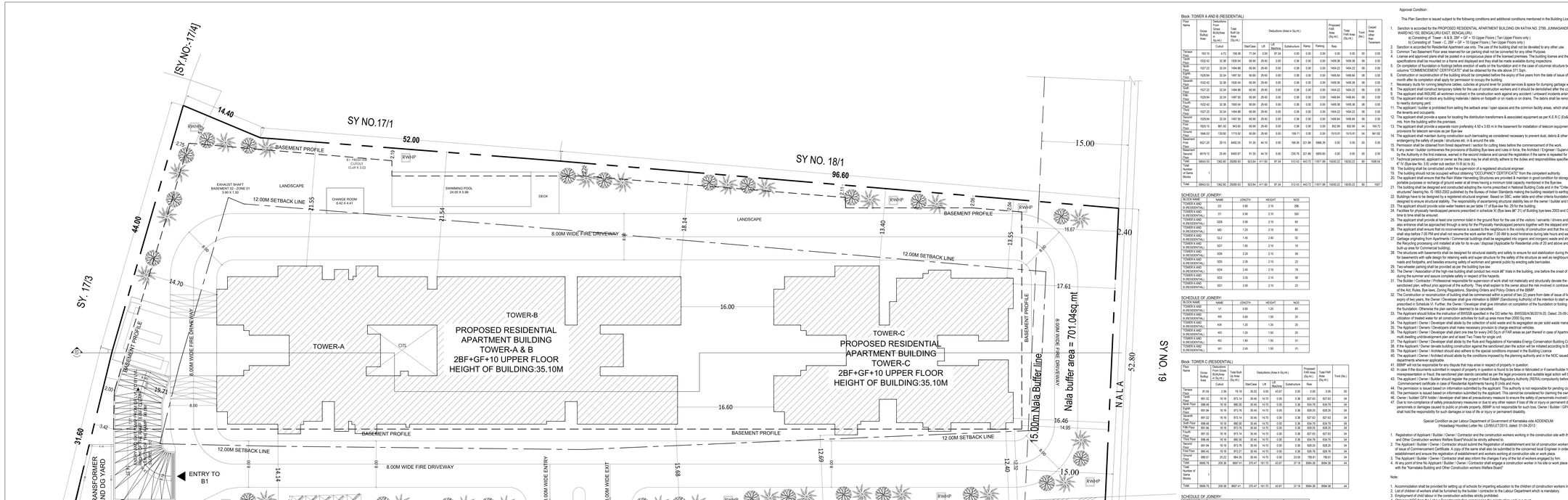


SITE PLAN

Block TOWER A AND B (RESIDENTIAL)

Floor Name	Gross Built(Up) Area	Deductions From Gross Built(Area Up) (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			Stair/Case	Lift	Lift Machine	Substructure	Ramp	Parking					
Terrace Floor	163.10	4.72	158.38	71.04	0.00	87.34	0.00	0.00	0.00	0.00	0.00	00	0.00		
Stilt Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	38	0.00		
Eighth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	28	0.00		
Seventh Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	06.66	08		
Sixth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	38	0.00		
Fifth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	28	0.00		
Fourth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	06.66	08		
Third Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	38	0.00		
Second Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	28	0.00		
First Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	06.66	08		
Ground Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	38	0.00		
Plinth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	28	0.00		
Total	30643.53	1362.60	29280.93	923.64	411.60	87.34	5.12	0.00	0.00	0.00	28984.38	984.38	44	0.00	1007
Total Number of Same Blocks	1														
Grand Total	30643.53	1362.60	29280.93	923.64	411.60	87.34	5.12	0.00	0.00	0.00	28984.38	984.38	44	0.00	1007

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	D2	0.90	2.10	298
TOWER A AND B (RESIDENTIAL)	D1	0.90	2.10	350
TOWER A AND B (RESIDENTIAL)	GD5	0.90	2.10	60
TOWER A AND B (RESIDENTIAL)	MD	1.20	2.10	80
TOWER A AND B (RESIDENTIAL)	GL2	1.45	2.40	02
TOWER A AND B (RESIDENTIAL)	SD7	1.80	2.10	19
TOWER A AND B (RESIDENTIAL)	SD6	2.20	2.10	58
TOWER A AND B (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER A AND B (RESIDENTIAL)	SD4	2.45	2.10	78
TOWER A AND B (RESIDENTIAL)	SD2	3.30	2.10	58
TOWER A AND B (RESIDENTIAL)	SD1	3.50	2.10	22

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	V1	0.60	1.20	80
TOWER A AND B (RESIDENTIAL)	W5	0.60	1.50	20
TOWER A AND B (RESIDENTIAL)	KW	1.20	1.30	20
TOWER A AND B (RESIDENTIAL)	W3	1.20	1.50	20
TOWER A AND B (RESIDENTIAL)	W2	1.80	1.50	51
TOWER A AND B (RESIDENTIAL)	W1	2.45	1.50	01

Block TOWER C (RESIDENTIAL)

Floor Name	Gross Built(Up) Area	Deductions From Gross Built(Area Up) (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			Stair/Case	Lift	Lift Machine	Substructure	Ramp	Parking				
Terrace Floor	81.55	2.36	79.19	35.52	0.00	43.67	0.00	0.00	0.00	00				
Stilt Floor	891.33	18.18	873.14	30.45	14.73	0.00	3.36	827.63	827.63	04				
Eighth Floor	898.48	18.18	880.30	30.45	14.73	0.00	3.36	834.79	834.79	05				
Seventh Floor	891.84	18.18	873.76	30.45	14.73	0.00	3.36	828.25	828.25	04				
Sixth Floor	891.32	18.18	873.14	30.45	14.73	0.00	3.36	827.63	827.63	04				
Fifth Floor	898.48	18.18	880.30	30.45	14.73	0.00	3.36	834.79	834.79	05				
Fourth Floor	891.84	18.18	873.76	30.45	14.73	0.00	3.36	828.25	828.25	04				
Third Floor	891.32	18.18	873.14	30.45	14.73	0.00	3.36	827.63	827.63	04				
Second Floor	898.48	18.18	880.30	30.45	14.73	0.00	3.36	834.79	834.79	05				
First Floor	891.84	18.18	873.76	30.45	14.73	0.00	3.36	828.25	828.25	04				
Ground Floor	898.48	18.18	880.30	30.45	14.73	0.00	3.36	834.79	834.79	05				
Plinth Floor	891.84	18.18	873.76	30.45	14.73	0.00	3.36	828.25	828.25	04				
Total	8906.79	209.38	8697.41	373.47	181.73	43.67	37.19	8264.38	8264.38	44				
Total Number of Same Blocks	1													
Grand Total	8906.79	209.38	8697.41	373.47	181.73	43.67	37.19	8264.38	8264.38	44				

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	D2	0.90	2.10	240
TOWER C (RESIDENTIAL)	D1	0.90	2.10	219
TOWER C (RESIDENTIAL)	GD6	0.90	2.10	22
TOWER C (RESIDENTIAL)	MD	1.20	2.10	44
TOWER C (RESIDENTIAL)	SD7	1.80	2.10	22
TOWER C (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER C (RESIDENTIAL)	SD4	2.45	2.10	20
TOWER C (RESIDENTIAL)	SD3	3.00	2.10	22
TOWER C (RESIDENTIAL)	SD1	3.50	2.10	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	V1	0.60	1.20	44
TOWER C (RESIDENTIAL)	W5	0.60	1.50	11
TOWER C (RESIDENTIAL)	W2	1.80	1.50	44

Balcony Calculations Table

Name	SIZE	AREA	TOTAL AREA
TOWER FLOOR PLAN	1.20 X 3.15 X 1 X 1	3.30	3.30
TYPICAL - SECOND TYPE 6 EIGHTH FLOOR PLAN	1.80 X 3.15 X 1 X 3	12.04	12.04
TYPICAL - THIRD, SIXTH & NINTH FLOOR PLAN	1.80 X 5.09 X 1 X 3	20.61	29.01
TYPICAL - FOURTH, SEVENTH & TENTH FLOOR PLAN	1.80 X 3.15 X 1 X 3	8.49	
TYPICAL - FIFTH, EIGHTH & TENTH FLOOR PLAN	1.80 X 3.15 X 1 X 3	12.04	12.04
Total	-	-	57.39

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. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.
   a) Consisting of "Tower - A & B (2BF + GF + 10 Upper Floors (Ten Upper Floors only) b) Consisting of "Tower - C (2BF + GF + 10 Upper Floors (Ten Upper Floors only) .
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Common Two Basement Floor area reserved for car parking shall not be converted for any other Purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Elab.D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. The applicant/owner/builder shall be liable and shall strictly adhere to the duties and responsibilities specified in Schedule a & " IV (Bye-law No. 3.6) under sub section 1(-4 (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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. The applicant should provide handicapped persons prescribed in schedule A (Bye-laws 34 ") to of Building bye-laws 2003 and Government orders time to time shall be followed.
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 7.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for bio-re / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two wheeler parking shall be provided as per the building bye-law.
30. The Owner / Developer shall ensure that the "Fire Fighting Equipment / Block a#" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the 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 ensure that the "Green Cover" of 10% of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plot 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 (KCECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act #" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The Applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in cases of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for sending court cases in any court of law.
45. The Owner / Builder / GPA holder / developer shall be responsible for any litigation pertaining to 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, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACDE/ENCLM
(Hosadaagi Hoodidaa) 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 Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the construction workers welfare facilities at the time of inspection of construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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 (BBMP)		VERSION NO.: 1.0.20
		VERSION DATE: 26/03/2025
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No.: PR/251432/24-25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 2799,
Nature of Sanction: NEW		City Survey No.: SY NO. 17/2, 18/2
Location: RING-III		Khata No. (As per Khata Extract): KATHA NO. 2799,
Building Line Specified as per Z.R: Sampige Road		PID No. (As per Khata Extract): KATHA NO. 2799,
Zone: Mahadevapura		Locality / Street of the property: KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST, BENGALURU
Ward: Ward-150		
Planning District: 319-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12747.49
Deduction for NetPlot Area		
Road Widening Area		1416.40
Surrender Free of Cost		517.69
Kharabland Area		607.02
Total		2541.10
NET AREA OF PLOT	(A-Deductions)	10206.39
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5103.19
Proposed Coverage Area (25.28 %)		2580.27
Achieved Net coverage area (25.28 %)		2580.27
Balance coverage area left (24.72 %)		2522.92
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		24129.17
Total Perm. FAR area (2.25)		24129.17
Residential FAR (100.00%)		24114.61
Proposed FAR Area		24114.61
Achieved Net FAR Area (2.25)		24114.61
Balance FAR Area (0.00)		14.56
BUILT UP AREA CHECK		
Proposed BuiltUp Area		38978.34
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		38993.34

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
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	80	-
TOWER C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	44	-
Total :			-	-	-	-	124	289

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	124	1705.00	289	3973.75
Visitor's Car Parking	13	178.75	0	0.00
Total Car	137	1883.75	289	3973.75
TwoWheeler	-	178.75	0	0.00
Other Parking	-	-	-	7952.84
Total				11926.59

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout			Stair/Case	Lift	Lift Machine	SubStructure	Ramp	Parking				
TOWER A AND B (RESIDENTIAL)	1	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1006.54	
TOWER C (RESIDENTIAL)	1	8906.79	209.38	8697.41	370.47	181.70	43.67	37.19	0.00	0.00	9984.38	9984.38	44	0.00	
Grand Total:	2	40550.32	1571.98	38978.34	1294.11	573.30	131.01	549.62	443.72	11871.99	24114.60	24114.60	124.00	1006.54	

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s RBD SHELTERS
#682, "TARA" Bismanangala, 1st Stage, 9th "A" Main Road, Indiranagar, 1st Stage, Opp. Oriental Bank of Commerce Bengaluru -560038

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shantharam. N. R
V.S.Associates, #4, R.R.Mansion, 3rd Floor, 6th Cross, Ashokanagar, B.H.Road, Tumkur.BCC/BL.3.2.35.1080/02-93

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.

