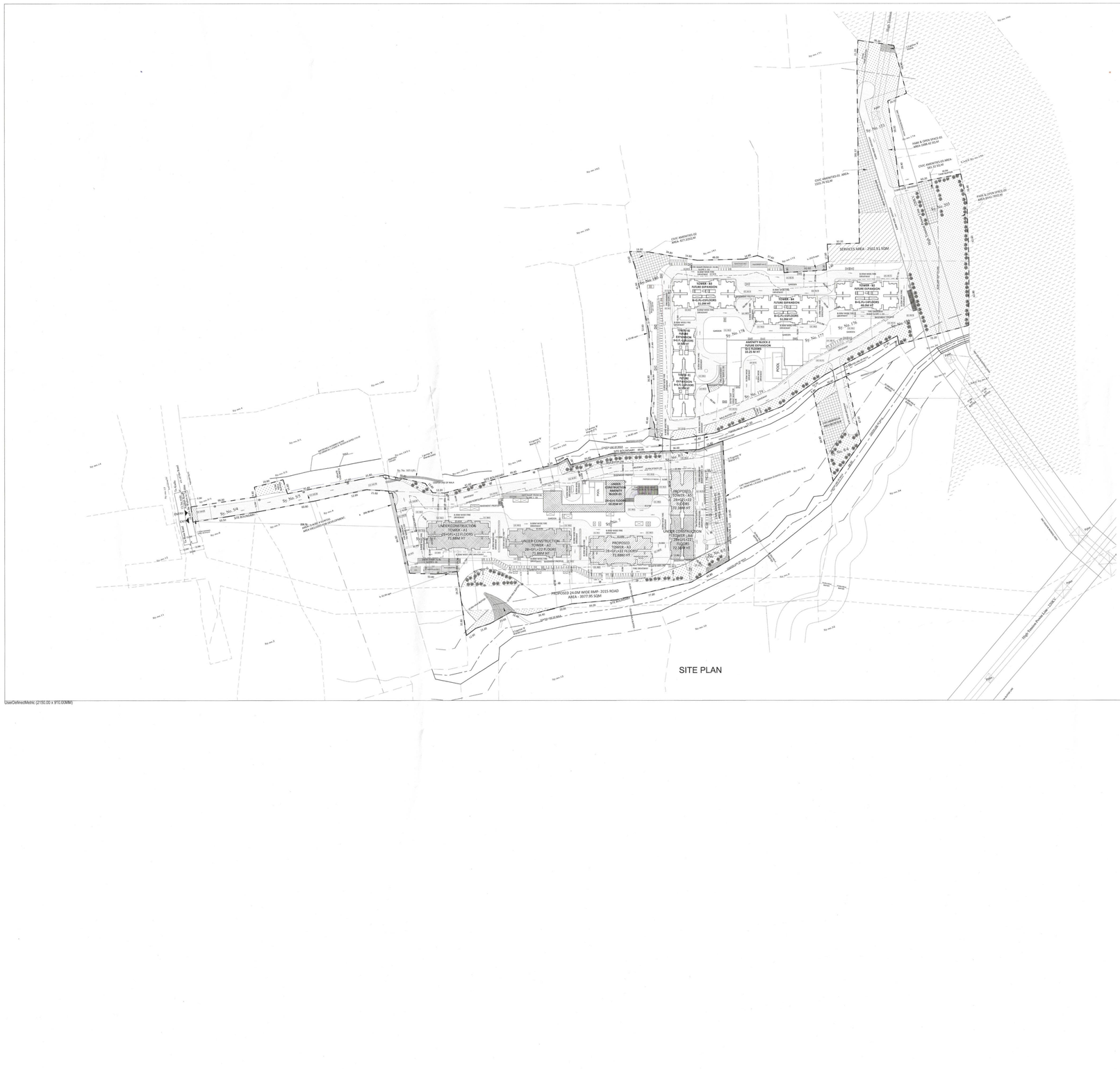
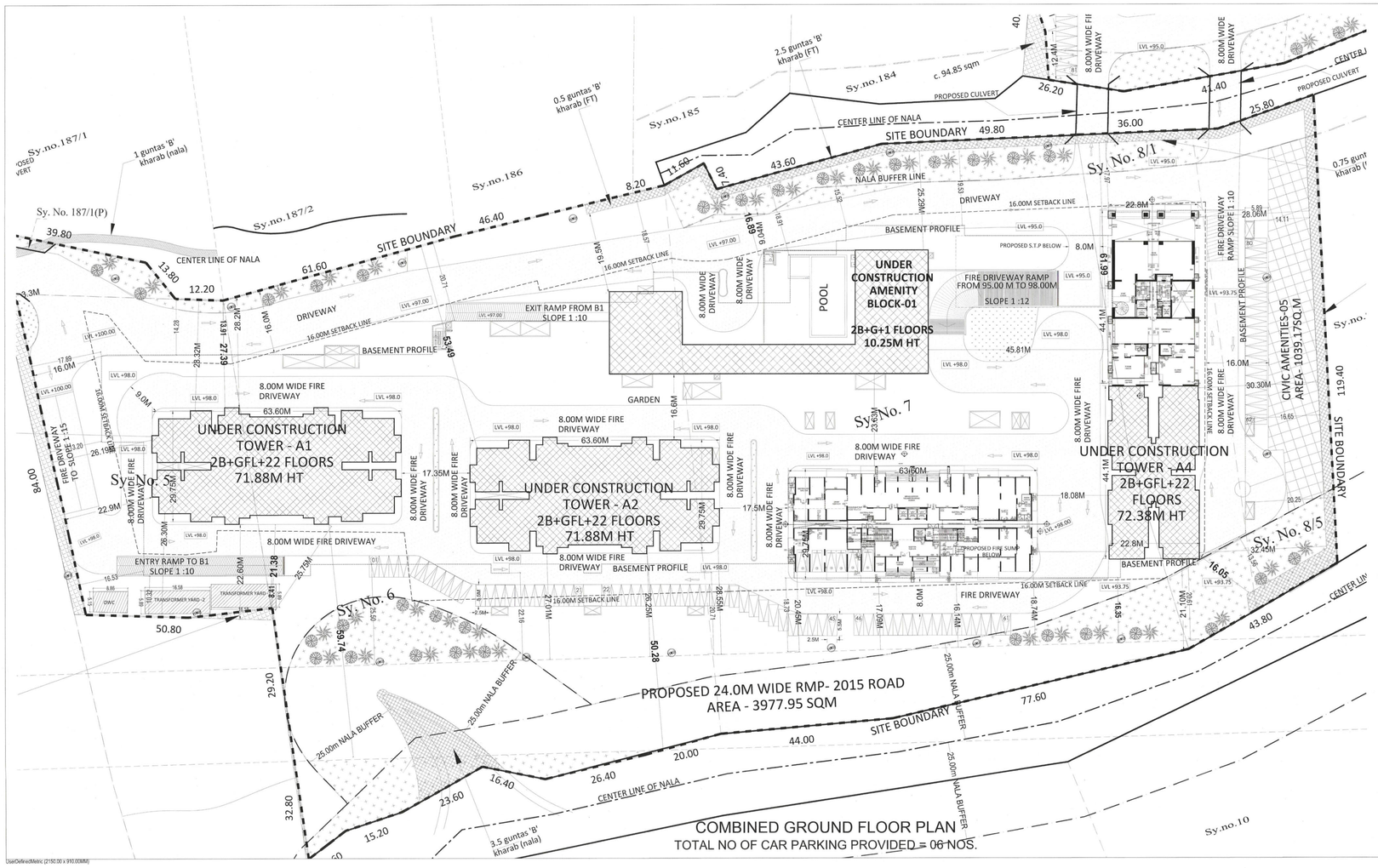

