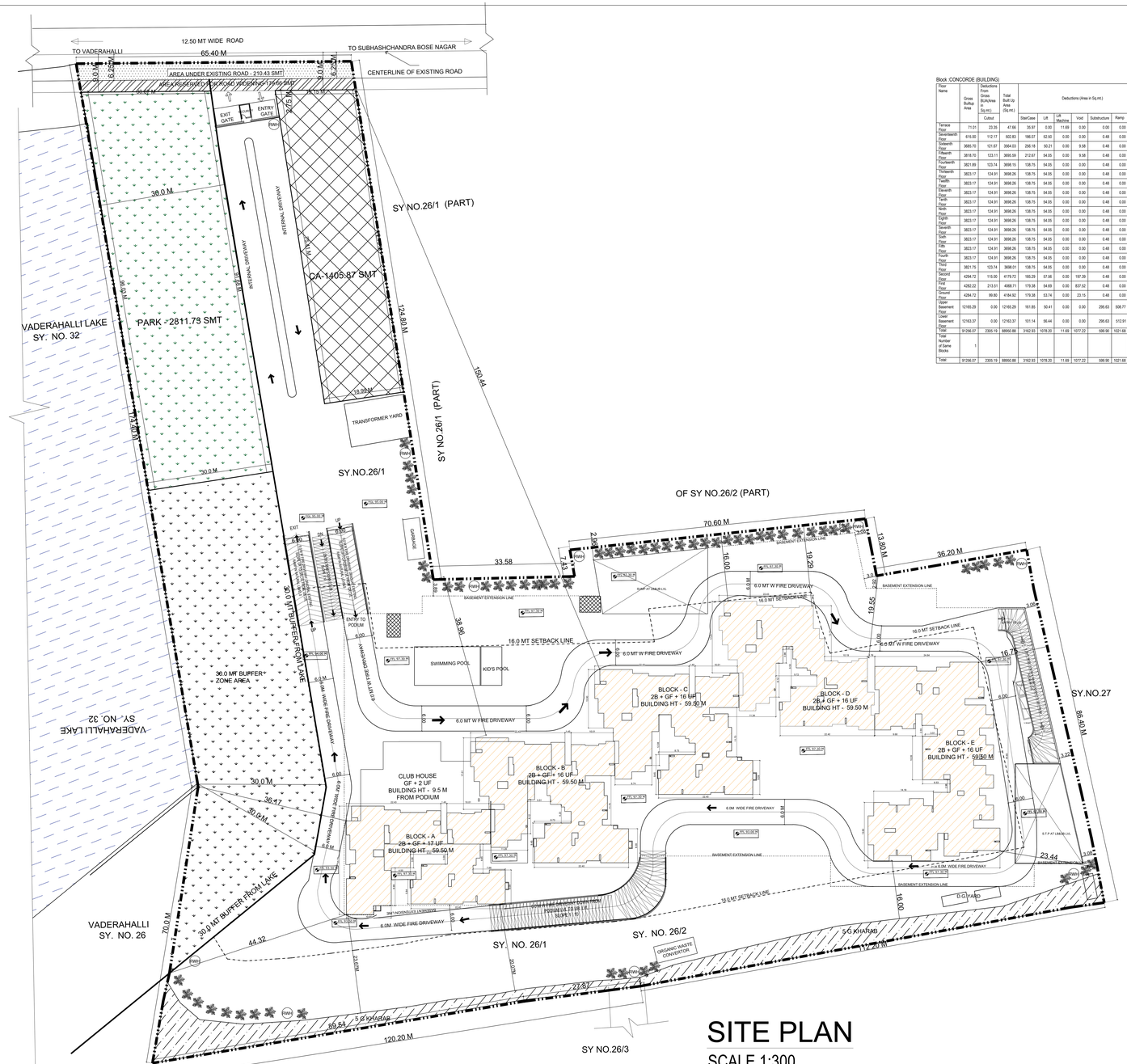

SITE PLAN

SCALE 1:300

Block :CONCORDE (BUILDING)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA(Area Sq.mt.)	Cutout	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
					StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.			
Terrace Floor	71.01	23.36	47.66	35.97	0.00	11.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Seventeenth Floor	616.00	112.17	502.83	986.07	52.50	0.00	0.00	0.48	0.00	0.00	0.00	263.78	263.78	00	0.00
Sixteenth Floor	3685.70	121.67	3564.03	258.18	50.21	0.00	9.58	0.48	0.00	0.00	0.00	3247.57	3247.58	23	241.12
Fifteenth Floor	3818.70	123.11	3695.59	213.67	54.05	0.00	9.58	0.48	0.00	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	0.00	3504.87	3504.87	36	242.07
Thirteenth Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	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	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	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	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	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	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	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	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	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	0.00	3504.98	3504.98	37	242.24
Third Floor	3823.17	124.91	3698.26	138.75	54.05	0.00	0.00	0.48	0.00	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	187.39	0.48	0.00	0.00	0.00	3739.00	3739.00	32	825.46
First Floor	4282.22	213.51	4068.71	179.38	54.69	0.00	837.52	0.48	0.00	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	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	296.63	508.77	1114.83	0.00	0.00	0.00	00	0.00
Lower Basement Floor	12163.37	0.00	12163.37	101.14	56.44	0.00	0.00	296.63	512.91	11197.25	0.00	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 262/261, 262 CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI BANGALORE NORTH TALUK, BANGALOR E, 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 ZONET IN 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 board and displayed in a place of the premises open to inspection by the public.
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
or unlawful incidents arising during the time of construction.
10 The applicant shall not stock any building materials / debris on footpath or on roads or on
drains.
The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common
facility areas, which shall be accessible to all the tenants and occupants.

12 The applicant shall provide a space for locating
the distribution transformers & associated
equipment as per K.E.R.C.(Sub.0) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 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
writing and if the same is repeated the registration of 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 IA" IV (Bye-law No. 3.6) under sub section 1V-A of (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 (part 1) 2002 of
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 34" 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
physically handicapped persons. Ensure that the 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 nuisance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and
inorganic waste and should be processed in the Recycling processing unit installed at site for its
re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above
built-up area for
Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for