DRAWING TITLE :
SITE PLAN

SHEET NO : 01 OF 08

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	DEPUTY DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

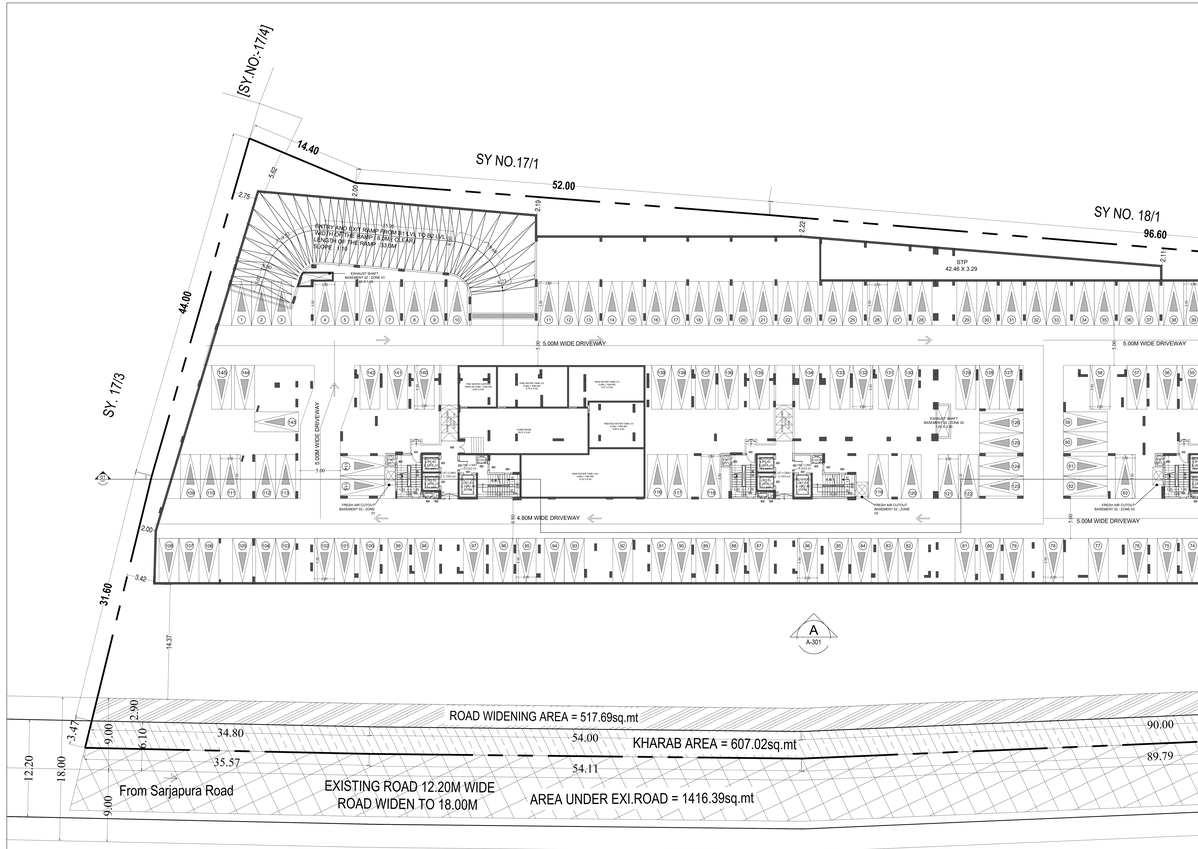
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - NORTH

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

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

UserDefinedMetric (2110.00 x 910.00MM)



COMBINED BASEMENT- 2 FLOOR PLAN
LEVEL : -7.35M
NO OF CAR PARKING PROVIDED = 145 NOS

Block TOWER A AND B (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	163.10	4.72	158.38	71.04	0.00	87.34	0.00	0.00	0.00	0.00	0.00	00	00	0.00
First Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Second Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1464.22	1464.22	08	0.00
Third Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1468.84	1468.84	08	0.00
Fourth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Fifth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1464.22	1464.22	08	0.00
Sixth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1468.84	1468.84	08	0.00
Seventh Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Eighth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1464.22	1464.22	08	0.00
Ninth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1468.84	1468.84	08	0.00
Tenth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Eleventh Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1464.22	1464.22	08	0.00
Twelth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1468.84	1468.84	08	0.00
Stilt Floor	1825.15	881.92	943.63	60.90	29.40	0.00	0.36	0.00	0.00	0.00	892.89	892.89	04	164.72
Ground Floor	1948.52	1304.85	643.67	60.90	29.40	0.00	108.73	0.00	0.00	0.00	1515.91	1515.91	04	84.92
Total	18321.20	2616.10	15705.10	731.04	353.10	87.34	112.43	0.00	0.00	0.00	17871.98	17871.98	80	249.64
Total Number of Same Blocks	1													
Grand Total:	18321.20	2616.10	15705.10	731.04	353.10	87.34	112.43	0.00	0.00	0.00	17871.98	17871.98	80	249.64

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	D2	0.90	2.10	298
TOWER A AND B (RESIDENTIAL)	D1	0.90	2.10	350
TOWER A AND B (RESIDENTIAL)	GD5	0.90	2.10	60
TOWER A AND B (RESIDENTIAL)	MD	1.20	2.10	80
TOWER A AND B (RESIDENTIAL)	GL2	1.45	2.40	02
TOWER A AND B (RESIDENTIAL)	SD7	1.80	2.10	19
TOWER A AND B (RESIDENTIAL)	SD6	2.20	2.10	58
TOWER A AND B (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER A AND B (RESIDENTIAL)	SD4	2.45	2.10	78
TOWER A AND B (RESIDENTIAL)	SD2	3.35	2.10	58
TOWER A AND B (RESIDENTIAL)	SD1	3.50	2.10	22

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	V1	0.60	1.20	80
TOWER A AND B (RESIDENTIAL)	W5	0.60	1.50	20
TOWER A AND B (RESIDENTIAL)	W4	1.20	1.50	20
TOWER A AND B (RESIDENTIAL)	W3	1.20	1.50	20
TOWER A AND B (RESIDENTIAL)	W2	1.80	1.50	51
TOWER A AND B (RESIDENTIAL)	W1	2.45	1.50	01

Block TOWER C (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.				
Terrace Floor	81.55	2.36	79.19	35.52	0.00	43.67	0.00	0.00	0.00	00			
First Floor	891.32	18.18	873.14	30.45	14.73	0.00	3.36	827.63	827.63	04			
Second Floor	898.48	18.18	880.30	30.45	14.73	0.00	3.36	834.79	834.79	05			
Third Floor	891.94	18.18	873.76	30.45	14.73	0.00	3.36	828.25	828.25	04			
Fourth Floor	891.32	18.18	873.14	30.45	14.73	0.00	3.36	827.63	827.63	04			
Fifth Floor	898.48	18.18	880.30	30.45	14.73	0.00	3.36	834.79	834.79	04			
Sixth Floor	891.94	18.18	873.76	30.45	14.73	0.00	3.36	828.25	828.25	04			
Seventh Floor	891.32	18.18	873.14	30.45	14.73	0.00	3.36	827.63	827.63	04			
Eighth Floor	898.48	18.18	880.30	30.45	14.73	0.00	3.36	834.79	834.79	04			
Ninth Floor	891.94	18.18	873.76	30.45	14.73	0.00	3.36	828.25	828.25	04			
Tenth Floor	891.32	18.18	873.14	30.45	14.73	0.00	3.36	827.63	827.63	04			
Eleventh Floor	898.48	18.18	880.30	30.45	14.73	0.00	3.36	834.79	834.79	04			
Twelth Floor	891.94	18.18	873.76	30.45	14.73	0.00	3.36	828.25	828.25	04			
Stilt Floor	896.45	18.18	872.27	30.45	14.73	0.00	3.36	826.76	826.76	04			
Ground Floor	899.07	25.22	864.35	30.45	14.73	0.00	33.58	785.61	785.61	04			
Total	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	9094.38	9094.38	44			
Total Number of Same Blocks	1												
Grand Total:	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	9094.38	9094.38	44			

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	D2	0.90	2.10	240
TOWER C (RESIDENTIAL)	D1	0.90	2.10	219
TOWER C (RESIDENTIAL)	GD6	0.90	2.10	22
TOWER C (RESIDENTIAL)	MD	1.20	2.10	44
TOWER C (RESIDENTIAL)	SD7	1.80	2.10	22
TOWER C (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER C (RESIDENTIAL)	SD4	2.45	2.10	20
TOWER C (RESIDENTIAL)	SD3	3.00	2.10	22
TOWER C (RESIDENTIAL)	SD1	3.50	2.10	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	V1	0.60	1.20	44
TOWER C (RESIDENTIAL)	W5	0.60	1.50	11
TOWER C (RESIDENTIAL)	W2	1.80	1.50	44

Balcony Calculations Table

Name	SIZE	AREA	TOTAL AREA
TOWER A FLOOR PLAN	1.20 X 3.15 X 1.0 X 1	3.30	3.30
TYPICAL - SECOND TYPE 6 EIGHTH FLOOR PLAN	1.80 X 3.15 X 1.0 X 3	12.04	12.04
TYPICAL - THIRD, SIXTH & NINTH FLOOR PLAN	1.80 X 5.09 X 1.0 X 3	20.61	29.01
	1.20 X 3.15 X 1.0 X 1	3.78	
TYPICAL - FOURTH, SEVENTH & TENTH FLOOR PLAN	1.80 X 3.15 X 1.0 X 3	12.04	12.04
Total :	-	-	57.39

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. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.
   a) Consisting of "Tower - A, B & C(Block - 1,2F + 10 Upper Floors (Ten Upper Floors only))
   b) Consisting of "Tower - C,(BF + GF + 10 Upper Floors (Ten Upper Floors only))
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Common Two Basement Floor area reserved for car parking shall not be converted for any other Purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction. 10. Applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Distn.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. The Architect/Structural Engineer / Owner / Builder shall strictly adhere to the duties and responsibilities specified in Schedule-A & "X" (Bye-law No. 3.8) under sub section 1(vi) (a) to (h).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. The applicant should provide ramps and handrailings for physically challenged persons prescribed in schedule-X (Bye laws 3A" 31) of Building bye-laws 2003 and Government orders time to time shall be followed.
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 7.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / Disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two wheeler parking shall be provided as per the building bye-law.
30. The owner / builder shall install Rain water harvesting structure to recharge aquifer trials in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the 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 provide Electric Meter room, Fire Fighting & HVAC areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plot 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 (KCECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 4 th 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in cases of Residential buildings having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for sending court cases in any court of law.
45. The applicant / owner / developer shall be responsible for any litigations pertaining to ownership of the property. The Authority is not responsible for examining 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, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

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

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

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.

