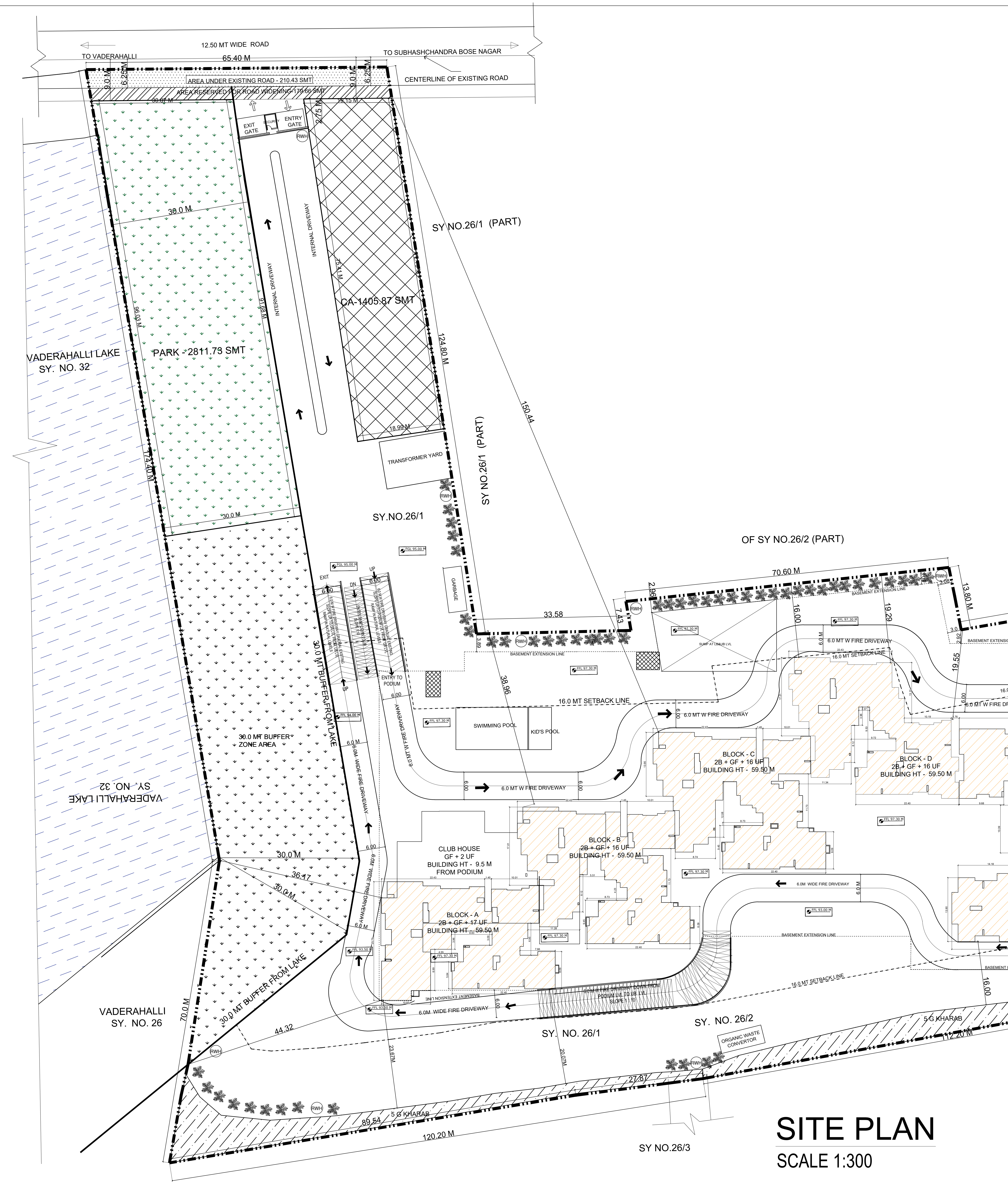

SITE PLAN

SCALE 1:300

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
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Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.22367.76 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total		9336.25		22367.76

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

SCALE : 1:300

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PRJ/11766/22-23	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE
Zone: Yelahanka	
Ward: Ward-004	
Planning District: 307-Yelahanka	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

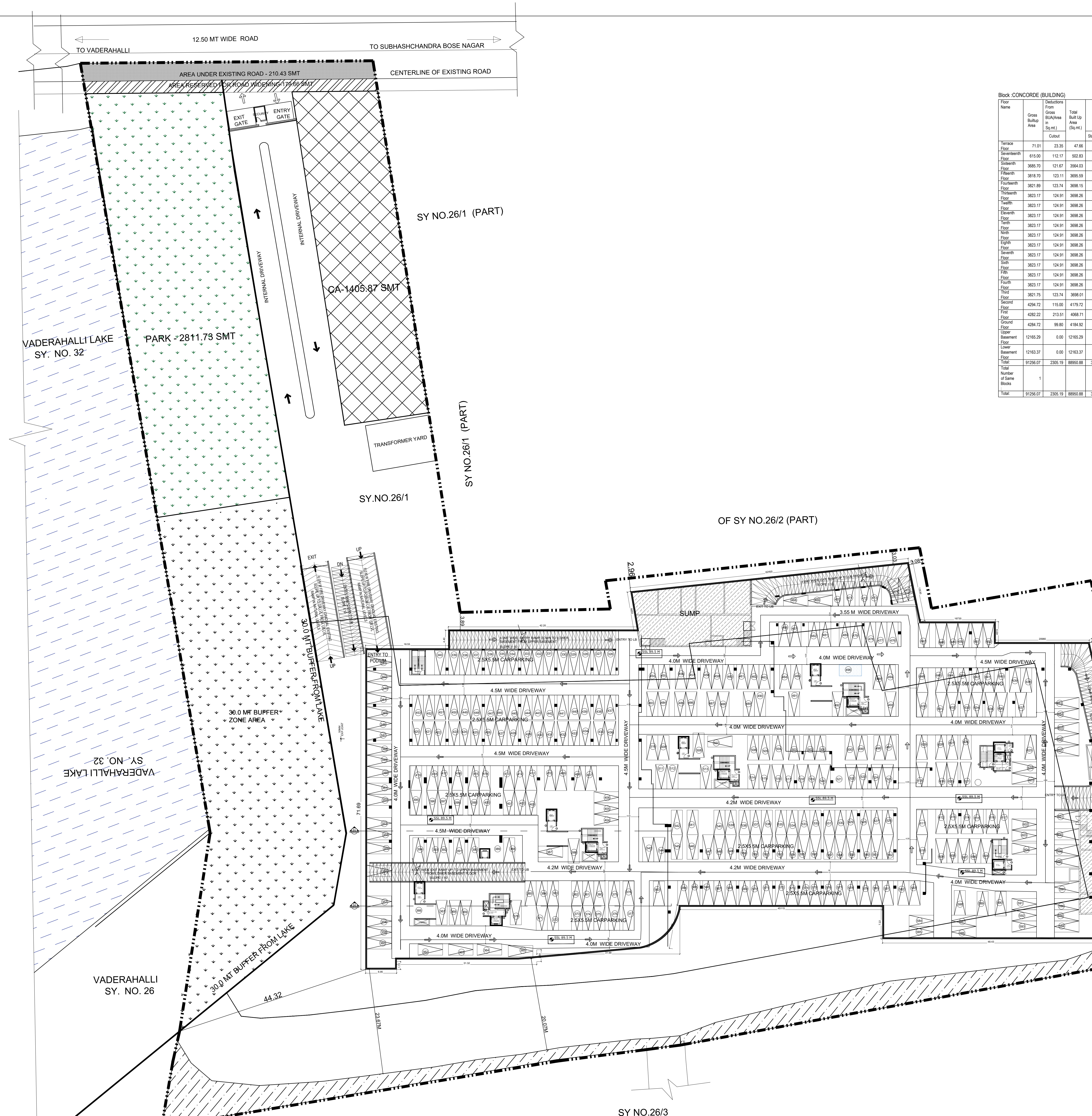
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

QR CODE



LOWER BASEMENT FLOOR PLAN

SCALE 1:300

SCALE : 1:300

Color Notes

COLOR INDEX	
PLOT BOUNDARY	■
ABUTTING ROAD	■
PROPOSED WORK (COVERAGE AREA)	■
EXISTING (To be retained)	■
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Block :CONCORDE (BUILDING)

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a).Consist of 2Basement + 1Ground + 17 UF only

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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.