earth pressure, water pressure, uplift pressure and other forces. Provide safe design for retaining walls
and super structure for the safety of the structure as well as neighbouring
property, public roads and
footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock 'Ø1" trials in the building
one
before the onset of summer and another during the summer and ensure 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 in the age group of 6 to 14 years
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 be liable for action under the provisions of the Karnataka Municipal Corporations
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.Details of the documents submitted in respect of property in question is to be false or
fabricated or if found to be false or fabricated at any stage the building permit issued to the sanctioned
plan stands cancelled as per the legal provisions and suitable legal action will be taken.
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
(Headway Hoodies) Letter No. LD/56/LET/2013, dated: 01-04-2013 :

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

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

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

Color Notes

COLOR INDEX

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

SCALE : 1:300

AREA STATEMENT (BBMP)		VERSION NO : 1.0.12
		VERSION DATE : 06/12/2022
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PRJ/1786/22-23		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		PreSub Plot No.: 262/261, 262
Nature of Sanction: NEW		City Survey No.: 261 and 262
Location: RMG-III		Khata No. (As per Khata Extract): 262/261, 262
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)	29128.03
Deduction for NetPlot Area		
Road Widening Area		179.66
Kharaband Area		1211.71
Total :		1391.37
NET AREA OF PLOT	(A-Deductions)	27737.66
Deduction for Balance Plot Area		
Road Widening Area		179.66
Amenity Area		1405.87
Kharaband Area		1211.71
Total :		2797.24
BALANCE AREA OF PLOT	(A-Deductions)	26321.78
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		14932.48
Proposed Coverage Area (13.17 %)		4184.55
Achieved Net coverage area (15.77 %)		4184.55
Balance coverage area left (38.23 %)		10247.93
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 (50% 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 Level)		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	537.5	-
	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
Two/Wheeler	-	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 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.Narasa and Mr.R.G.Anil No.40/1, Vittal Mallya Road, Shantala Nagara, Ward No.181, Bennaluru.

ARCHITECT /ENGINEER /SUPERVISOR 'S SIGNATURE
Girish D No.26, Bhuderi nilaya, 2nd main road, kalyananagar. No.26, Bhuderi nilaya, 2nd main road, kalyananagar.
BCC/BL-3.6/E-387/2012-13

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KATHA NO. 262/261, 262, SY.NO.261 AND 262, CHIKKABETTAHALLI VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BANGALORE – 560064

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

ASST.DIR / JOINT DIRECTOR OF PLANNING	DEPUTY DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

NORTH

Digitally signed by P SHIVA KUMAR
Date: 24 Nov 2023 12:00:00
Physical No: PR/JD/YNHA/BBMP/0
Place: Bangalore
Designation: Joint Director Town Planning
Location:
Email: dtpbbmpnhub@GOKARNATAKA.GOV.IN
QR CODE

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