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER A AND B (RESIDENTIAL)	1	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1006.54
TOWER C (RESIDENTIAL)	1	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	0.00	0.00	9094.38	9094.38	44	0.00
Grand Total:	2	40550.32	1571.98	38978.34	1294.11	573.30	131.01	549.62	443.72	11871.99	24114.60	24114.60	124.00	1006.54

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.20
		VERSION DATE: 26/03/2025
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No.: PR/251432/24-25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 2799,
Nature of Sanction: NEW		City Survey No.: SY NO. 17/2, 18/2
Location: RING-III		Khata No. (As per Khata Extract): KATHA NO. 2799,
Building Line Specified as per Z.R: Sampige Road		PID No. (As per Khata Extract): KATHA NO. 2799,
Zone: Mahadevapura		Locality / Street of the property: KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST, BENGALURU
Ward: Ward-150		
Planning District: 319-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12747.49
Deduction for NetPlot Area		
Road Widening Area		1416.40
Surrender Free of Cost		517.69
Kharabland Area		607.02
Total		2541.10
NET AREA OF PLOT	(A-Deductions)	10206.39
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5103.19
Proposed Coverage Area (25.28 %)		2580.27
Achieved Net coverage area (25.28 %)		2580.27
Balance coverage area left (24.72 %)		2522.92
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		24129.17
Total Perm. FAR area (2.25)		24129.17
Residential FAR (100.00%)		24114.61
Proposed FAR Area		24114.61
Achieved Net FAR Area (2.25)		24114.61
Balance FAR Area (0.00)		14.56
BUILT UP AREA CHECK		
Proposed BuiltUp Area		38978.34
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		38993.34

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
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	80	-
TOWER C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	44	-
Total :			-	-	-	-	124	289

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	124	1705.00	289	3973.75
Visitor's Car Parking	13	178.75	0	0.00
Total Car	137	1883.75	289	3973.75
TwoWheeler	-	178.75	0	0.00
Other Parking	-	-	-	7952.84
Total		2062.50		11926.59

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s RBD SHELTERS ,
#682, "TARA" Bismanangala, 1st Stage, 9th "A" Main Road, Indiranagar, 1st Stage, Opp. Oriental Bank of Commerce Bengaluru -560038

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shantharam. N. R
V.S.Associates, #4, R.R.Mansion, 3rd Floor, 6th Cross, Ashokanagar, B.H.Road, Tumkur BCC/BL-3.2.35/.1080/02-03

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO.2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.

DRAWING TITLE :
TOWER - A, B & C
BASEMENT - 02 FLOOR PLAN

SHEET NO : 02 OF 08

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

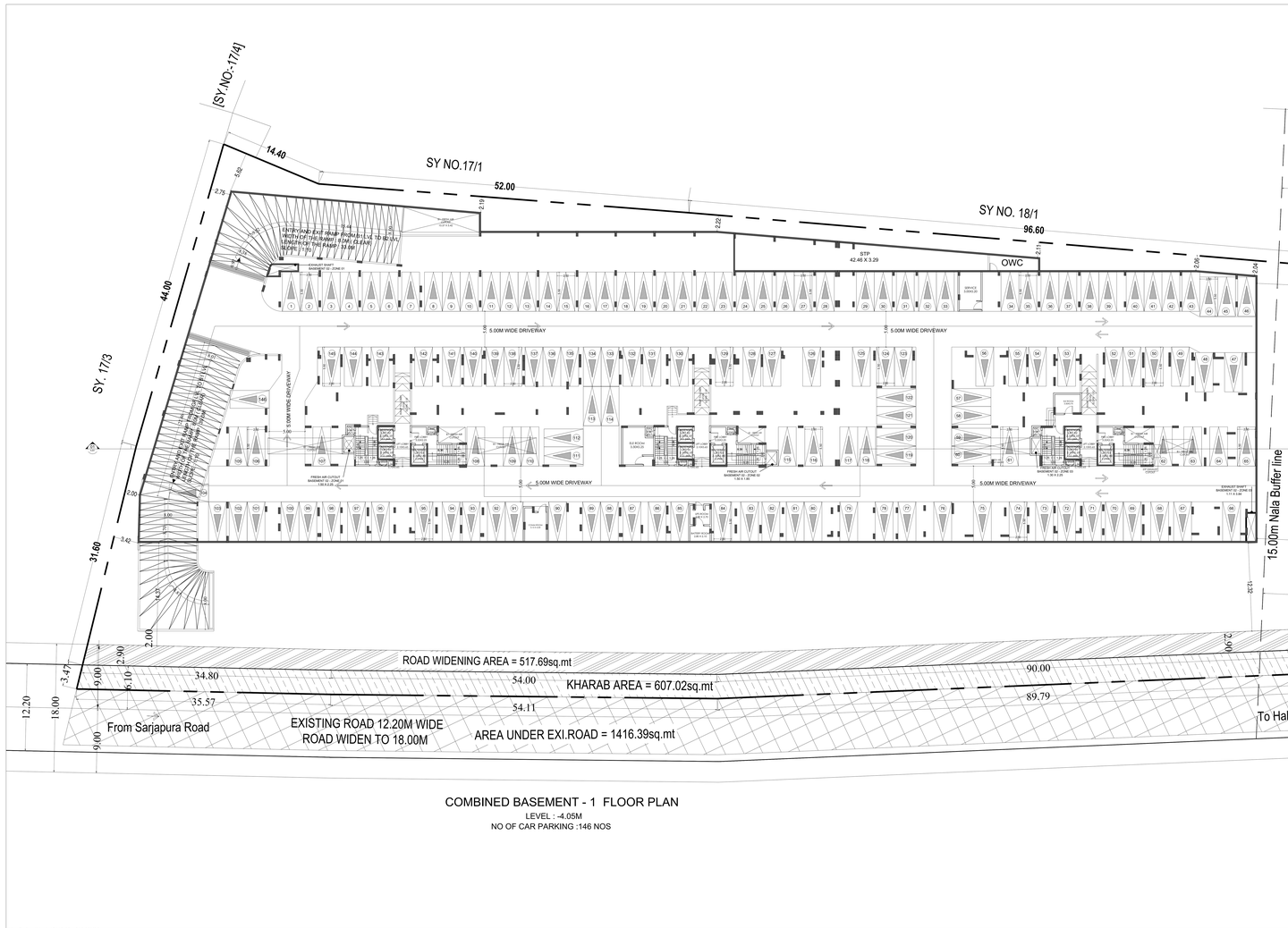
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - NORTH

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

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

UserDefinedMetric (2110.00 x 910.00MM)



Block TOWER A AND B (RESIDENTIAL)

Floor Name	Gross Built(Up Area) (Sq.mt.)	Deductions (From Gross Built(Area Up) Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.ft.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	163.10	4.72	158.38	71.04	0.00	87.34	0.00	0.00	0.00	0.00	0.00	00	00	0.00
Stilt Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
First Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Second Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Third Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Fourth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Fifth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Sixth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Seventh Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Eighth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Ninth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Tenth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Eleventh Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Twelfth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Thirteenth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Fourteenth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Fifteenth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Sixteenth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Seventeenth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Eighteenth Floor	1825.15	881.92	943.63	60.90	29.40	0.00	0.36	0.00	0.00	0.00	852.89	852.89	04	164.72
Ground Floor	1948.52	1304.65	1110.92	60.90	29.40	0.00	108.73	0.00	0.00	1015.61	1015.61	04	84.82	
First Floor	5621.20	29.15	5592.05	91.35	46.10	0.00	168.35	221.88	5966.39	0.00	0.00	00	0.00	
Second Floor	5519.12	25.45	5493.67	91.35	46.10	0.00	230.76	221.88	5955.90	0.00	0.00	00	0.00	
Total	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1006.54	
Total Number of Same Blocks	1													
Grand Total:	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1007	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	D2	0.90	2.10	298
TOWER A AND B (RESIDENTIAL)	D1	0.90	2.10	350
TOWER A AND B (RESIDENTIAL)	GD5	0.90	2.10	60
TOWER A AND B (RESIDENTIAL)	MD	1.20	2.10	80
TOWER A AND B (RESIDENTIAL)	GL2	1.45	2.40	02
TOWER A AND B (RESIDENTIAL)	SD7	1.80	2.10	19
TOWER A AND B (RESIDENTIAL)	SD6	2.20	2.10	58
TOWER A AND B (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER A AND B (RESIDENTIAL)	SD4	2.45	2.10	78
TOWER A AND B (RESIDENTIAL)	SD2	3.35	2.10	58
TOWER A AND B (RESIDENTIAL)	SD1	3.50	2.10	22

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	V1	0.60	1.20	80
TOWER A AND B (RESIDENTIAL)	W5	0.60	1.50	20
TOWER A AND B (RESIDENTIAL)	W4	1.20	1.50	20
TOWER A AND B (RESIDENTIAL)	W3	1.20	1.50	20
TOWER A AND B (RESIDENTIAL)	W2	1.80	1.50	51
TOWER A AND B (RESIDENTIAL)	W1	2.45	1.50	01

Block TOWER C (RESIDENTIAL)

Floor Name	Gross Built(Up Area)	Deductions (From Gross Built(Area Up) Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.ft.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.				
Terrace Floor	81.55	2.36	79.19	35.52	0.00	43.67	0.00	0.00	0.00		00	00	
Stilt Floor	891.32	18.18	873.14	30.45	14.70	0.00	0.36	827.63	827.63		04	04	
First Floor	848.48	18.18	830.30	30.45	14.70	0.00	0.36	834.79	834.79		04	08	
Second Floor	891.94	18.18	873.76	30.45	14.70	0.00	0.36	829.25	829.25		04	04	
Third Floor	891.32	18.18	873.14	30.45	14.70	0.00	0.36	827.63	827.63		04	04	
Fourth Floor	848.48	18.18	830.30	30.45	14.70	0.00	0.36	834.79	834.79		04	08	
Fifth Floor	891.94	18.18	873.76	30.45	14.70	0.00	0.36	829.25	829.25		04	04	
Sixth Floor	891.32	18.18	873.14	30.45	14.70	0.00	0.36	827.63	827.63		04	04	
Seventh Floor	848.48	18.18	830.30	30.45	14.70	0.00	0.36	834.79	834.79		04	08	
Eighth Floor	891.94	18.18	873.76	30.45	14.70	0.00	0.36	829.25	829.25		04	04	
Ninth Floor	891.32	18.18	873.14	30.45	14.70	0.00	0.36	827.63	827.63		04	04	
Tenth Floor	848.48	18.18	830.30	30.45	14.70	0.00	0.36	834.79	834.79		04	08	
Eleventh Floor	891.94	18.18	873.76	30.45	14.70	0.00	0.36	829.25	829.25		04	04	
Twelfth Floor	896.45	18.18	872.27	30.45	14.70	0.00	0.36	826.76	826.76		04	04	
Ground Floor	889.07	25.22	864.35	30.45	14.70	0.00	33.58	766.61	766.61		04	04	
Total	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	9094.38	9094.38		44	00	
Total Number of Same Blocks	1												
Grand Total:	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	9094.38	9094.38		44	00	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	D2	0.90	2.10	240
TOWER C (RESIDENTIAL)	D1	0.90	2.10	219
TOWER C (RESIDENTIAL)	GD6	0.90	2.10	22
TOWER C (RESIDENTIAL)	MD	1.20	2.10	44
TOWER C (RESIDENTIAL)	SD7	1.80	2.10	22
TOWER C (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER C (RESIDENTIAL)	SD4	2.45	2.10	20
TOWER C (RESIDENTIAL)	SD3	3.00	2.10	22
TOWER C (RESIDENTIAL)	SD1	3.50	2.10	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	V1	0.60	1.20	44
TOWER C (RESIDENTIAL)	W5	0.60	1.50	11
TOWER C (RESIDENTIAL)	W2	1.80	1.50	44