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total	9336.25		22367.76	

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : LOWER BASEMENT FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

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

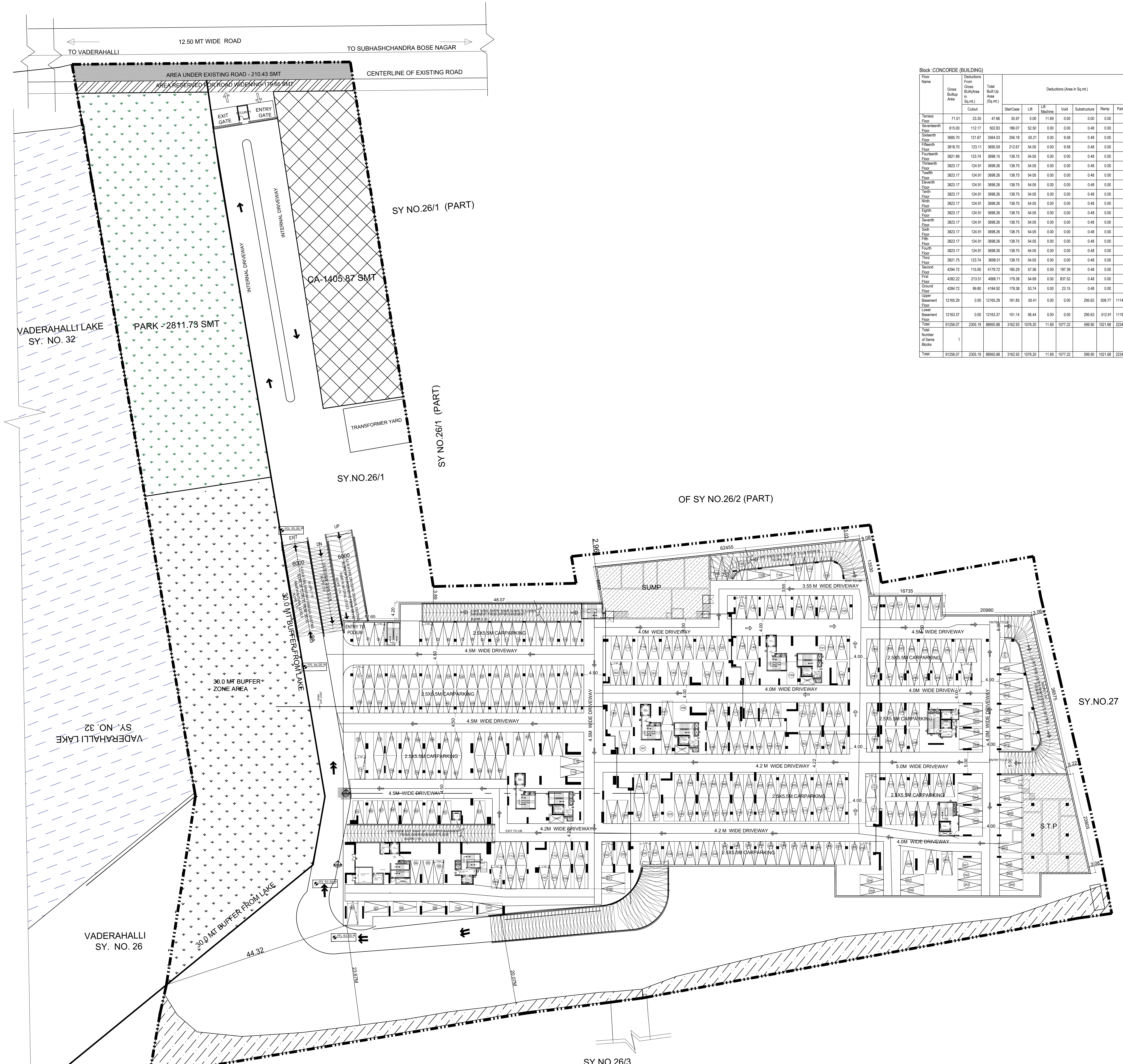
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)



UPPER BASEMENT FLOOR PLAN

SCALE 1:300

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	0.00	2996.64	2996.64	31	251.33
Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
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33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total	9336.25		22367.76	

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

SCALE : 1:300

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Date :

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : UPPER BASEMENT FLOOR PLAN

SHEET NO : 3

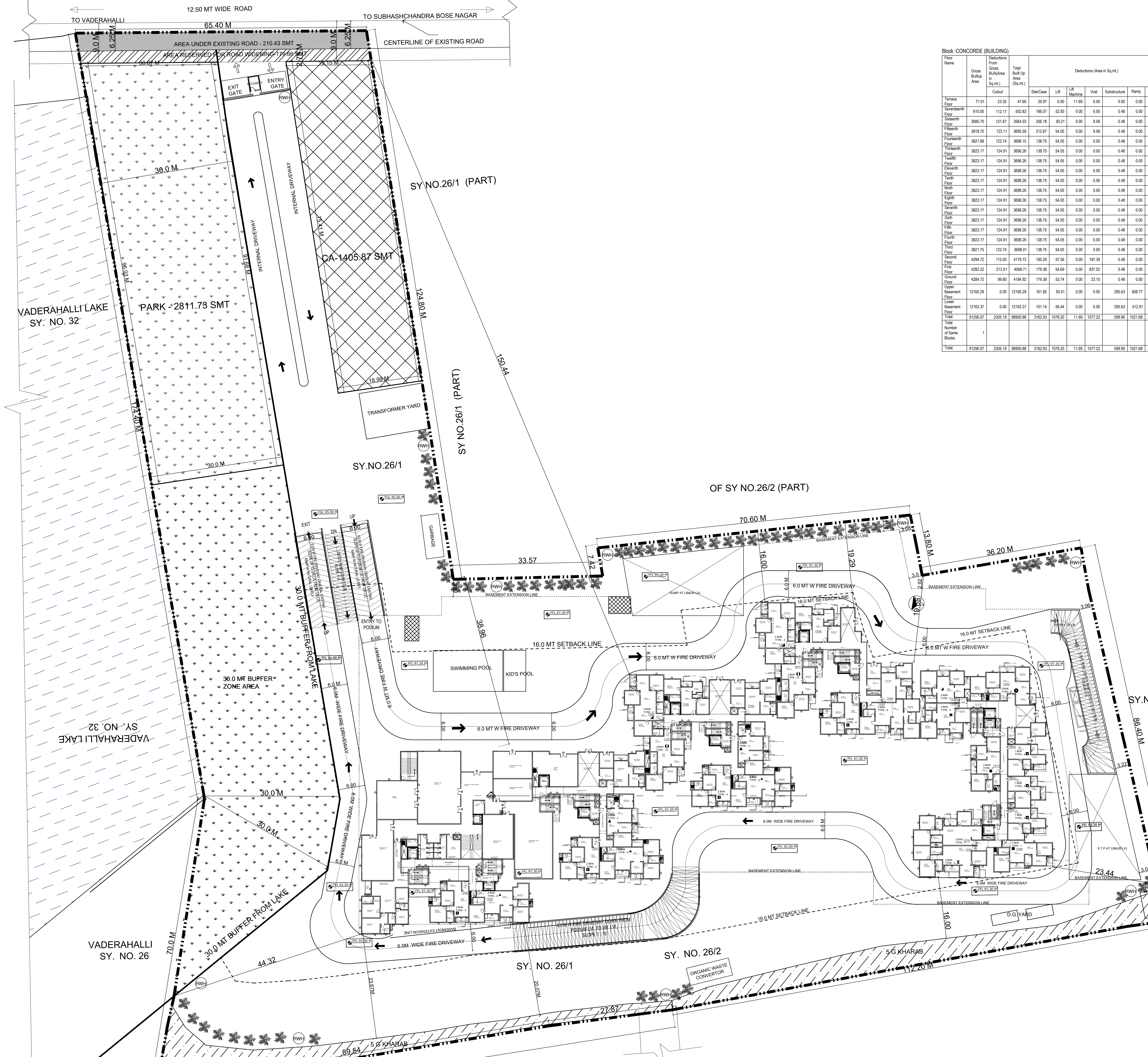
SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23



GROUND FLOOR PLAN

SCALE 1:300

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

SCALE : 1:300

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	0.00	2996.64	2996.64	31	251.33
Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only

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

3.22367.76 area reserved for car parking shall not be converted for any other purpose.

4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€" IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

18.The building shall be constructed under the supervision of a registered structural engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€" 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

29.Two-wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

Note:

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

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

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

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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.

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Color Notes

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

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Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
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Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
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Ward: Ward-004		
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Achieved BuiltUp Area		89099.40

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total		9336.25		22367.76

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4

SANCTIONING AUTHORITY :			
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	0.00	2996.64	2996.64	31	251.33
Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
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CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only

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

3.22367.76 area reserved for car parking shall not be converted for any other purpose.