SERVICES AREA - 2501.51 SQM
PROPOSED 24.00M WIDE RAMP - 2015 ROAD AREA - 3977.95 SQM
TOWER - B3 FUTURE EXPANSION 24+G+22 FLOORS 73.6890 MT.
TOWER - B4 FUTURE EXPANSION 24+G+22 FLOORS 73.6890 MT.
TOWER - B2 FUTURE EXPANSION 24+G+22 FLOORS 73.6890 MT.
TOWER - B1 FUTURE EXPANSION 24+G+22 FLOORS 73.6890 MT.
AMENITY BLOCK-2 FUTURE EXPANSION 2+G+3 FLOORS 20.25 M MT.
AMENITY BLOCK-1 UNDER CONSTRUCTION 2+G+3 FLOORS 20.25 M MT.
UNDER CONSTRUCTION TOWER - A1 28+GFL+22 FLOORS 73.6890 MT.
UNDER CONSTRUCTION TOWER - A2 28+GFL+22 FLOORS 73.6890 MT.
PROPOSED TOWER - A3 28+GFL+22 FLOORS 73.6890 MT.
UNDER CONSTRUCTION TOWER - A4 28+GFL+22 FLOORS 73.6890 MT.
PROPOSED 2+G+3 FLOORS 20.25 M MT.
UNDER CONSTRUCTION 2+G+3 FLOORS 20.25 M MT.
UNDER CONSTRUCTION 24+G+22 FLOORS 73.6890 MT.
PROPOSED 24+G+22 FLOORS 73.6890