Balcony Calculations Table

Floor Name	SIZE	AREA	TOTAL AREA
TOWER FLOOR PLAN	1.20 X 3.15 X 1.0 X 1	3.50	3.50
TYPICAL - SECOND TYPICAL & EIGHTH FLOOR PLAN	1.80 X 0.15 X 1.0 X 2	12.54	12.54
TYPICAL - THIRD, SIXTH & NINTH FLOOR PLAN	1.80 X 0.09 X 1.0 X 3	20.61	29.01
	1.20 X 3.15 X 1.0 X 1	3.50	
TYPICAL - FOURTH, SEVENTH & TENTH FLOOR PLAN	1.80 X 0.15 X 1.0 X 2	12.54	12.54
Total	-	-	57.59

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. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.
   a) Consisting of "Tower - A, B & C(Block - LF + 10 Upper Floors (Ten Upper Floors only) b) Consisting of "Tower - C,(BF + GF + 10 Upper Floors (Ten Upper Floors only) .
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Common Two Basement Floor area reserved for car parking shall not be converted for any other Purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction. 10. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ede,II) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. The Architect/Engineer/Supervisor shall be liable for lapses if any shall strictly adhere to the duties and responsibilities specified in Schedule-a & IV (3) (Bye-law No. 3.8) under sub section 1(vi) (a) to (h).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" Isiaring 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. Ramps for the use of physically handicapped persons prescribed in schedule-IV (Bye-laws 96" 31) of Building bye-laws 2003 and Government orders time to time shall be followed.
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 7.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / Disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two wheeler parking shall be provided as per the building bye-law.
30. The fire fighting shall be provided as per the building bye-laws and NOC issued by the concerned authority.
31. The applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
32. If the Applicant/ Owner decide building construction against the sanctioned plan the action will be initiated according to BBMP Act 4th 2020.
33. The Applicant / Owner / Architect shall also adhere to the special conditions imposed in the Building Licence
34. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in cases of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. The Authority is not responsible for sending court cases in any court of law.
35. The applicant / owner / developer should strictly adhere to the "Karnataka Apartment Ownership Act-1972" while selling the apartments or claiming the ownership of the property.
36. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
37. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACDE/ENCLM
(Hosadaagi Hoodike) Letter No. LD/565,E7,D015, dated 01-04-2013

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

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 (BBMP)		VERSION NO.: 1.0.20
		VERSION DATE: 26/03/2025
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No.: PR/251432/24-25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 2799,
Nature of Sanction: NEW		City Survey No.: SY NO. 17/2, 18/2
Location: RING-III		Khata No. (As per Khata Extract): KATHA NO. 2799,
Building Line Specified as per Z.R: Sampige Road		PID No. (As per Khata Extract): KATHA NO. 2799,
Zone: Mahadevapura		Locality / Street of the property: KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST, BENGALURU
Ward: Ward-150		
Planning District: 319-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12747.49
Deduction for NetPlot Area		
Road Widening Area		1416.40
Surrender Free of Cost		517.69
Kharabland Area		607.02
Total :		2541.10
NET AREA OF PLOT	(A-Deductions)	10206.39
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5103.19
Proposed Coverage Area (25.28 %)		2580.27
Achieved Net coverage area (25.28 %)		2580.27
Balance coverage area left (24.72 %)		2522.92
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		24129.17
Total Perm. FAR area (2.25)		24129.17
Residential FAR (100.00%)		24114.61
Proposed FAR Area		24114.61
Achieved Net FAR Area (2.25)		24114.61
Balance FAR Area (0.00)		14.56
BUILT UP AREA CHECK		
Proposed BuiltUp Area		38978.34
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		38993.34

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
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	80	-
TOWER C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	44	-
Total :			-	-	-	-	124	289

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	124	1705.00	289	3973.75
Visitor's Car Parking	13	178.75	0	0.00
Total Car	137	1883.75	289	3973.75
TwoWheeler	-	178.75	0	0.00
Other Parking	-	-	-	7952.84
Total	-	2062.50	-	11926.59

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built(Area Up) (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.ft.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER A AND B (RESIDENTIAL)	1	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1006.54
TOWER C (RESIDENTIAL)	1	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	0.00	0.00	9094.38	9094.38	44	0.00
Grand Total:	2	40550.32	1571.98	38978.34	1294.11	573.30	131.01	549.62	443.72	11871.99	24114.60	24114.60	124.00	1006.54

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s RBD SHELTERS
#682, "TIARA" Bismanangala, 1st Stage, 9th "A" Main Road, Indiranagar, 1st Stage, Opp. Oriental Bank of Commerce Bengaluru -560038

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shantharam. N. R
V.S.Associates, #4, R.R.Mansion, 3rd Floor, 6th Cross, Ashokanagar, B.H.Road, Tumkur BCC/BL-3.2.35 /0805/02-03

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.

DRAWING TITLE :
TOWER - A, B & C
BASEMENT - 01 FLOOR PLAN

SHEET NO : 03 OF 08

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	DEPUTY DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO - NORTH

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

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

UserDefinedMetric (2110.00 x 910.00MM)

TOWER-A,B & C
GROUND FLOOR PLAN

LEVEL : +0.45M

NO OF UNITS: TOWER - A = 04 NOS
TOWER - C = 04 NOS

TOTAL NO OF UNITS: 08 NOS

Block :TOWER A AND B (RESIDENTIAL)

Floor Name	Gross Built Up Area in Sq.mt.(-)	Deductions Area in Sq.mt.(-) Cutout	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inclusive of Wall Thn Tenement
Terrace Floor	183.10	4.72	158.38	71.04	0.00	87.34	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	1409.38	1409.38	08	0.00
Second Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	1404.22	1404.22	08	0.00
Third Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	1406.84	1406.84	08	0.00
Fourth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	1409.38	1409.38	08	0.00
Fifth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	1404.22	1404.22	08	0.00
Sixth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	1406.84	1406.84	08	0.00
Seventh Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	1409.38	1409.38	08	0.00
Eighth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	1404.22	1404.22	08	0.00
Ninth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	1406.84	1406.84	08	0.00
Tenth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	1409.38	1409.38	08	0.00
Eleventh Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	1404.22	1404.22	08	0.00
Twelfth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	1406.84	1406.84	08	0.00
Thirteenth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	1409.38	1409.38	08	0.00
Fourteenth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	1404.22	1404.22	08	0.00
Fifteenth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	1406.84	1406.84	08	0.00
Sixteenth Floor	1525.15	881.50	943.65	60.90	29.40	0.00	0.36	0.00	0.00	862.99	862.99	04	164.73
Total Number of Same Blocks	1946.52	130.60	1715.92	60.90	29.40	0.00	109.71	0.00	0.00	1515.91	1515.91	04	841.82
Basement First Floor	6521.20	29.15	6492.05	91.35	44.10	0.00	168.36	221.86	6966.39	0.00	0.00	00	0.00
Basement Second Floor	6519.12	25.45	6493.67	91.35	44.10	0.00	232.76	221.86	6905.60	0.00	0.00	00	0.00
Total Number of Same Blocks	3084.53	1362.60	29290.93	923.64	411.60	87.34	512.43	443.72	11871.98	15030.22	15030.22	80	1006.54
Total :	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	0.00	0.00	9084.38	9084.38	44	0.00
Grand Total :	40550.32	1571.98	38978.34	1294.11	573.30	131.01	549.62	443.72	11871.98	24114.60	24114.60	124.00	1006.54

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	D2	0.80	2.10	298
TOWER A AND B (RESIDENTIAL)	D1	0.90	2.10	350
TOWER A AND B (RESIDENTIAL)	GD6	0.90	2.10	60
TOWER A AND B (RESIDENTIAL)	MD	1.20	2.10	80
TOWER A AND B (RESIDENTIAL)	GL2	1.45	2.40	02
TOWER A AND B (RESIDENTIAL)	SD7	1.85	2.10	19
TOWER A AND B (RESIDENTIAL)	SD6	2.20	2.10	58
TOWER A AND B (RESIDENTIAL)	SD5	2.30	2.10	22
TOWER A AND B (RESIDENTIAL)	SD4	2.45	2.10	78
TOWER A AND B (RESIDENTIAL)	SD2	3.35	2.10	58
TOWER A AND B (RESIDENTIAL)	SD1	3.50	2.10	22

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	V1	0.60	1.20	80
TOWER A AND B (RESIDENTIAL)	W5	0.60	1.50	20
TOWER A AND B (RESIDENTIAL)	KW	1.20	1.35	20
TOWER A AND B (RESIDENTIAL)	W3	1.20	1.50	20
TOWER A AND B (RESIDENTIAL)	W2	1.80	1.50	51
TOWER A AND B (RESIDENTIAL)	W1	2.45	1.50	01

Block :TOWER C (RESIDENTIAL)