4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

18.The building shall be constructed under the supervision of a registered structural engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

29.Two-wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

Note:

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

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

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

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

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

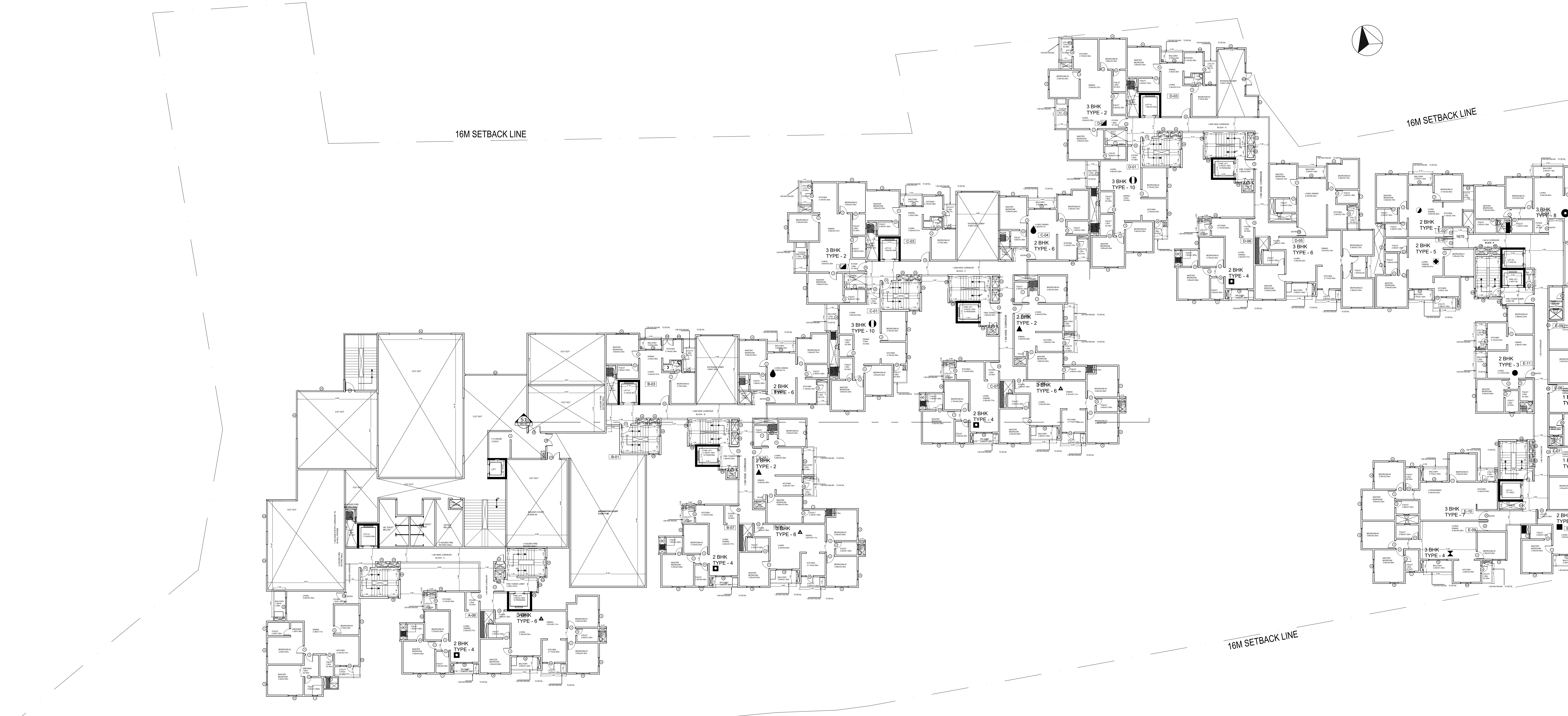
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

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

SCALE : 1:150



FIRST FLOOR PLAN

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

Block :CONCORDE (BUILDING)

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
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Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
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Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total		9336.25		22367.76

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.22367.76 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

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

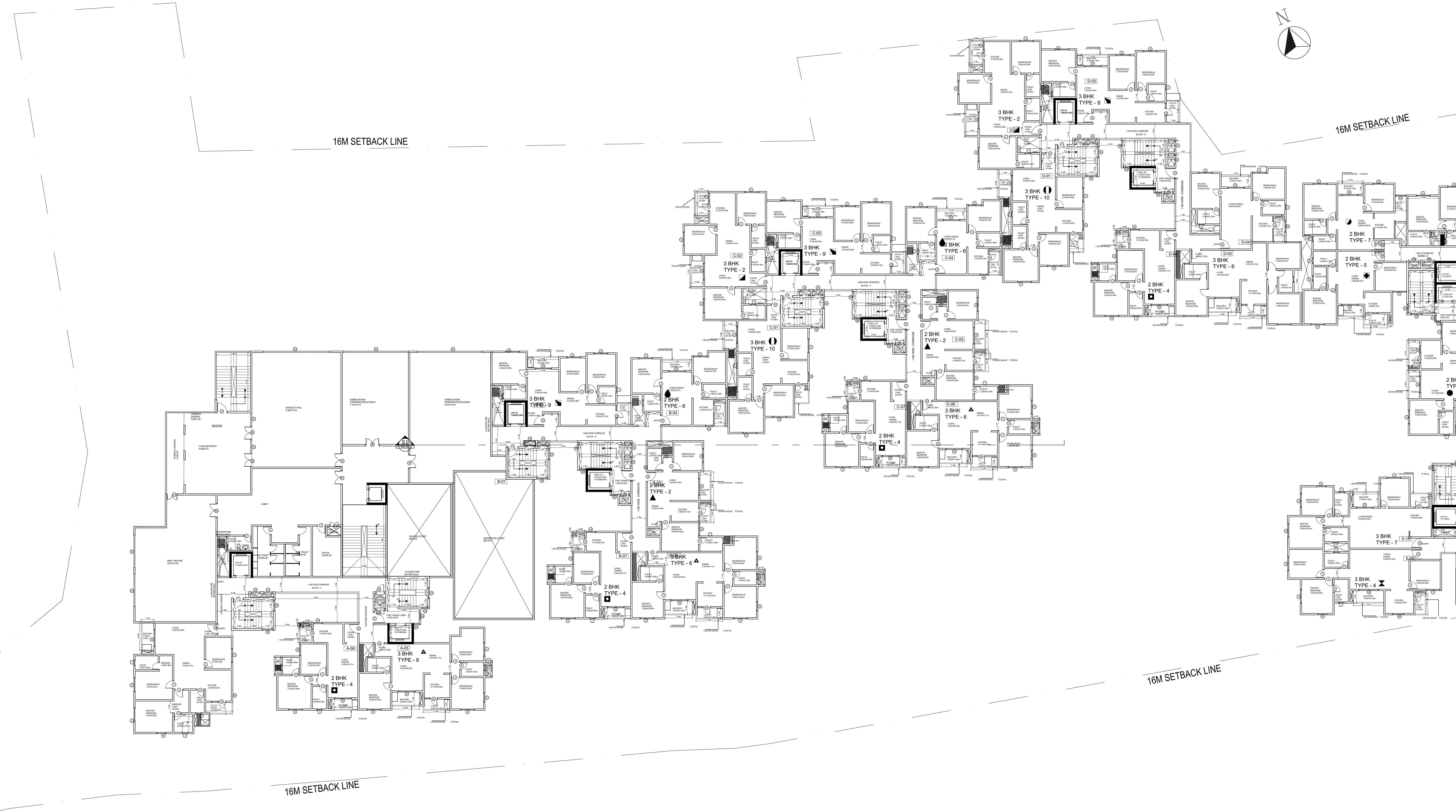
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCALE : 1:150



SECOND FLOOR PLAN

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : SECOND FLOOR PLAN

SHEET NO : 6

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
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Total		9336.25		22367.76

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only

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

3.22367.76 area reserved for car parking shall not be converted for any other purpose.