Block :TOWER A1 (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt. (No.)	Total Number of Same Blocks
		StairCase	Lift	Lift Machine	Substructure	Mumty/ Overhead Tanks	Parking	Resi.			
Terrace Floor	48.22	0.00	48.22	47.34	0.00	7.88	0.00	0.00	0.00	00	0.00
First Basement Floor	1512.16	109.23	1403.00	28.56	21.28	0.00	0.00	0.00	1343.07	00	0.00
Ground Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
1st Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
2nd Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
3rd Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
4th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
5th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
6th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
7th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
8th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
9th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
10th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
11th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
12th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
13th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
14th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
15th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
16th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
17th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
18th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
19th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
20th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
21st Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
22nd Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
Total Number of Same Blocks	1	1	1	1	1	1	1	1	1		
Total	34490.72	2417.07	31029.12	652.02	489.67	7.88	0.00	0.00	30962.46	178	0.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A1 (RESIDENTIAL)	D1	0.90	2.10	356
TOWER A1 (RESIDENTIAL)	D2	0.80	2.10	356
TOWER A1 (RESIDENTIAL)	MD	1.00	2.10	89
TOWER A1 (RESIDENTIAL)	SD1	1.35	2.40	89
TOWER A1 (RESIDENTIAL)	SD2	1.65	2.10	89
TOWER A1 (RESIDENTIAL)	SD1	3.00	3.10	89

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A1 (RESIDENTIAL)	D1	0.90	2.10	356
TOWER A1 (RESIDENTIAL)	D2	0.80	2.10	356
TOWER A1 (RESIDENTIAL)	MD	1.00	2.10	89
TOWER A1 (RESIDENTIAL)	SD1	1.35	2.40	89
TOWER A1 (RESIDENTIAL)	SD2	1.65	2.10	89
TOWER A1 (RESIDENTIAL)	SD1	3.00	3.10	89

Block :TOWER A2 (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt. (No.)	Total Number of Same Blocks
		StairCase	Lift	Lift Machine	Substructure	Mumty/ Overhead Tanks	Parking	Resi.			
Terrace Floor	48.22	0.00	48.22	47.34	0.00	7.88	0.00	0.00	0.00	00	0.00
First Basement Floor	1512.16	109.23	1403.00	28.56	21.28	0.00	0.00	0.00	1343.07	00	0.00
Ground Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
1st Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
2nd Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
3rd Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
4th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
5th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
6th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
7th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
8th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
9th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
10th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
11th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
12th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
13th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
14th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
15th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
16th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
17th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
18th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
19th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
20th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
21st Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
22nd Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
Total Number of Same Blocks	1	1	1	1	1	1	1	1	1		
Total	34490.72	2417.07	31029.12	652.02	489.67	7.88	0.00	0.00	30962.46	178	0.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A2 (RESIDENTIAL)	D1	0.90	2.10	356
TOWER A2 (RESIDENTIAL)	D2	0.80	2.10	356
TOWER A2 (RESIDENTIAL)	MD	1.00	2.10	89
TOWER A2 (RESIDENTIAL)	SD1	1.35	2.40	89
TOWER A2 (RESIDENTIAL)	SD2	1.65	2.10	89
TOWER A2 (RESIDENTIAL)	SD1	3.00	3.10	89

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A2 (RESIDENTIAL)	D1	0.90	2.10	356
TOWER A2 (RESIDENTIAL)	D2	0.80	2.10	356
TOWER A2 (RESIDENTIAL)	MD	1.00	2.10	89
TOWER A2 (RESIDENTIAL)	SD1	1.35	2.40	89
TOWER A2 (RESIDENTIAL)	SD2	1.65	2.10	89
TOWER A2 (RESIDENTIAL)	SD1	3.00	3.10	89

