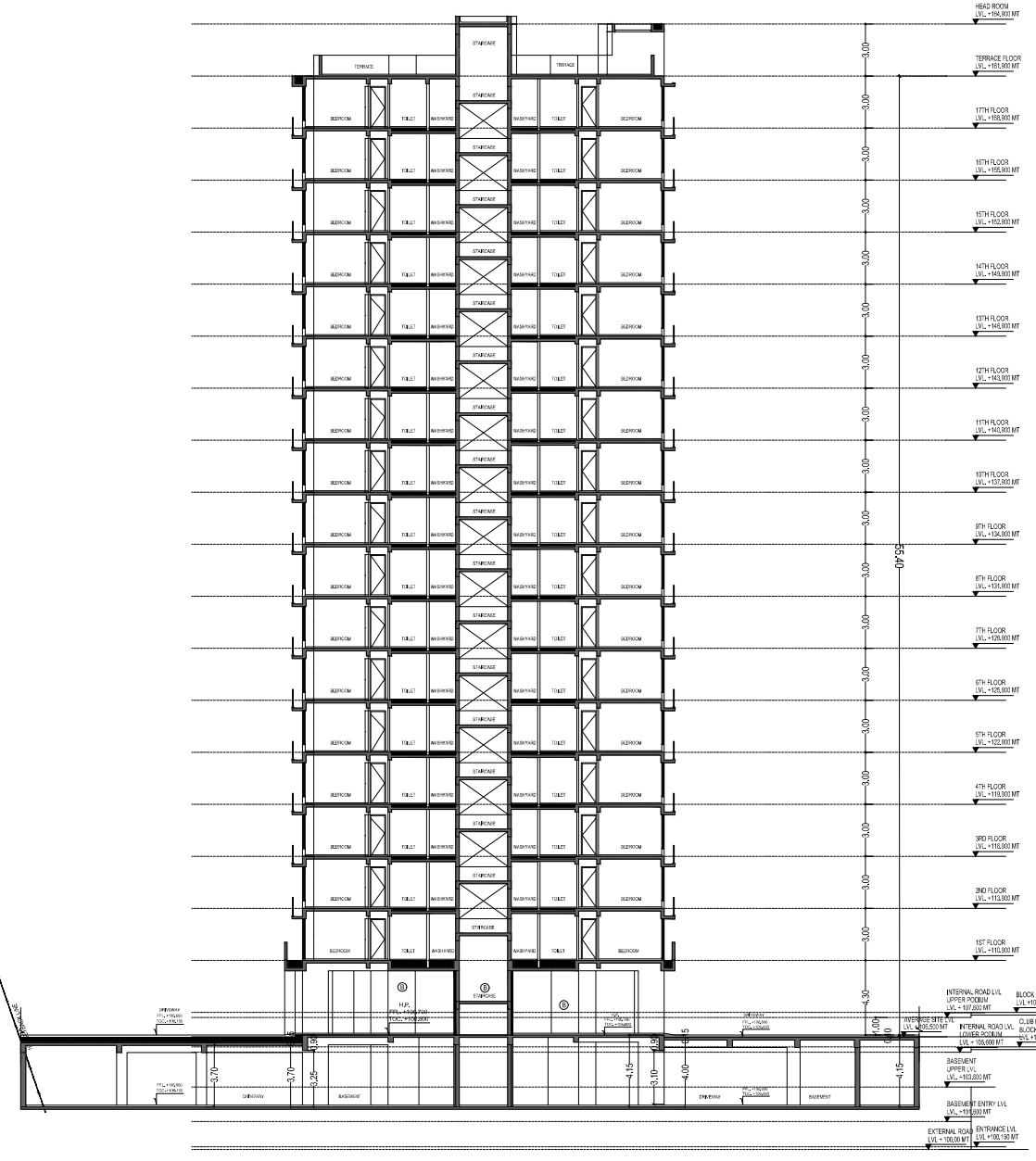
N

SCALE : 1: 150

HO – SOUTH

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





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 PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 1498, SY NO. 11/3/11/7, GOTTIGERE MAIN ROAD, WARD NO. 194, JEEVALAYA INSTITUTE OF PHILOSOPHY, BENGALURU
   a).Consisting of Residential Building, Basement + Ground Floor + 17 UF (Seventeen Upper Floor) only
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. One Basement, Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "IN (NTH CERTIFICATE" shall be obtained
6. 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.
7. Necessary ducts for running telephone cables, cuddies at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ess & D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.05 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV Bye-law No. 3.6) under sub section IV-A (a) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws 4ℰ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal
   (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for 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 ℰ" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru South City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule IX. 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 DCI letter No. BWSSB/A/96/2019-20. 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 deviate building construction against the sanctioned plan the action will be initiated according to Bengaluru City Corporation Act ℰ" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. Bengaluru City Corporation will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Plinth certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, Bengaluru City Corporation is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g., Water sump, lift pit, basement floor, etc.,
49. Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
50. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan vide No. BDA / TPM / DLP - 27 / 2025 - 26 / 2835, dated : 26 - 10 - 2025 for the project should be strictly adhered to
51. Failure of the Owner / Builder / Katha holder / Promoter in the Matter of execution of construction as per sanction shall be liable for punishment as prescribed by the Government.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaga) Hoodilea) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. It 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:

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.

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposed Development: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GDA/BSCC/0899/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot Sub Plot No.: 1498	
Proposal Type: Building Permission	City Survey No.: S Y no 11/3/11/7	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 1498/ S Y no 11/3/11/7	
Location: RING-III	Locality / Street of the property: Katha No. 1498/ S Y no 11/3/11/7, GOTTIGERE MAIN ROAD ,JEEVALAYA INSTITUTE OF PHILOSOPHY ,BENGALURU	
Building Line Specified as per Z.R: NA		
Zone: Jayanagara		
Ward: Ward 194		
Planning District: 321-Anjanapura		
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	19906.49
Deduction for NetPlot Area		
Khoslabed Area		2478.67
Total		2478.67
NET AREA OF PLOT	(A-Deductions)	17427.82
Deduction for Balance Plot Area		
Amenity Area		873.13
Khoslabed Area		2478.67
Total		3351.81
BALANCE AREA OF PLOT	(A-Deductions)	16075.68
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		8038.34
Proposed Coverage Area (27.28 %)		3922.58
Achieved Net coverage area (27.28 %)		3922.58
Balance coverage area left (22.72 %)		4115.76
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		37297.54
Total Plinth FAR area (2.25)		37297.54
Residential FAR (100.00%)		37277.69
Proposed FAR Area		37277.69
Achieved Net FAR Area (2.25)		37277.69
Balance FAR Area (0.00)		19.84
BUILT UP AREA CHECK		
Proposed BuiltUp Area		54802.38
Substructure Area Add in BUA (Layout Lib)		15.00
Achieved BuiltUp Area		54817.38

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.	Reqd.Unit	Reqd.	Prop.	
A (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	333	-	
	Total		-	-	-	-	333	370	

Block :A (RESIDENTIAL)

Block Name	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.)	Tenement (No.)	Convertible Area Affter Main Tenement
		Cellar		StairCase	Lift	Lift Machine	SanitaryLine	Ramp	Ridge Area	Parking	Resi.			
Terrace Floor	327.55	0.00	327.55	291.29	0.01	11.40	3.26	0.26	0.00	0.23	0.00	0.00	00	0.00
Typ (Residential) Floor	1891.71	26.77	1864.94	193.21	40.81	0.00	9.24	0.26	14.52	0.23	1522.03	1522.03	13	0.00
Typ (Residential) Floor	2523.36	90.70	2432.66	193.21	40.81	0.00	9.24	0.26	0.00	0.23	2204.27	2204.27	20