4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

18.The building shall be constructed under the supervision of a registered structural engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

29.Two-wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

Note:

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

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

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

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

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

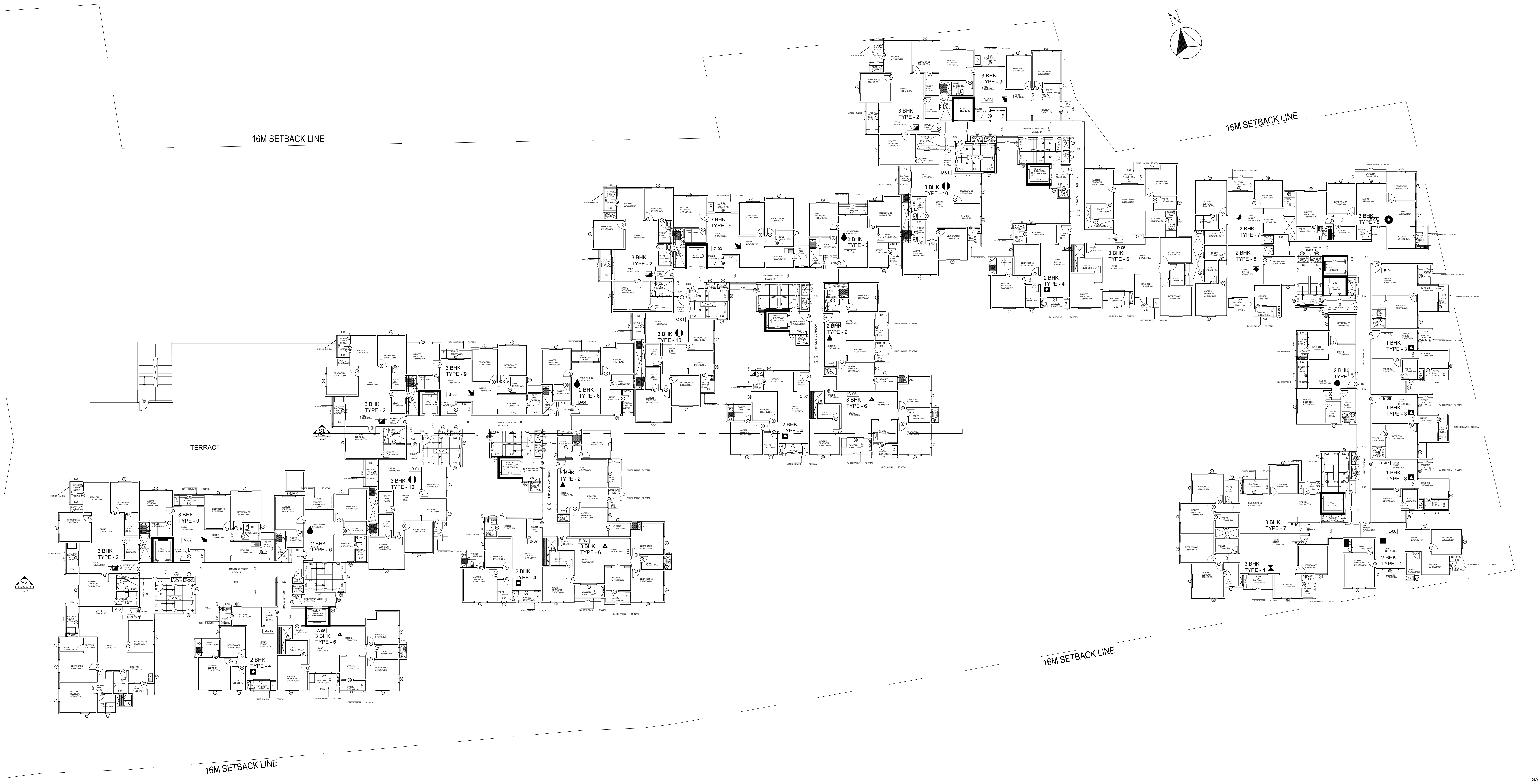
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

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

SCALE : 1:150



THIRD FLOOR PLAN

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : THIRD FLOOR PLAN

SHEET NO : 7

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	0.00	2996.64	2996.64	31	251.33
Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total		9336.25		22367.76

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
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	VERSION DATE: 09/12/2022	
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Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
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Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
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Balance FAR Area (0.02)		447.33
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Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

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a).Consist of 2Basement + 1Ground + 17 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.22367.76 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
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20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

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

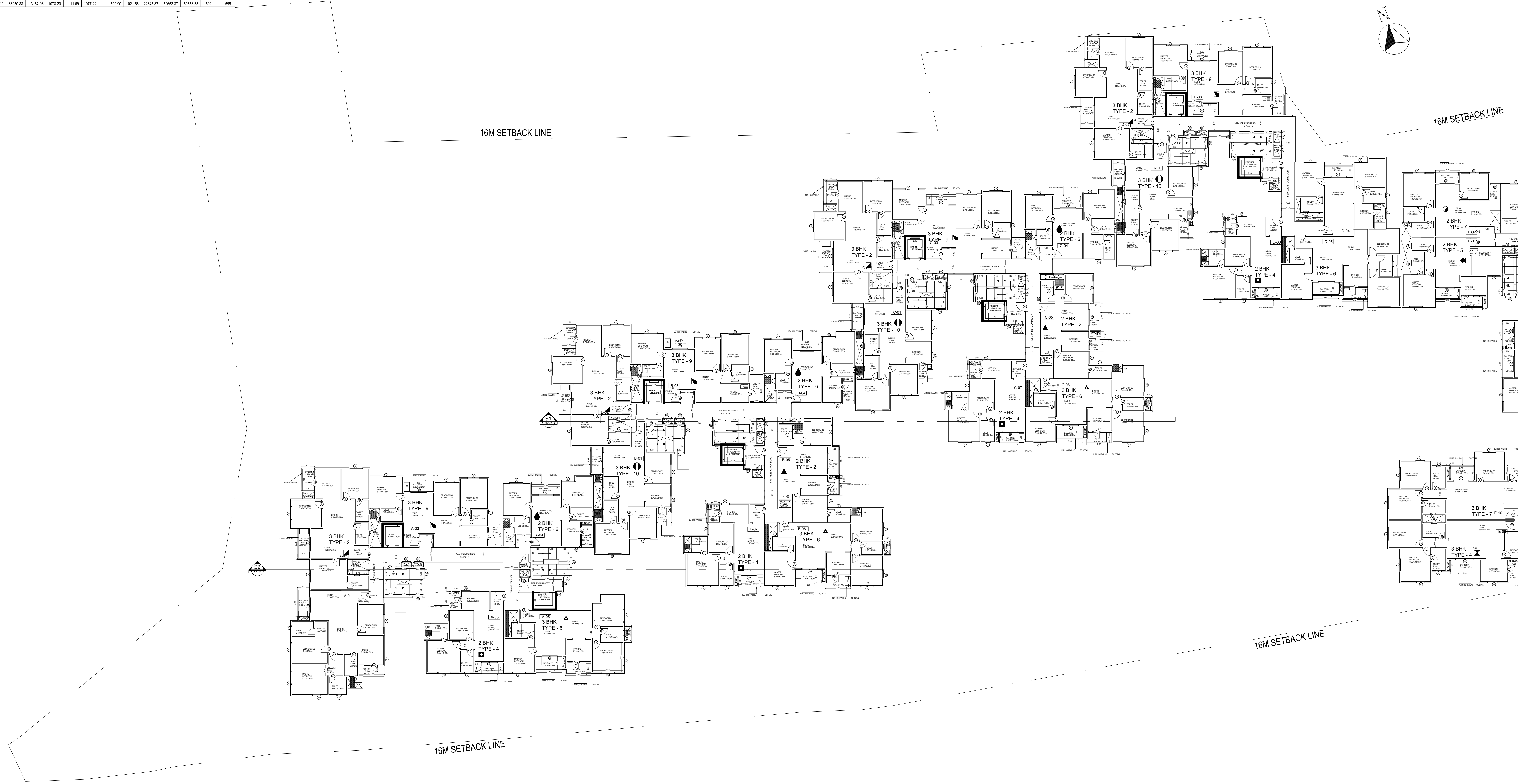
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCALE : 1:150



TYPICAL FLOOR PLAN

4th to 13th floor SCALE 1:150

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : TYPICAL 4TH TO 13TH FLOOR PLAN

SHEET NO : 8

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	0.00	2996.64	2996.64	31	251.33
Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total		9336.25		22367.76

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only

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

3.22367.76 area reserved for car parking shall not be converted for any other purpose.

4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& 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

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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.