Block :TOWER A4 (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt. (No.)	Total Number of Same Blocks
		StairCase	Lift	Lift Machine	Substructure	Mumty/ Overhead Tanks	Parking	Resi.			
Terrace Floor	48.22	0.00	48.22	47.34	0.00	7.88	0.00	0.00	0.00	00	0.00
First Basement Floor	1512.16	109.23	1403.00	28.56	21.28	0.00	0.00	0.00	1343.07	00	0.00
Ground Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
1st Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
2nd Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
3rd Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
4th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
5th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
6th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
7th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
8th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
9th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
10th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
11th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
12th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
13th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
14th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
15th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
16th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
17th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
18th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
19th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
20th Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
21st Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
22nd Residential Floor	1512.16	108.23	1403.00	28.34	21.28	0.00	0.00	0.00	1343.07	00	0.00
Total Number of Same Blocks	1	1	1	1	1	1	1	1	1		
Total	34490.72	2417.07	31029.12	652.02	489.67	7.88	0.00	0.00	30962.46	178	0.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A4 (RESIDENTIAL)	D1	0.90	2.10	356
TOWER A4 (RESIDENTIAL)	D2	0.80	2.10	356
TOWER A4 (RESIDENTIAL)	MD	1.00	2.10	89
TOWER A4 (RESIDENTIAL)	SD1	1.35	2.40	89
TOWER A4 (RESIDENTIAL)	SD2	1.65	2.10	89
TOWER A4 (RESIDENTIAL)	SD1	3.00	3.10	89

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A4 (RESIDENTIAL)	D1	0.90	2.10	356
TOWER A4 (RESIDENTIAL)	D2	0.80	2.10	356
TOWER A4 (RESIDENTIAL)	MD	1.00	2.10	89
TOWER A4 (RESIDENTIAL)	SD1	1.35	2.40	89
TOWER A4 (RESIDENTIAL)	SD2	1.65	2.10	89
TOWER A4 (RESIDENTIAL)	SD1	3.00	3.10	89

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built Up Area (Sq.mts)	Deductions (Area in Sq.mts)							Proposed FAR Area (Sq.mts)	Total FAR Area (Sq.mts)	Total Tnmt. (No.)	Total Number of Same Blocks
			StairCase	Lift	Lift Machine	StairMumty	Substructure	Sump	Parking	Resi.			
TOWER A1 (RESIDENTIAL)	1	34490.72	2416.81	29029.12	652.02	489.67	7.88	115.66	26.37	833.76	30962.46	178	874.70
TOWER A2 (RESIDENTIAL)	1	25368.29	1532.25	19431.09	647.38	647.38	7.41	8.28	43.65	0.00	16079.88	88	885.89
TOWER A4 (RESIDENTIAL)	2	60568.42	3948.21	51960.21	1788.86	936.97	15.29	123.38	115.66	833.76	48158.34	354.00	1437.11
Total		60568.42	3948.21	51960.21	1788.86	936.97	15.29	123.38	115.66	833.76	48158.34	354.00	1437.11

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
TOWER-A1, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	71.88	23	29837.80	70940.03
TOWER-A4, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	72.38	23	18206.93	19461.13
TOWER-A2, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	71.88	23	29923.57	32466.61
AMENITY BLOCK-1, UNDER CONSTRUCTION	Residential	Apartment	Building	Bldg upto 11.5 mt, HL	10.25	2	2042.48	2299.50

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
TOWER-A1, UNDER CONSTRUCTION	70940.03	29837.80
TOWER-A4, UNDER CONSTRUCTION	19461.13	18206.93
TOWER-A2, UNDER CONSTRUCTION	32466.61	29923.57
AMENITY BLOCK-1, UNDER CONSTRUCTION	2299.50	2042.48
Total	125167.27	80010.78

BASEMENT – 01 AND BASEMENT – 02 SANCTIONED WITH TOWER - A1, A2, A4 & AMENITY

CAR PARKING DETAILS

CAR PARKING DETAILS	REQUIRED	PROVIDED
Combined Basement - 01	526	366
Combined Basement - 02		444
Tower - A1 & A2 Ground Floor		22
Surface Car Parking		80
Total	526	912
PROPOSED		
Proposed Modified Tower - A2 & A3 cars required	291	0
Total	817	918