Floor Name	Gross Built Up Area in Sq.mt.(-)	Deductions Area in Sq.mt.(-) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	81.55	2.36	79.19	35.52	0.00	43.67	0.00	0.00	0.00	0.00	00
First Floor	891.32	18.18	873.14	30.45	14.70	0.00	0.36	827.03	827.03	827.03	04
Second Floor	894.02	18.18	875.84	30.45	14.70	0.00	0.36	829.73	829.73	829.73	04
Third Floor	891.94	18.18	873.76	30.45	14.70	0.00	0.36	828.25	828.25	828.25	04
Fourth Floor	891.32	18.18	873.14	30.45	14.70	0.00	0.36	827.03	827.03	827.03	04
Fifth Floor	894.02	18.18	875.84	30.45	14.70	0.00	0.36	829.73	829.73	829.73	04
Sixth Floor	891.94	18.18	873.76	30.45	14.70	0.00	0.36	828.25	828.25	828.25	04
Seventh Floor	891.32	18.18	873.14	30.45	14.70	0.00	0.36	827.03	827.03	827.03	04
Eighth Floor	894.02	18.18	875.84	30.45	14.70	0.00	0.36	829.73	829.73	829.73	04
Ninth Floor	891.94	18.18	873.76	30.45	14.70	0.00	0.36	828.25	828.25	828.25	04
Tenth Floor	891.32	18.18	873.14	30.45	14.70	0.00	0.36	827.03	827.03	827.03	04
Eleventh Floor	894.02	18.18	875.84	30.45	14.70	0.00	0.36	829.73	829.73	829.73	04
Twelfth Floor	891.94	18.18	873.76	30.45	14.70	0.00	0.36	828.25	828.25	828.25	04
Thirteenth Floor	891.32	18.18	873.14	30.45	14.70	0.00	0.36	827.03	827.03	827.03	04
Fourteenth Floor	894.02	18.18	875.84	30.45	14.70	0.00	0.36	829.73	829.73	829.73	04
Fifteenth Floor	891.94	18.18	873.76	30.45	14.70	0.00	0.36	828.25	828.25	828.25	04
Sixteenth Floor	890.45	18.18	872.27	30.45	14.70	0.00	0.36	826.76	826.76	826.76	04
Ground Floor	889.07	23.22	864.35	30.45	14.70	0.00	23.55	785.61	785.61	785.61	04
Total :	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	9084.38	9084.38	9084.38	44
Total Number of Same Blocks	1										
Total :	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	9084.38	9084.38	9084.38	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	D2	0.80	2.10	240
TOWER C (RESIDENTIAL)	D1	0.90	2.10	210
TOWER C (RESIDENTIAL)	GD6	0.90	2.10	22
TOWER C (RESIDENTIAL)	MD	1.20	2.10	44
TOWER C (RESIDENTIAL)	SD7	1.85	2.10	22
TOWER C (RESIDENTIAL)	SD5	2.30	2.10	22
TOWER C (RESIDENTIAL)	SD4	2.45	2.10	20
TOWER C (RESIDENTIAL)	SD3	3.00	2.10	22
TOWER C (RESIDENTIAL)	SD1	3.50	2.10	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	V1	0.60	1.20	44
TOWER C (RESIDENTIAL)	W5	0.60	1.50	11
TOWER C (RESIDENTIAL)	W2	1.80	1.50	44

Balcony Calculations Table

FLOOR	NAME	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN		1.20 X 3.15 X 1 N 1	3.30	3.30
TYPICAL - SECOND, FIFTH, EIGHTH FLOOR PLAN		1.60 X 3.15 X 1 N 3	15.12	15.12
TYPICAL - SIXTH, NINTH & SIXTH FLOOR PLAN		1.60 X 5.05 X 1 N 3	20.61	20.61
		1.30 X 2.15 X 1 N 3	8.40	
TYPICAL - FOURTH, SEVENTH & TENTH FLOOR PLAN		1.60 X 3.15 X 1 N 3	15.12	15.12
			4.20	
Total :				57.39

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. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.
   a) Consisting of Tower - A & B, 2BF + GF + 10 Upper Floors (Twin Upper Floors only)
   b) Consisting of Tower - C, 2BF + GF + 10 Upper Floors (Twin Upper Floors only)
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Common Two Basement Floor 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. Occupancy certificate shall be obtained before occupying the building or any portion thereof. Completion and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained as per the above 3(1) (a).
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / 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. (Esk.D.) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a cable chamber preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule & 'X' IV (Bye-law No. 3.8) under sub section 7(4 (iii) to (k).
18. The building shall be constructed under the supervision of a registered supervisor of record.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The applicant shall ensure that the structural safety of the building shall be ensured by adopting Zone-II as per IS-1893-2002 "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 bylaw 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule IV (Bye laws 4€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and 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 7.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal.(Applicable for Residential units of 20 and above and 2000 Sqm and above for Commercial building)
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock €" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of the two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule 'O' Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the building to enable the Authority to inspect and certify regularity of the work.
33. The Applicant should follow the instruction of BWSSB specified in the CII letter No. BWSSB/A/36/2018-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.mts of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act €" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments and authorities.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property
46. Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of 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, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM
(Howsetaup Hoodlea) Letter No. LD/ABLE7/2013, dated: 01-04-2013:

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

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.

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area inclusive of Wall Thn Tenement
TOWER A AND B (RESIDENTIAL)	1	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1006.54
TOWER C (RESIDENTIAL)	1	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	0.00	0.00	9084.38	9084.38	44	0.00
Grand Total:	2	40550.32	1571.98	38978.34	1294.11	573.30	131.01	549.62	443.72	11871.99	24114.60	24114.60	124.00	1006.54

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.20
	VERSION DATE: 26/03/2025
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/5142/24-25	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: KATHA NO. 2799,
Nature of Sanction: NEW	City Survey No.: SY NO. 17/2, 18/2
Location: RING-III	Khata No. (As per Khata Extract): KATHA NO. 2799,
Building Line Specified as per Z.R: Sampige Road	PID No. (As per Khata Extract): KATHA NO. 2799,
Zone: Mahadevapura	Locality / Street of the property: KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST, BENGALURU
Ward: Ward-150	
Planning District: 318-Bagur	
AREA DETAILS:	SQ.MT
AREA OF PLOT (Minimum)	(A) 12747.49
Deduction for Net/Not Area	
Road Widening Area	1416.40
Surrender Free of Cost	517.69
Kharabland Area	607.02
Total	2541.10
NET AREA OF PLOT	(A-Deductions) 10206.39
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	5103.19
Proposed Coverage Area (25.28 %)	2580.27
Achieved Net coverage area (25.28 %)	2580.27
Balance coverage area left (24.72 %)	2522.92
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	24129.17
Total Perm. FAR area (2.25)	24129.17
Residential FAR (100.00%)	24114.61
Proposed FAR Area	24114.61
Achieved Net FAR Area (2.25)	24114.61
Balance FAR Area (0.00)	14.56
BUILT UP AREA CHECK	
Proposed BuiltUp Area	38978.34
Substructure Area Add in BUA (Layout Lvl)	15.00
Achieved BuiltUp Area	38993.34

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
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	80	-
TOWER C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	44	-
Total :			-	-	-	-	124	289

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	124	1705.00	289	3973.75
Visitor's Car Parking	13	178.75	0	0.00
Total Car	137	1883.75	289	3973.75
TwoWheeler	-	178.75	0	0.00
Other Parking	-	-	-	7952.84
Total		2062.50		11926.59

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s RBD SHELTERS LLP
#682, 'TVARA' Binnamangla, 1st Stage, 9th "A" Main Road, Indiranagar, 1st Stage, Opp. Oriental Bank of Commerce Bengaluru 560038

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE

Shashidhara. N. R
V.S Associates, #L R-9 Mansion, 3rd Floor, 6th Cross, Ashoknagar, B.H.Road. Tumkur BCC/BL-3.2.3/E-1085/92-93

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.

DRAWING TITLE :
TOWER - A, B & C
GROUND FLOOR PLAN

SHEET NO.: 04 OF 08

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	DEPUTY DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

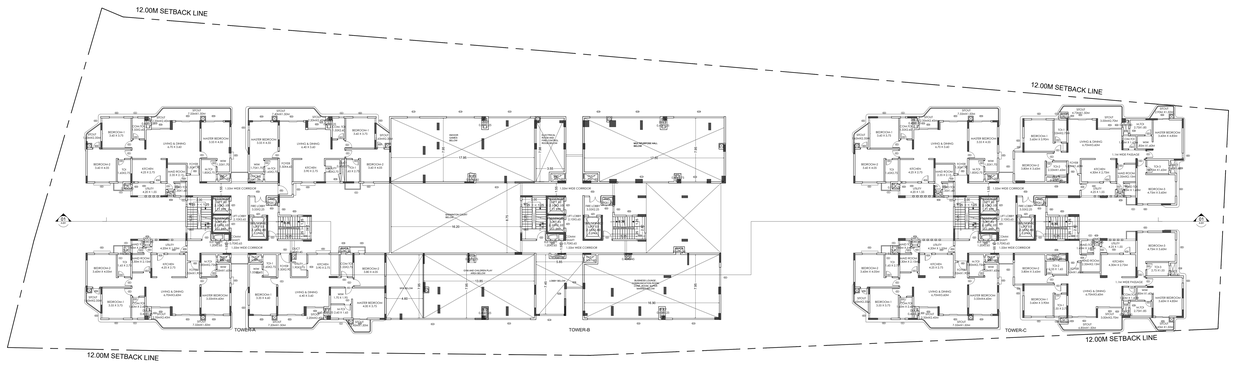
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NO – NORTH

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

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

User:DefinedMetric [2110.00 x 910.00MM]



TOWER-A,B & C

FIRST FLOOR PLAN

LEVEL : +3.60M

NO OF UNITS: TOWER - A = 04 NOS
TOWER - C = 04 NOS
TOTAL NO OF UNITS: 08 NOS

TOWER-A,B & C

TYPICAL 2nd,5th & 8th FLOOR PLAN

LEVEL :+6.75M, +16.20M & +25.65M

NO OF UNITS: TOWER - A = 04 NOS
TOWER - B = 04 NOS
TOWER - C = 04 NOS
NO OF UNITS: 12 X 3 = 36 NOS

Block TOWER A AND B (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	163.10	4.72	158.38	71.04	0.00	87.34	0.00	0.00	0.00	0.00	0.00	00	0.00	
Seventh Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Sixth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Fifth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Fourth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Third Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
First Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Ground Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Stilt Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Parking Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Total :	1825.15	881.92	943.63	60.90	29.40	0.00	0.36	0.00	0.00	0.00	892.89	892.89	04	164.72
Ground Floor	948.53	148.38	1719.92	60.90	29.40	0.00	108.73	0.00	0.00	1015.01	1015.01	04	841.62	
Total :	8521.20	29.15	8492.05	91.35	46.10	0.00	168.36	221.88	996.39	0.00	0.00	00	0.00	
Grande Total :	6519.12	29.45	6489.67	91.35	46.10	0.00	230.76	221.88	995.90	0.00	0.00	00	0.00	
Total :	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1006.54	
Total Number of Same Blocks :	1													
Total :	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1007	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	D2	0.90	2.10	298
TOWER A AND B (RESIDENTIAL)	D1	0.90	2.10	350
TOWER A AND B (RESIDENTIAL)	GD5	0.90	2.10	60
TOWER A AND B (RESIDENTIAL)	MD	1.20	2.10	80
TOWER A AND B (RESIDENTIAL)	GL2	1.45	2.40	02
TOWER A AND B (RESIDENTIAL)	SD7	1.80	2.10	19
TOWER A AND B (RESIDENTIAL)	SD6	2.20	2.10	58
TOWER A AND B (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER A AND B (RESIDENTIAL)	SD4	2.45	2.10	78
TOWER A AND B (RESIDENTIAL)	SD2	3.35	2.10	58
TOWER A AND B (RESIDENTIAL)	SD1	3.50	2.10	22

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	V1	0.60	1.20	80
TOWER A AND B (RESIDENTIAL)	W5	0.60	1.50	20
TOWER A AND B (RESIDENTIAL)	W4	1.20	1.30	20
TOWER A AND B (RESIDENTIAL)	W3	1.20	1.50	20
TOWER A AND B (RESIDENTIAL)	W2	1.80	1.50	51
TOWER A AND B (RESIDENTIAL)	W1	2.45	1.50	01