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

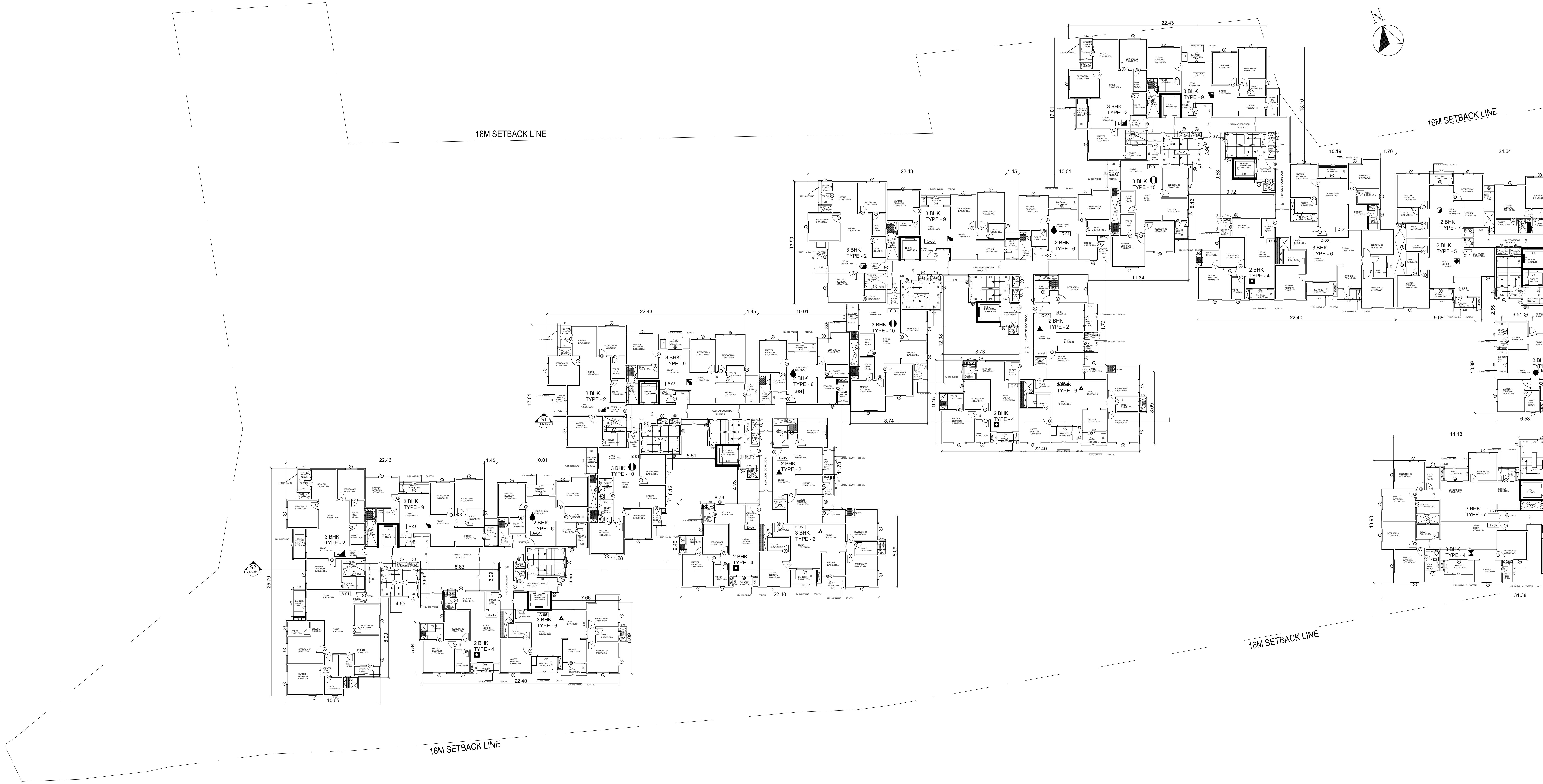
1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.

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

SCALE : 1:150



14TH FLOOR PLAN SCALE 1:150

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : 14TH FLOOR PLAN

SHEET NO : 9

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
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Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	0.00	2996.64	2996.64	31	251.33
Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total	9336.25		22367.76	

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.22367.76 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
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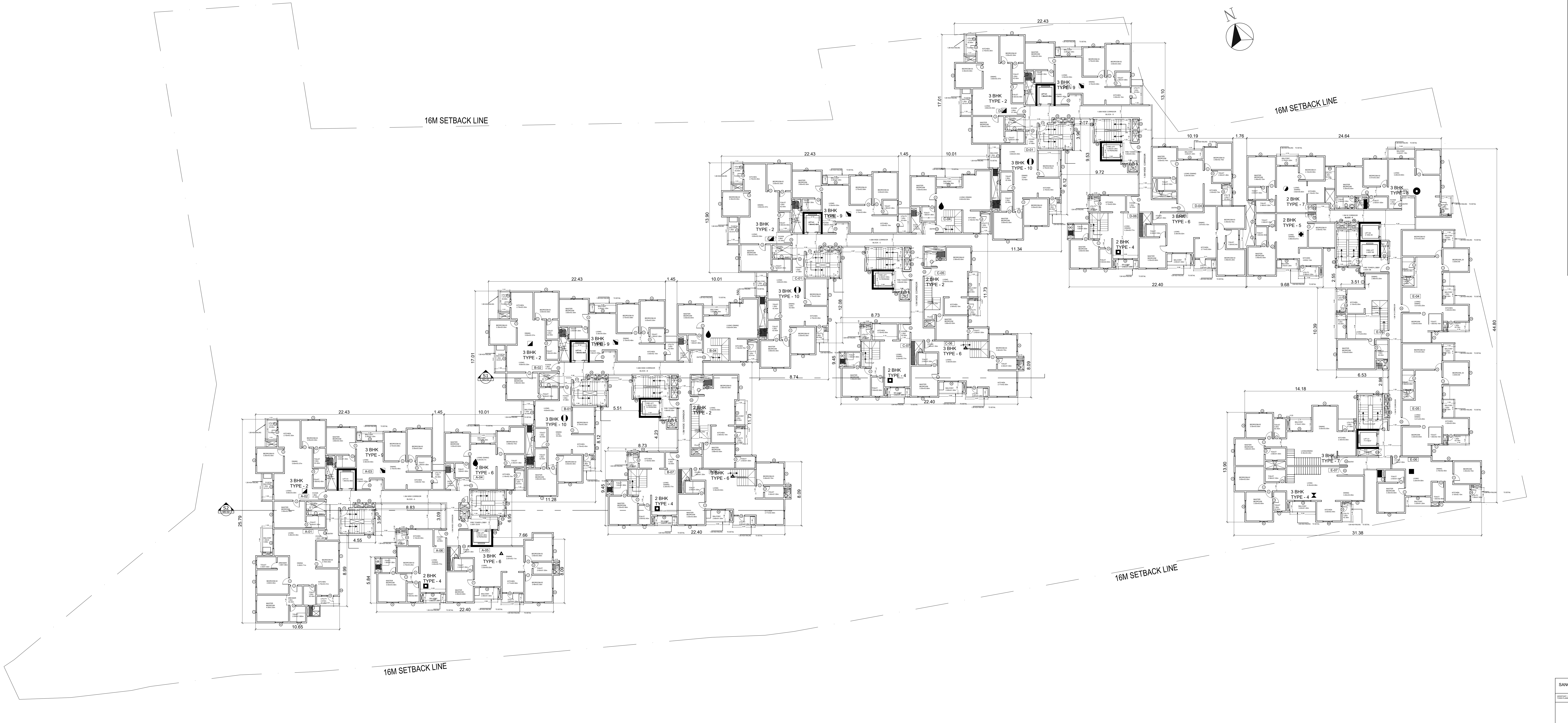
SCALE : 1:150



15th FLOOR SCALE 1:150

UserDefinedMetric (900.00 x 2000.00MM)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : 15TH FLOOR PLAN

SHEET NO : 10

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

Block :CONCORDE (BUILDING)

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
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Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	0.00	2996.64	2996.64	31	251.33
Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total	9336.25		22367.76	

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.22367.76 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