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

1. Sanction is accorded for the PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON SY NO. 5/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 190/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, WARD NO. 191, ANEKAL TALUK, BENGALURU. E PID - 29356703314 .
a) Consisting of Residential Building, Tower - A3 & A5 -2BF + GF + 22UF (Twenty-Two upper floors).
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Tower - A3 Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before encasing the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 3Ft Sqm.
6. Commencement 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 slots for sunning linen/wire nettles, rubbishe 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 / owner 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 (Dist.D) code leaving 3.00 mts. From the building within the premises.
13. The applicant shall provide a seperate room preferably 4.50 x 3.05 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. The building shall be constructed under the supervision of a registered structural engineer and take-it-home, the Architect/ Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancell the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section VI(i) (b) to (x).
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-laws.
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 IS 1893 (Part 1) 2002" by considering factors appropriate to the site based on expected maximum seismic intensity at the site in question.
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 shall provide solar water heaters as per rule 17 (3)of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI [Bye laws - 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 lessons 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 not cause any hazard to life, limb, property or environment. Any violation of this shall be liable for action under the provisions of the Act/Rules/Bye-laws.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during summer, in coordination with the Fire Department, to check fire safety measures.
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 Part-iy 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 obtain the installation of BWSSB specified in the CC/-letter No. BWSSB/A/Ak/2019-20, Dated. 23-09-2019 regarding allocation of water & sewerage connection for the 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 - 2020.
39. The Applicant / Owner / Developer should also adhere to the special conditions imposed in the Building License.
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. 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 ownership/plan 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 matters.
45. The Commission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder / GPA holder /developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hirearchingchinta) Letter No. LD/454/ETD(7), dated: 01-08-2013

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

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

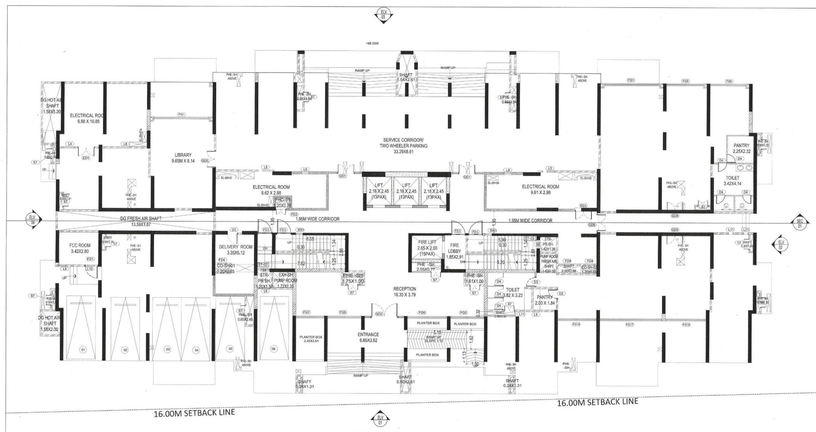
AREA STATEMENT (Bengaluru South City Corporation) — VERSION NO.: 1.0.25 / VERSION DATE: 30/01/2026

PROJECT DETAIL

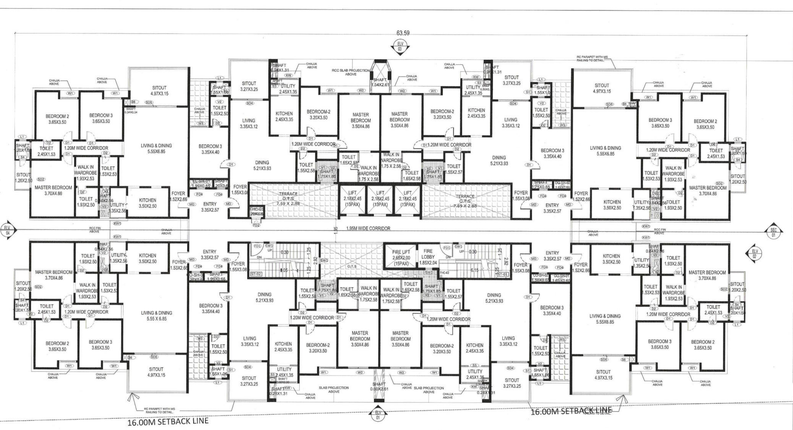
Authority: Bengaluru South City Corporation	Plot Use: Residential
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment
Project No: PAA/0062/25-26	Land Use Zone: Residential (Main)
Application Type: General	Khata No. (As per Khata Extract): KATHA NO. 5/4,5,173/1,2,175,176,177/1,2,178,179/1, 2,180/1,2
Proposal Type: Building Permission	City Survey No.: 5/ NO. 5/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 190/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE
Nature of Sanction: MODIFY	Khata No. (As per Khata Extract): KATHA NO. 5/4,5,173/1,2,175,176,177/1,2,178,179/1, 2,180/1,2
Location: RING-III	PID No. (As per Khata Extract): 29356703314
Building Line Specified as per Z.R. NA	Locality / Street of the property: KUDLU VILLAGE, SARJAPURA HOBLI, ANDKAL TALUK, PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, BENGALURU
Zone: Sommavanahalli	
Ward: Ward-191B	
Planning District: 219-Begur	