Block TOWER C (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.				
Terrace Floor	81.55	2.36	79.19	35.52	0.00	43.67	0.00	0.00	0.00	0.00	00		
Seventh Floor	891.32	18.18	873.14	30.45	14.73	0.00	3.36	827.63	827.63	04			
Sixth Floor	898.48	18.18	880.30	30.45	14.73	0.00	3.36	834.79	834.79	05			
Fifth Floor	891.94	18.18	873.76	30.45	14.73	0.00	3.36	828.25	828.25	04			
Fourth Floor	891.32	18.18	873.14	30.45	14.73	0.00	3.36	827.63	827.63	04			
Third Floor	898.48	18.18	880.30	30.45	14.73	0.00	3.36	834.79	834.79	05			
First Floor	891.94	18.18	873.76	30.45	14.73	0.00	3.36	828.25	828.25	04			
Ground Floor	895.41	18.18	872.27	30.45	14.73	0.00	3.36	826.76	826.76	04			
Stilt Floor	889.07	25.22	864.35	30.45	14.73	0.00	33.58	785.61	785.61	04			
Total :	6906.79	209.38	6697.41	315.47	161.70	43.67	37.19	6094.38	6094.38	44			
Total Number of Same Blocks :	1												
Total :	6906.79	209.38	6697.41	315.47	161.70	43.67	37.19	6094.38	6094.38	44			

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	D2	0.90	2.10	240
TOWER C (RESIDENTIAL)	D1	0.90	2.10	219
TOWER C (RESIDENTIAL)	GD6	0.90	2.10	22
TOWER C (RESIDENTIAL)	MD	1.20	2.10	44
TOWER C (RESIDENTIAL)	SD7	1.80	2.10	22
TOWER C (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER C (RESIDENTIAL)	SD4	2.45	2.10	20
TOWER C (RESIDENTIAL)	SD3	3.00	2.10	22
TOWER C (RESIDENTIAL)	SD1	3.50	2.10	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	V1	0.60	1.20	44
TOWER C (RESIDENTIAL)	W5	0.60	1.50	11
TOWER C (RESIDENTIAL)	W2	1.80	1.50	44

Balcony Calculations Table

NAME	SIZE	AREA	TOTAL AREA
TYPICAL - FIRST FLOOR PLAN	1.20 X 0.15 X 1 X 1	0.18	3.30
TYPICAL - SECOND, FIFTH & EIGHTH FLOOR PLAN	1.80 X 0.15 X 1 X 3	0.27	12.54
TYPICAL - THIRD, SIXTH & NINTH FLOOR PLAN	1.80 X 0.39 X 1 X 3	0.70	28.01
TYPICAL - FOURTH, SEVENTH & TENTH FLOOR PLAN	1.80 X 0.15 X 1 X 3	0.27	12.54
Total :	-	-	57.39

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. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.
   Consisting of "Tower - A, B & C(Block - 1)" + 10 Upper Floors (Ten Upper Floors only)
   b) Consisting of "Tower - C,(BP - 4)" + 10 Upper Floors (Ten Upper Floors only)
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Common Two Basement Floor area reserved for car parking shall not be converted for any other Purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICAT"is to be obtained for the site above 371.5sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ede,3) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. The Architect / Engineer / Supervisor undertaking to be the shall strictly adhere to the duties and responsibilities specified in Schedule a & " IV (Bye-law No. 3.8) under sub section 1(vi) (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 potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures"vaaing 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. The applicant should provide differently abledpeoed persons prescribed in schedule A (Bye laws 3(F.3)) of Building bye-laws 2003 and Government orders time to time shall be followed.
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 7.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The applicant shall provide Anti Smoking Chambers in the common areas a€" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the 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 Owner / Builder / Developer shall not sell / lease / mortgage the FAR / 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 (KCECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act a€" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for sending court cases in any court of law.
45. The applicant / owner / developer should ensure that the documents of title of the land / property in question pertaining to 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, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACDE/ENCLM
(Hosadaga Hoodike) Letter No. LD/95/LET/20/13, 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 Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the implementation of welfare measures for the construction workers employed at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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 (BBMP)		VERSION NO.: 1.0.20
		VERSION DATE: 26/03/2025
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No.: PR/251432/24-25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 2799,
Nature of Sanction: NEW		City Survey No.: SY NO. 172, 182
Location: RING-III		Khata No. (As per Khata Extract): KATHA NO. 2799,
Building Line Specified as per Z.R: Sampige Road		PID No. (As per Khata Extract): KATHA NO. 2799,
Zone: Mahadevapura		Locality / Street of the property: KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST, BENGALURU
Ward: Ward-150		
Planning District: 219-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12747.49
Deduction for NetPlot Area		
Road Widening Area		1416.40
Surrender Free of Cost		517.69
Khanijaland Area		607.02
Total :		2541.10
NET AREA OF PLOT	(A-Deductions)	10206.39
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5103.19
Proposed Coverage Area (25.28 %)		2580.27
Achieved Net coverage area (25.28 %)		2580.27
Balance coverage area left (24.72 %)		2522.92
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		24129.17
Total Perm. FAR area (2.25)		24129.17
Residential FAR (100.00%)		24114.61
Proposed FAR Area		24114.61
Achieved Net FAR Area (2.25)		24114.61
Balance FAR Area (0.00)		14.56
BUILT UP AREA CHECK		
Proposed BuiltUp Area		38978.34
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		38993.34

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
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Units		Car		
			Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	80	-
TOWER C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	44	-
Total :			-	-	-	-	124	289

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	124	1705.00	289	3973.75
Visitor's Car Parking	13	178.75	0	0.00
Total Car	137	1883.75	289	3973.75
TwoWheeler	-	178.75	0	0.00
Other Parking	-	-	-	7952.84
Total			-	11926.59

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s REO SHELTERS LLP
#682, "TIARA" Bonsamarigala, 1st Stage, 9th "A" Main Road, Indiranagar, 1st Stage, Opp. Oriental Bank of Commerce Bengaluru -560038

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shantharam. N. R
V.S Associates, #4, R.R Mansion, 3rd Floor, 6th Cross, Ashokanagar, B.H.Road, Tumkur BCC/BL 2.3.35 /1995/02-03

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.

DRAWING TITLE :
TOWER - A, B & C
FIRST FLOOR PLAN
TYPICAL 2nd, 5th & 8th FLOOR PLAN

SHEET NO : 05 OF 08

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER A AND B (RESIDENTIAL)	1	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1006.54
TOWER C (RESIDENTIAL)	1	6906.79	209.38	6697.41	370.47	161.70	43.67	37.19	0.00	0.00	5984.38	5984.38	44	0.00
Grand Total:	2	40550.32	1571.98	38978.34	1294.11	573.30	131.01	549.62	443.72	11871.99	24114.60	24114.60	124.00	1006.54

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	JOINT DIRECTOR	DEPUTY DIRECTOR	DDA/ CHIEF PLANNER

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

HO - NORTH

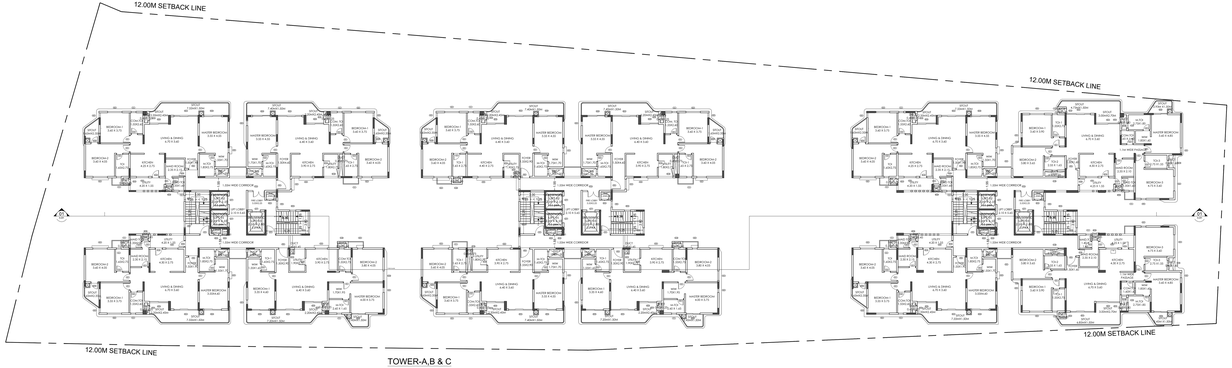
This is system generated report and does not require any signature.
Accuracy of Scrutiny Report and Drawing is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. We are not liable for any damages which may arise from use, or inability to use the Application.

TOWER-A,B & C

TYPICAL 3rd,6th & 9th FLOOR PLAN

LEVEL :+9.90M, +19.35M & +28.50M

NO OF UNITS: TOWER - A = 04 NOS
TOWER - B = 04 NOS
TOWER - C = 04 NOS
NO OF UNITS: 12 X 3 = 36 NOS



TOWER-A,B & C

TYPICAL 4th,7th & 10th FLOOR PLAN

LEVEL :+13.05M, +22.50M & +31.95M

NO OF UNITS: TOWER - A = 04 NOS
TOWER - B = 04 NOS
TOWER - C = 04 NOS
NO OF UNITS: 12 X 3 = 36 NOS

Block TOWER A AND B (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions (Areas in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Deductions From Gross Built(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking					
Terrace Floor	163.10	4.72	158.38	71.04	0.00	87.34	0.00	0.00	0.00	0.00	0.00	00	0.00	
Twelfth Floor	1527.22	32.38	1494.84	60.90	29.40	0.00	0.36	0.00	0.00	1409.38	1409.38	08	0.00	
Eleventh Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	1404.22	1404.22	08	0.00	
Tenth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	1406.84	1406.84	08	0.00	
Ninth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	1409.38	1409.38	08	0.00	
Eighth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	1404.22	1404.22	08	0.00	
Seventh Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	1406.84	1406.84	08	0.00	
Sixth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	1409.38	1409.38	08	0.00	
Fifth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	1404.22	1404.22	08	0.00	
Fourth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	1406.84	1406.84	08	0.00	
Third Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	1409.38	1409.38	08	0.00	
Second Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	1404.22	1404.22	08	0.00	
First Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	1406.84	1406.84	08	0.00	
Ground Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	1409.38	1409.38	08	0.00	
Total	18527.22	392.14	18135.08	732.84	353.40	87.34	4.32	0.00	0.00	17047.38	17047.38	96	0.00	
Total Number of Same Blocks	1													
Grand Total:	18527.22	392.14	18135.08	732.84	353.40	87.34	4.32	0.00	0.00	17047.38	17047.38	96	0.00	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	D2	0.90	2.10	288
TOWER A AND B (RESIDENTIAL)	D1	0.90	2.10	360
TOWER A AND B (RESIDENTIAL)	GD5	0.90	2.10	60
TOWER A AND B (RESIDENTIAL)	MD	1.20	2.10	80
TOWER A AND B (RESIDENTIAL)	GL2	1.45	2.40	02
TOWER A AND B (RESIDENTIAL)	SD7	1.80	2.10	19
TOWER A AND B (RESIDENTIAL)	SD6	2.00	2.10	38
TOWER A AND B (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER A AND B (RESIDENTIAL)	SD4	2.45	2.10	78
TOWER A AND B (RESIDENTIAL)	SD2	3.35	2.10	58
TOWER A AND B (RESIDENTIAL)	SD1	3.50	2.10	22