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

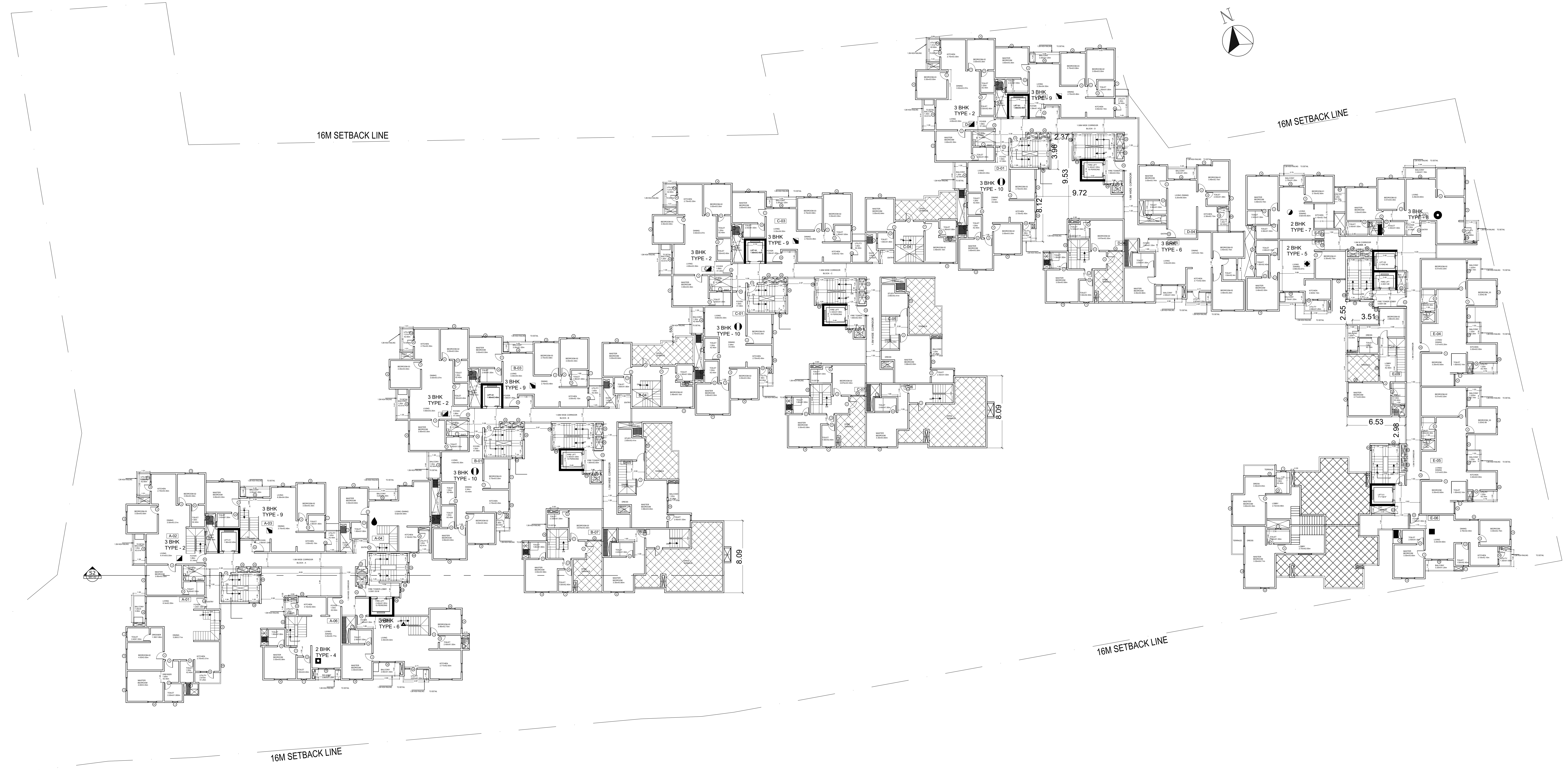
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCALE : 1:150



16th FLOOR SCALE 1:150

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : 16TH FLOOR PLAN

SHEET NO : 11

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
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	Total :		-	-	-	-	565	657

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Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
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CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
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SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.22367.76 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

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

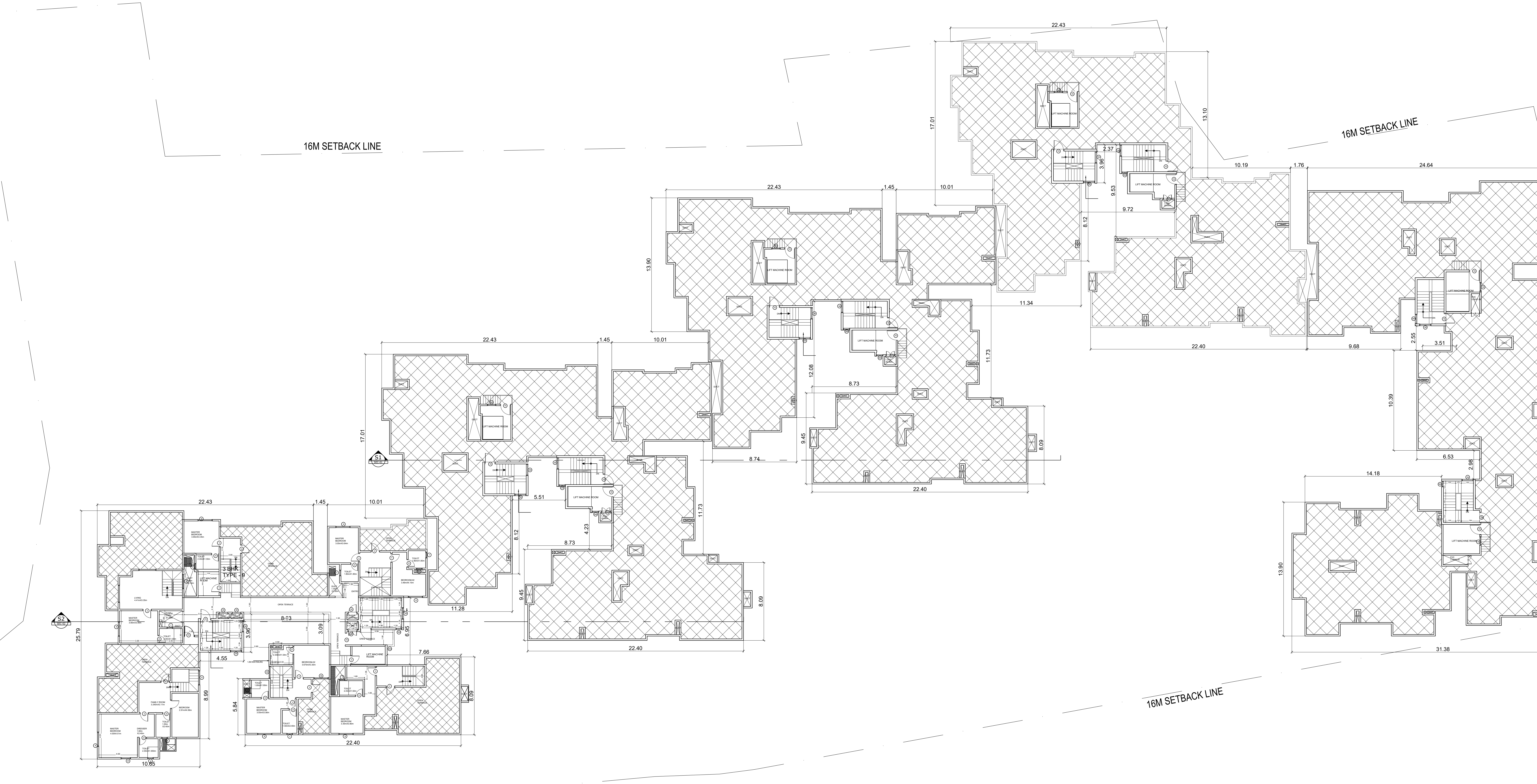
44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCALE : 1:150



17th /TERRACE FLOOR

16M SETBACK LINE

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : 17TH FLOOR PLAN

SHEET NO : 12

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	0.00	2996.64	2996.64	31	251.33
Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total		9336.25		22367.76

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
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CONCORDE (BUILDING)	KW2	0.75	1.20	17
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Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
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Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
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BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

SCALE : 1:150

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only

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

3.22367.76 area reserved for car parking shall not be converted for any other purpose.

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

6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.

7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.

10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.

11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

12.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.

13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.

15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.

16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.

17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€“ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).

18.The building shall be constructed under the supervision of a registered structural engineer.

19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.

20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.

21.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.

22.Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.

23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€“ 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).

28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

29.Two-wheeler parking shall be provided as per the building bye-law.

30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.

Note:

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

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

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

4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.

38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€“ 2020.

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question.

42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.

43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.

45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.

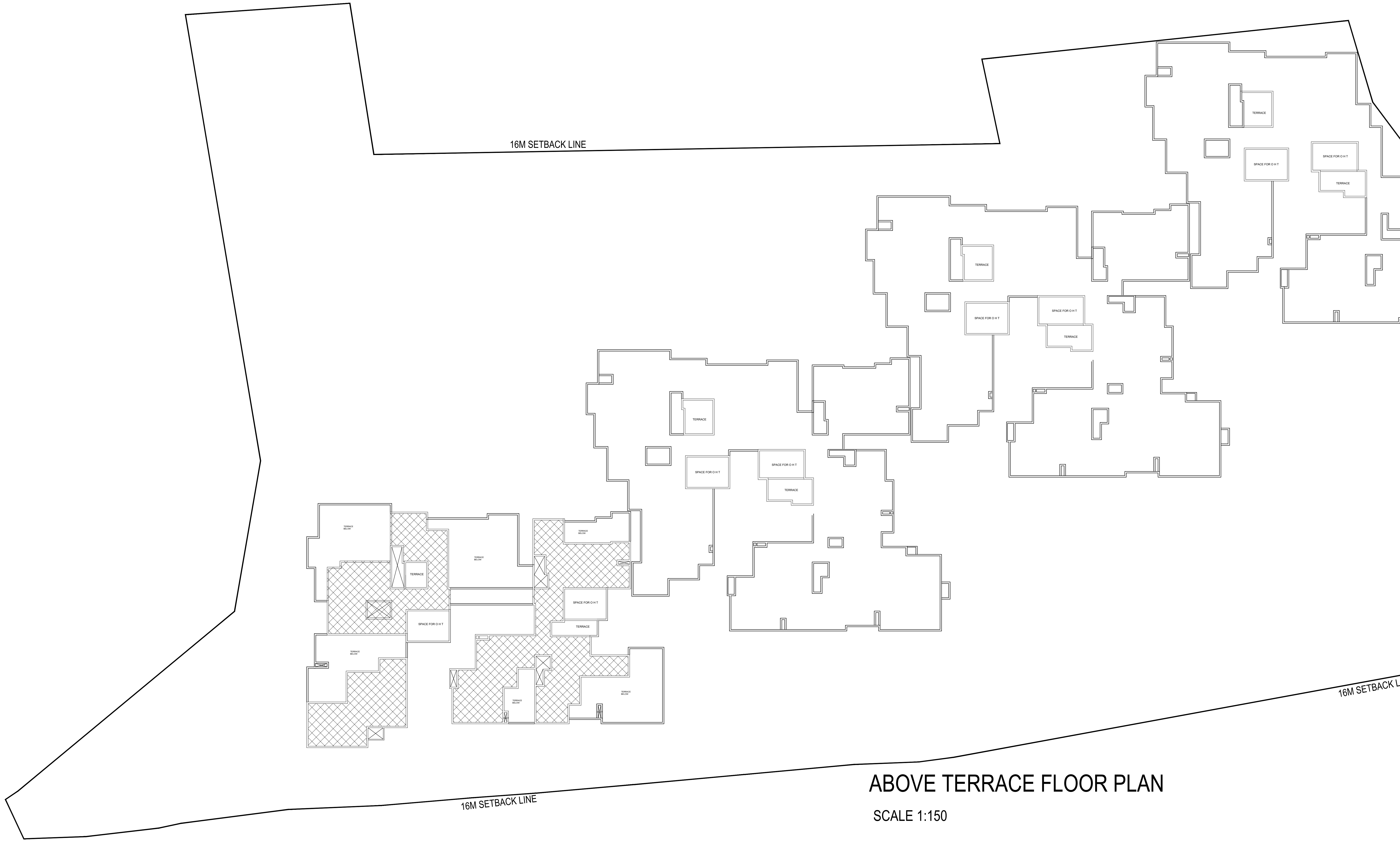
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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 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.t 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"



ABOVE TERRACE FLOOR PLAN

SCALE 1:150

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : ABOVE TERRACE FLOOR PLAN

SHEET NO : 13

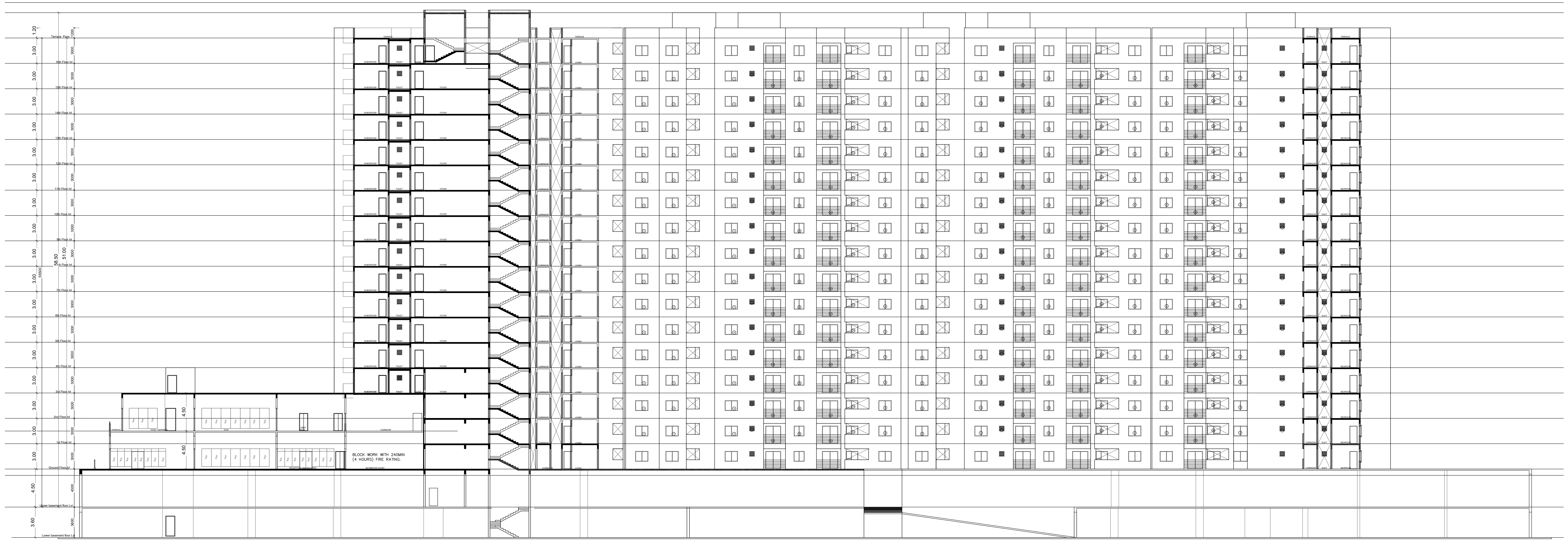
SANCTIONING AUTHORITY :

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

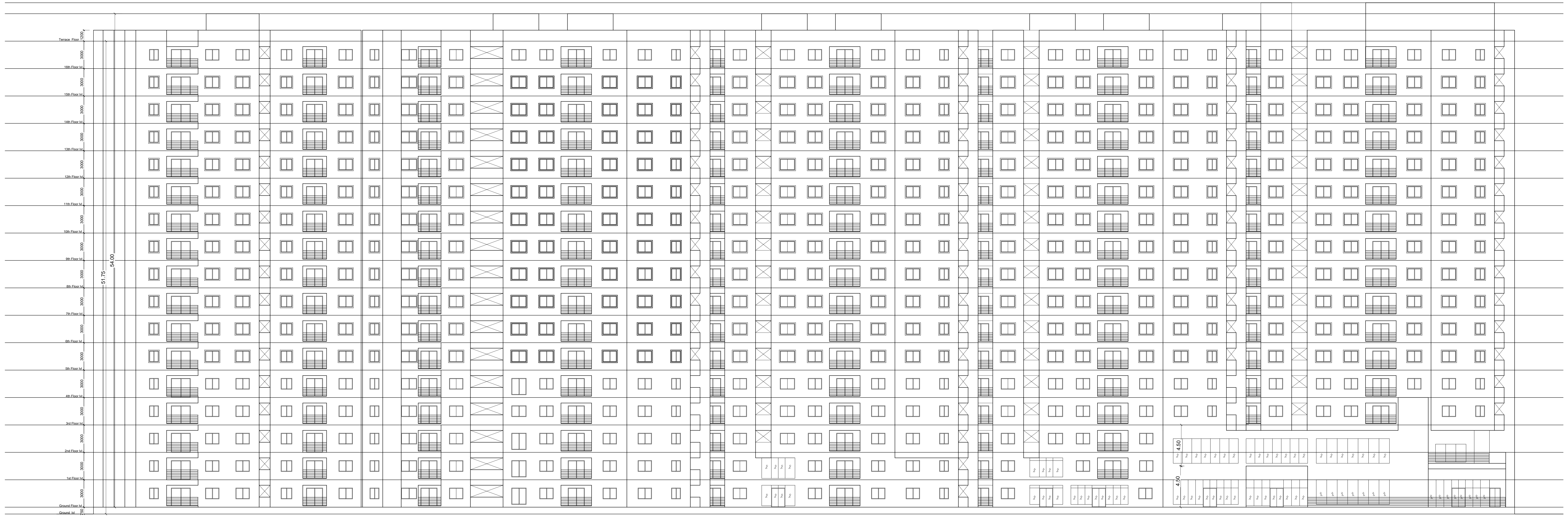
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23



SECTION AT 01 SCALE 1:150



FRONT ELEVATION SCALE 1:150

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)

SCALE : 1:150

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total		9336.25		22367.76

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	0.00	2996.64	2996.64	31	251.33
Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : SECTION AND ELEVATION