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	V1	0.60	1.20	80
TOWER A AND B (RESIDENTIAL)	W5	0.60	1.50	20
TOWER A AND B (RESIDENTIAL)	W4	1.20	1.30	20
TOWER A AND B (RESIDENTIAL)	W3	1.20	1.50	20
TOWER A AND B (RESIDENTIAL)	W2	1.80	1.50	51
TOWER A AND B (RESIDENTIAL)	W1	2.45	1.50	01

Block TOWER C (RESIDENTIAL)

Floor Name	Gross Built Up Area	Deductions (Areas in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Deductions From Gross Built(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)									
		Cutout		StairCase	Lift	Lift Machine	Substructure	Resi.					
Terrace Floor	81.55	2.36	79.19	35.52	0.00	43.67	0.00	0.00	0.00	00			
Twelfth Floor	891.33	18.18	873.14	30.45	14.70	0.00	3.36	827.63	827.63	04			
Ninth Floor	898.48	18.18	880.30	30.45	14.70	0.00	3.36	834.79	834.79	05			
Seventh Floor	891.94	18.18	873.76	30.45	14.70	0.00	3.36	828.25	828.25	04			
Sixth Floor	891.33	18.18	873.14	30.45	14.70	0.00	3.36	827.63	827.63	04			
Fifth Floor	898.48	18.18	880.30	30.45	14.70	0.00	3.36	834.79	834.79	05			
Fourth Floor	891.94	18.18	873.76	30.45	14.70	0.00	3.36	828.25	828.25	04			
Third Floor	891.33	18.18	873.14	30.45	14.70	0.00	3.36	827.63	827.63	04			
Second Floor	898.48	18.18	880.30	30.45	14.70	0.00	3.36	834.79	834.79	05			
First Floor	891.94	18.18	873.76	30.45	14.70	0.00	3.36	828.25	828.25	04			
Ground Floor	898.48	18.18	880.30	30.45	14.70	0.00	3.36	834.79	834.79	05			
Total	8906.79	209.38	8697.41	373.47	181.70	43.67	37.19	8264.38	8264.38	44			
Total Number of Same Blocks	1												
Grand Total:	8906.79	209.38	8697.41	373.47	181.70	43.67	37.19	8264.38	8264.38	44			

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	D2	0.90	2.10	240
TOWER C (RESIDENTIAL)	D1	0.90	2.10	219
TOWER C (RESIDENTIAL)	GD5	0.90	2.10	22
TOWER C (RESIDENTIAL)	MD	1.20	2.10	44
TOWER C (RESIDENTIAL)	SD7	1.80	2.10	22
TOWER C (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER C (RESIDENTIAL)	SD4	2.45	2.10	20
TOWER C (RESIDENTIAL)	SD3	3.00	2.10	22
TOWER C (RESIDENTIAL)	SD1	3.50	2.10	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	V1	0.60	1.20	44
TOWER C (RESIDENTIAL)	W5	0.60	1.50	11
TOWER C (RESIDENTIAL)	W2	1.80	1.50	44

Balcony Calculations Table

NAME	SIZE	AREA	TOTAL AREA
TOWER FLOOR PLAN	1.20 X 3.15 X 1.0 X 1	3.78	3.78
TYPICAL - SECOND, FIFTH & EIGHTH FLOOR PLAN	1.80 X 3.15 X 1.0 X 3	17.01	17.01
TYPICAL - THIRD, SIXTH & NINTH FLOOR PLAN	1.80 X 5.09 X 1.0 X 3	28.01	28.01
TYPICAL - FOURTH, SEVENTH & TENTH FLOOR PLAN	1.80 X 3.15 X 1.0 X 3	17.01	17.01
Total :	-	65.81	65.81

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. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.
   a) Consisting of "Tower - A, B & C(Block)" + 10 Upper Floors (Ten Upper Floors only)
   b) Consisting of "Tower - C,(BIP + GF + 10 Upper Floors (Ten Upper Floors only) .
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Common Two Basement Floor area reserved for car parking shall not be converted for any other Purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ede,R) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. The Architect / Engineer / Supervisor shall certify that he shall strictly adhere to the duties and responsibilities specified in Schedule a 4(IV (Bye-law No. 3.8) under sub section 1(-E (a) to (h).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" Isearing 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. The applicant should provide handicapped persons prescribed in schedule XI (Bye laws 887 31) of Building bye-laws 2003 and Government orders time to time shall be followed.
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 7.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The applicant shall install lift(s) of the capacity prescribed in schedule a4" (rule in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant 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 Owner / Builder / GPA holder / Developer shall sell the Built Up Area / FAR Area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KCECBC) 2018.
38. If the Applicant / Owner decide building construction against the sanctioned plan the action will be initiated according to BBMP Act a€" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for sending court cases in any court of law.
45. The applicant / owner / developer should not encroach the adjoining land belonging to others and should not claim any 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, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACDE/ENDLM (Hoodi/aug/ Hoodi/ec) Letter No. LD/955,E7,D/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 Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the construction workers welfare facilities being provided at the construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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 (BBMP)		VERSION NO.: 1.0.20
		VERSION DATE: 26/03/2025
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No.: PR/251422/24-25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 2799,
Nature of Sanction: NEW		City Survey No.: SY NO. 172, 182
Location: RING-III		Khata No. (As per Khata Extract): KATHA NO. 2799,
Building Line Specified as per Z.R.: Sampige Road		PID No. (As per Khata Extract): KATHA NO. 2799.
Zone: Mahadevapura		Locality / Street of the property: KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST, BENGALURU
Ward: Ward-150		
Planning District: 319-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12747.49
Deduction for NetPlot Area		
Road Widening Area		1416.40
Surrender Free of Cost		517.69
Khanijaland Area		607.02
Total :		2541.10
NET AREA OF PLOT	(A-Deductions)	10206.39
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5103.19
Proposed Coverage Area (25.28 %)		2580.27
Achieved Net coverage area (25.28 %)		2580.27
Balance coverage area left (24.72 %)		2522.92
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		24129.17
Total Perm. FAR area (2.25)		24129.17
Residential FAR (100.00%)		24114.61
Proposed FAR Area		24114.61
Achieved Net FAR Area (2.25)		24114.61
Balance FAR Area (0.00)		14.56
BUILT UP AREA CHECK		
Proposed BuiltUp Area		38978.34
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		38993.34

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
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	80	-
TOWER C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	44	-
Total :			-	-	-	-	124	289

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	124	1705.00	289	3973.75
Visitor's Car Parking	13	178.75	0	0.00
Total Car	137	1883.75	289	3973.75
TwoWheeler	-	178.75	0	0.00
Other Parking	-	-	-	7952.84
Total		2062.50		11926.59

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE :

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s RBD SHELTERS
#682, "TIARA" Bonsamarigala, 1st Stage, 9th "A" Main Road, Indiranagar, 1st Stage, Opp. Oriental Bank of Commerce Bengaluru -560038

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shantharam. N. R
V.S.Associates, #4, R.R.Mansion, 3rd Floor, 6th Cross, Ashokanagar, B.H.Road, Tumkur BCC/BL-2.3.35/.1080/02-03

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.

DRAWING TITLE :
TOWER - A, B & C
TYPICAL 3rd, 6th & 9th FLOOR PLAN
TYPICAL 4th, 7th & 10th FLOOR PLAN

SHEET NO : 06 OF 08

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking					
TOWER A AND B (RESIDENTIAL)	1	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1006.54
TOWER C (RESIDENTIAL)	1	9906.79	209.38	9697.41	370.47	181.70	43.67	37.19	0.00	0.00	9984.38	9984.38	44	0.00
Grand Total:	2	40550.32	1571.98	38978.34	1294.11	573.30	131.01	549.62	443.72	11871.99	24114.60	24114.60	124.00	1006.54

SANCTIONING AUTHORITY :

SENIOR ASSISTANT DIRECTOR / ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR

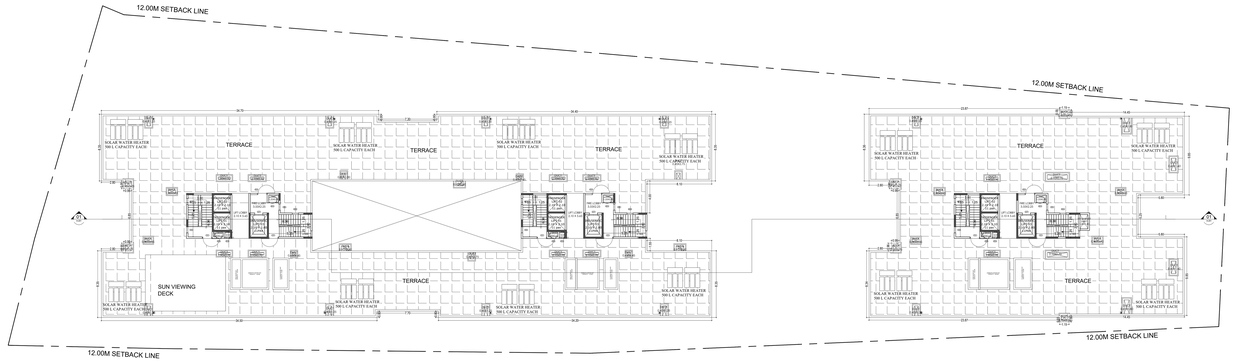
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - NORTH

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

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

UserDefinedMetric (2110.00 x 910.00MM)



TOWER-A,B & C
TERRACE FLOOR PLAN
LEVEL :+35.10M

Block TOWER A AND B (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	163.10	4.72	158.38	71.04	0.00	87.34	0.00	0.00	0.00	0.00	0.00	00	0.00	
Ground Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
First Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Second Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Third Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Fourth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Fifth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Sixth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Seventh Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Eighth Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Ninth Floor	1532.42	32.38	1500.04	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1409.38	1409.38	08	0.00
Tenth Floor	1527.22	32.34	1494.88	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1404.22	1404.22	08	0.00
Terrace Floor	1529.84	32.34	1497.50	60.90	29.40	0.00	0.36	0.00	0.00	0.00	1406.84	1406.84	08	0.00
Total	15215.10	881.92	14333.18	609.00	294.00	0.00	3.60	0.00	0.00	0.00	14039.58	14039.58	08	0.00
Stair Room Above Ground Floor	1648.52	130.65	1517.87	60.90	29.40	0.00	105.71	0.00	0.00	1015.81	1015.81	04	841.62	
First Floor Stair	5521.20	29.15	5492.05	91.35	46.10	0.00	168.36	221.88	5966.39	0.00	0.00	00	0.00	
Second Floor Stair	5519.12	25.45	5493.67	91.35	46.10	0.00	230.76	221.88	5955.90	0.00	0.00	00	0.00	
Total	30643.33	1362.60	29280.73	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1006.54	
Total Number of Same Blocks	1													
Total	30643.33	1362.60	29280.73	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1007	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	D2	0.90	2.10	298
TOWER A AND B (RESIDENTIAL)	D1	0.90	2.10	350
TOWER A AND B (RESIDENTIAL)	GD5	0.90	2.10	60
TOWER A AND B (RESIDENTIAL)	MD	1.20	2.10	80
TOWER A AND B (RESIDENTIAL)	GL2	1.45	2.40	02
TOWER A AND B (RESIDENTIAL)	SD7	1.80	2.10	19
TOWER A AND B (RESIDENTIAL)	SD6	2.20	2.10	58
TOWER A AND B (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER A AND B (RESIDENTIAL)	SD4	2.45	2.10	78
TOWER A AND B (RESIDENTIAL)	SD2	3.35	2.10	58
TOWER A AND B (RESIDENTIAL)	SD1	3.50	2.10	22

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A AND B (RESIDENTIAL)	V1	0.60	1.20	80
TOWER A AND B (RESIDENTIAL)	W5	0.60	1.50	20
TOWER A AND B (RESIDENTIAL)	W4	1.20	1.50	20
TOWER A AND B (RESIDENTIAL)	W3	1.20	1.50	20
TOWER A AND B (RESIDENTIAL)	W2	1.80	1.50	51
TOWER A AND B (RESIDENTIAL)	W1	2.45	1.50	01

Block TOWER C (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resi.				
Terrace Floor	81.55	2.36	79.19	35.52	0.00	43.67	0.00	0.00	0.00		00	00	
Ground Floor	891.32	18.18	873.14	30.45	14.70	0.00	3.36	827.63	827.63		04	04	
First Floor	898.48	18.18	880.30	30.45	14.70	0.00	3.36	834.79	834.79		04	04	
Second Floor	891.94	18.18	873.76	30.45	14.70	0.00	3.36	828.25	828.25		04	04	
Third Floor	891.32	18.18	873.14	30.45	14.70	0.00	3.36	827.63	827.63		04	04	
Fourth Floor	898.48	18.18	880.30	30.45	14.70	0.00	3.36	834.79	834.79		04	04	
Fifth Floor	891.94	18.18	873.76	30.45	14.70	0.00	3.36	828.25	828.25		04	04	
Sixth Floor	891.32	18.18	873.14	30.45	14.70	0.00	3.36	827.63	827.63		04	04	
Seventh Floor	898.48	18.18	880.30	30.45	14.70	0.00	3.36	834.79	834.79		04	04	
Eighth Floor	891.94	18.18	873.76	30.45	14.70	0.00	3.36	828.25	828.25		04	04	
Ninth Floor	891.32	18.18	873.14	30.45	14.70	0.00	3.36	827.63	827.63		04	04	
Tenth Floor	898.48	18.18	880.30	30.45	14.70	0.00	3.36	834.79	834.79		04	04	
Terrace Floor	891.94	18.18	873.76	30.45	14.70	0.00	3.36	828.25	828.25		04	04	
Total	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	9094.38	9094.38		44	0.00	
Total Number of Same Blocks	1												
Total	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	9094.38	9094.38		44	0.00	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	D2	0.90	2.10	240
TOWER C (RESIDENTIAL)	D1	0.90	2.10	219
TOWER C (RESIDENTIAL)	GD6	0.90	2.10	22
TOWER C (RESIDENTIAL)	MD	1.20	2.10	44
TOWER C (RESIDENTIAL)	SD7	1.85	2.10	22
TOWER C (RESIDENTIAL)	SD5	2.35	2.10	22
TOWER C (RESIDENTIAL)	SD4	2.45	2.10	20
TOWER C (RESIDENTIAL)	SD3	3.00	2.10	22
TOWER C (RESIDENTIAL)	SD1	3.50	2.10	44

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER C (RESIDENTIAL)	V1	0.60	1.20	44
TOWER C (RESIDENTIAL)	W5	0.60	1.50	11
TOWER C (RESIDENTIAL)	W2	1.80	1.50	44

Balcony Calculations Table

Name	SIZE	AREA	TOTAL AREA
TOWER FLOOR PLAN	1.20 X 3.15 X 1.0 X 1	3.30	3.30
TYPICAL - SECOND TIPIKAL EIGHTH FLOOR PLAN	1.80 X 15.15 X 1.0 X 2	10.54	12.34
TYPICAL - THIRD, SIXTH & NINTH FLOOR PLAN	1.80 X 5.09 X 1.0 X 3	20.61	29.01
	1.20 X 3.15 X 1.0 X 1	3.30	
TYPICAL - FOURTH, SEVENTH & TENTH FLOOR PLAN	1.80 X 15.15 X 1.0 X 2	10.54	12.34
Total	-	-	57.39

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. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.
   a) Consisting of "Tower - A, B & C(BP - UP + 10 Upper Floors (Ten Upper Floors only)
   b) Consisting of "Tower - C,(BP + GF + 10 Upper Floors (Ten Upper Floors only) .
2. Sanction is accorded for Residential Apartment use only. The use of the building shall not be deviated to any other use.
3. Common Two Basement Floor area reserved for car parking shall not be converted for any other Purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
10. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ede,D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Rain water harvesting structures as per the norms shall be built strictly adhere to the duties and responsibilities specified in Schedule a 4" IV (Bye-law No. 3.6) under sub section 1(-4) (a to b).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17-I of Bye-law No. 29 for the building.
24. Ramps for the physically handicapped persons prescribed in schedule IX (Bye laws 86" 31) of Building bye-laws 2003 and Government orders time to time shall be followed.
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 7.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two wheeler parking shall be provided as per the building bye-law.
30. The applicant shall provide Fire Safety measures as per the approved A" trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give information 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 Owner / Builder / Developer shall not sell / lease / mortgage the FAR / FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plot 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 (KCECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 4" 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The Owner / Builder / Developer shall not encroach / encroaching on Rajakaluve / Storm water drain / Nala / Buffer zone / Lake / Kharab land. Failure to comply with the above shall lead to cancellation of the sanction / permission without assigning any reason.
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, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

Special Condition as per Labour Department of Government of Karnataka vide ACDE/ENDLM
(Hosadaga Hoodike) Letter No. LD/65.ET.00/13, 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 Commencement Certificate. A copy of the same should be submitted to the concerned local Engineer in order to inspect the implementation of the welfare measures for the construction workers employed at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

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.

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Ramp	Parking	Resi.			
TOWER A AND B (RESIDENTIAL)	1	30643.53	1362.60	29280.93	923.64	411.60	87.34	512.43	443.72	11871.99	15030.22	15030.22	80	1006.54
TOWER C (RESIDENTIAL)	1	9906.79	209.38	9697.41	370.47	161.70	43.67	37.19	0.00	0.00	9094.38	9094.38	44	0.00
Grand Total:	2	40550.32	1571.98	38978.34	1294.11	573.30	131.01	549.62	443.72	11871.99	24114.60	24114.60	124.00	1006.54

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.20
		VERSION DATE: 26/03/2025
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward No: PR/251/22/24-25		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: KATHA NO. 2799,
Nature of Sanction: NEW		City Survey No.: SY NO. 172, 182
Location: RING-III		Khata No. (As per Khata Extract): KATHA NO. 2799,
Building Line Specified as per Z.R: Sampige Road		PID No. (As per Khata Extract): KATHA NO. 2799,
Zone: Mahadevapura		Locality / Street of the property: KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO. 150, BENGALURU EAST, BENGALURU
Ward: Ward-150		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12747.49
Deduction for NetPlot Area		
Road Widening Area		1416.40
Surrender Free of Cost		517.69
Kharabland Area		607.02
Total		2541.10
NET AREA OF PLOT	(A-Deductions)	10206.39
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5103.19
Proposed Coverage Area (25.28 %)		2580.27
Achieved Net coverage area (25.28 %)		2580.27
Balance coverage area left (24.72 %)		2522.92
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		24129.17
Total Perm. FAR area (2.25)		24129.17
Residential FAR (100.00%)		24114.61
Proposed FAR Area		24114.61
Achieved Net FAR Area (2.25)		24114.61
Balance FAR Area (0.00)		14.56
BUILT UP AREA CHECK		
Proposed BuiltUp Area		38978.34
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		38993.34

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
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER C (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER A AND B (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	80	-
TOWER C (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	44	-
Total :			-	-	-	-	124	289

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	124	1705.00	289	3973.75
Visitor's Car Parking	13	178.75	0	0.00
Total Car	137	1883.75	289	3973.75
TwoWheeler	-	178.75	0	0.00
Other Parking	-	-	-	7952.84
Total		2062.50		11926.59

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

M/s RBD SHELTERS
#682, "TIARA" Bismanangala, 1st Stage, 9th "A" Main Road, Indiranagar, 1st Stage, Opp. Oriental Bank of Commerce Bengaluru -560038

ARCHITECT./ENGINEER /SUPERVISOR 'S SIGNATURE

Shantytharu N. R
V.S.Associates, #4, R.R.Mansion, 3rd Floor, 6th Cross, Ashokanagar, B.H.Road, Tumkur BCC/BL-3.2.35/ /0805/02-03

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING ON KATHA NO. 2799, JUNNASANDRA VILLAGE, VARTHUR HOBLI, WARD NO.150, BENGALURU EAST, BENGALURU.

DRAWING TITLE :
TOWER - A, B & C
TERRACE FLOOR PLAN

SHEET NO : 07 OF 08

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	DEPUTY DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

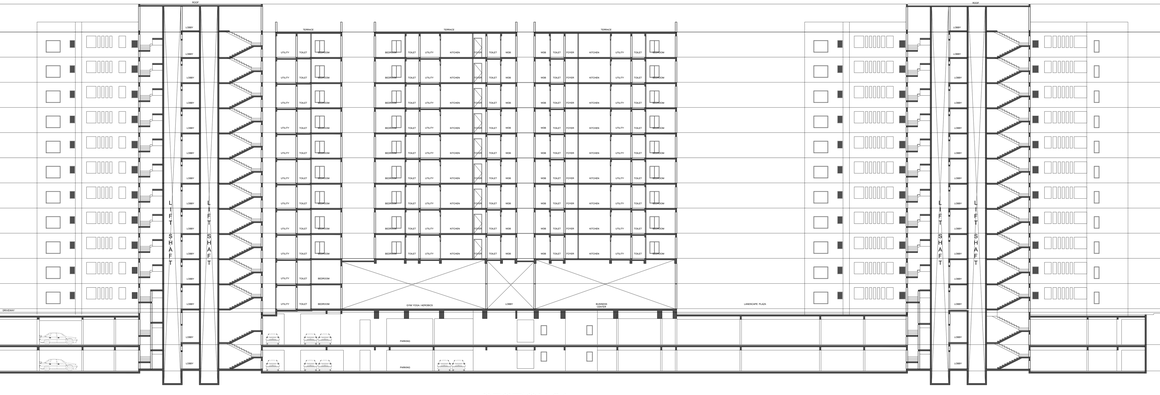
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO - NORTH

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

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

UserDefinedMetric (2110.00 x 910.00MM)


FFL +38.60M ROOF
FFL +35.10M TERRACE FLOOR
FFL +31.99M 10TH FLOOR
FFL +28.80M 9TH FLOOR
FFL +25.65M 8TH FLOOR
FFL +22.50M 7TH FLOOR
FFL +19.35M 6TH FLOOR
FFL +16.20M 5TH FLOOR
FFL +13.05M 4TH FLOOR
FFL +9.90M 3RD FLOOR
FFL +6.75M 2ND FLOOR
FFL +3.60M FIRST FLOOR
+/- 0.00 DRIVEWAY
FFL +0.45M GROUND FLOOR LOBBY
FFL +-4.05M BASEMENT 1 FLOOR
FFL -7.30M FFL 2 TO FFL 7 AREA FROM 2 FLOOR
LIFT SHAFT
LIFT SHAFT
LIFT SHAFT