SHEET NO : 14

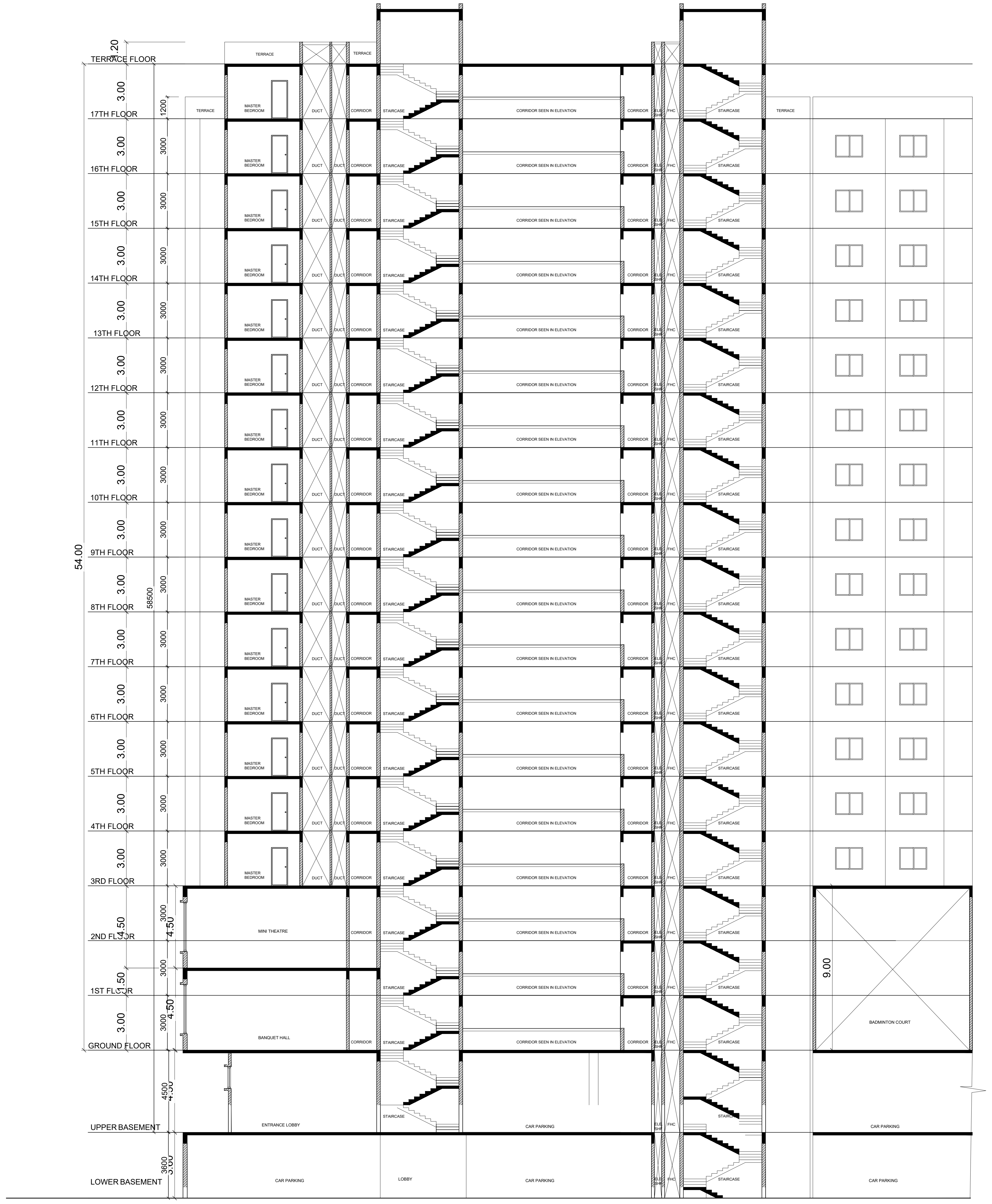
SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23



SECTION AT 02

Block :CONCORDE (BUILDING)

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	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.35	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	615.00	112.17	502.83	186.07	52.50	0.00	0.00	0.48	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	256.18	50.21	0.00	9.58	0.48	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	212.67	54.05	0.00	9.58	0.48	0.00	0.00	3418.81	3418.81	35	242.84
Fourteenth Floor	3821.89	123.74	3698.15	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.87	3504.87	35	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Twelfth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eleventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Tenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Ninth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Eighth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Seventh Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Sixth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fifth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Fourth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.98	3504.98	37	242.24
Third Floor	3821.75	123.74	3698.01	138.75	54.05	0.00	0.00	0.48	0.00	0.00	3504.73	3504.73	37	242.09
Second Floor	4294.72	115.00	4179.72	185.29	57.56	0.00	197.39	0.48	0.00	0.00	3739.00	3739.00	32	925.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	0.00	2996.64	2996.64	31	251.33
Ground Floor	4284.72	99.80	4184.92	179.38	53.74	0.00	23.15	0.48	0.00	0.00	3928.17	3928.17	29	1384.06
Upper Basement Floor	12165.29	0.00	12165.29	161.85	50.41	0.00	0.00	295.63	508.77	11148.63	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	295.63	512.91	11197.25	0.00	0.00	00	0.00
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Total Number of Same Blocks :	1													
Total:	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 292/26/1, 26/2 , CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE, Bangalore.

a).Consist of 2Basement + 1Ground + 17 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.22367.76 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, 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 / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains.
The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

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

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) 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 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.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCALE : 1:100

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/11766/22-23	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 292/26/1, 26/2	
Nature of Sanction: NEW	City Survey No.: 26/1 and 26/2	
Location: RING-III	Khata No. (As per Khata Extract): 292/26/1, 26/2	
Building Line Specified as per Z.R: NA	Locality / Street of the property: CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE	
Zone: Yelahanka		
Ward: Ward-004		
Planning District: 307-Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	29129.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharabland Area		1011.71
Total		1191.37
NET AREA OF PLOT	(A-Deductions)	27937.65
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharabland Area		1011.71
Total		2597.24
BALANCE AREA OF PLOT	(A-Deductions)	26531.78
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		14592.48
Proposed Coverage Area (15.77 %)		4184.93
Achieved Net coverage area (15.77 %)		4184.93
Balance coverage area left (39.23 %)		10407.55
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		60100.75
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		60100.75
Residential FAR (100.00%)		59653.42
Proposed FAR Area		59653.42
Achieved Net FAR Area (2.23)		59653.42
Balance FAR Area (0.02)		447.33
BUILT UP AREA CHECK		
Proposed BuiltUp Area		88950.88
Substructure Area Add in BUA (Layout Lvl)		148.52
Achieved BuiltUp Area		89099.40

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
CONCORDE (BUILDING)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
CONCORDE (BUILDING)	Residential	Apartment	0 - 50	2	-	1	27.5	-
			50 - 225	1	-	1	537	-
	Total :		-	-	-	-	565	657

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	565	7768.75	657	9033.75
Visitor's Car Parking	57	783.75	0	0.00
Total Car	622	8552.50	657	9033.75
TwoWheeler	-	783.75	0	0.00
Other Parking	-	-	-	13334.01
Total	9336.25		22367.76	

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	Void	SubStructure	Ramp	Parking	Resi.			
CONCORDE (BUILDING)	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592	5951.37
Grand Total:	1	91256.07	2305.19	88950.88	3162.93	1078.20	11.69	1077.22	599.90	1021.68	22345.87	59653.37	59653.38	592.00	5951.37

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	D1	0.80	2.10	1383
CONCORDE (BUILDING)	KD	0.80	2.10	503
CONCORDE (BUILDING)	D	0.90	2.10	1531
CONCORDE (BUILDING)	ED	1.07	2.10	564
CONCORDE (BUILDING)	ED1	1.39	2.10	02
CONCORDE (BUILDING)	DW	1.40	2.10	67
CONCORDE (BUILDING)	GD1	1.50	2.10	27
CONCORDE (BUILDING)	GD	1.50	2.10	09
CONCORDE (BUILDING)	SD	1.80	2.10	571

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
CONCORDE (BUILDING)	V	0.60	0.60	841
CONCORDE (BUILDING)	KW2	0.75	1.20	17
CONCORDE (BUILDING)	KW	1.00	1.20	117
CONCORDE (BUILDING)	W1	1.00	1.20	68
CONCORDE (BUILDING)	W2	1.20	1.20	46
CONCORDE (BUILDING)	KW1	1.20	1.20	136
CONCORDE (BUILDING)	W	1.50	1.20	959

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
Mr.H A Srikanth and Mr.H.A.Shashikanth Represented by their GPA Holder M/s. Concorde Housing Corporation Private Limited, Rep By Its Director Mr.B.S.Nesara and Mr.R.G.Anil. No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bengaluru.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhudevi nilaya, 2nd main road, kalyananagar. No.26, Bhudevi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-3672/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 292/26/1, 26/2, SY.NO.26/1 AND 26/2, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : SECTION AT 02

SHEET NO : 15

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by V RAKESH KUMAR
Date: 29 Nov 2023 18:03:10
Project No.:PRJ/11766/22-23IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Addl.Dir/JDNORTH/0081/22-23

UserDefinedMetric (900.00 x 2000.00MM)

UserDefinedMetric (900.00 x 1594.00MM)