AREA DETAILS

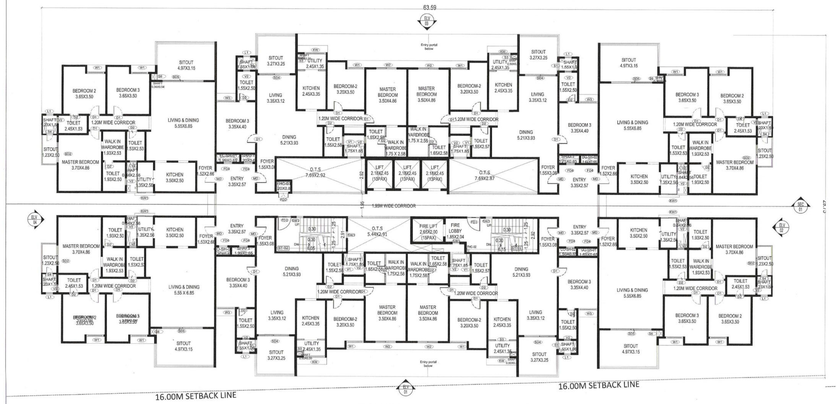
AREA OF PLOT (Minimum)	(A)	153056.40
Deduction for NetPlot Area		
Surrender Free of Cost		4058.87
Kharabland Area		1745.18
Total		5804.05
NET AREA OF PLOT	(A-Deductions)	97252.35
Deduction for Balance Plot Area		
RW Area eumerated Free of Cost		4058.87
Amenity Area		5365.08
Kharabland Area		1745.18
Total		13969.87
BALANCE AREA OF PLOT	(A-Deductions)	92186.80



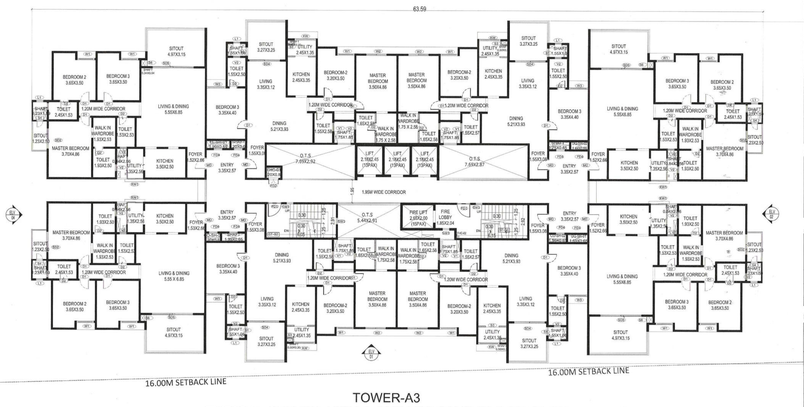
TOWER-A3
GROUND FLOOR PLAN
FFL+1.68M LVL.
TOTAL NO OF CAR PARKING PROVIDED = 06 NOS.



TOWER-A3
FIRST FLOOR PLAN
FFL+5.88M LVL.
TOTAL NO OF UNITS PROVIDED = 08 NOS.



TOWER-A3
SECOND FLOOR PLAN
FFL+8.88M LVL.
TOTAL NO OF UNITS PROVIDED = 08 NOS.



TOWER-A3
TYPICAL 3RD TO 18TH & 20TH TO 22ND FLOOR PLAN
FFL+11.88M LVL TO FFL+56.88M LVL & FFL+62.88M LVL TO FFL+68.88M LVL.
NO OF UNITS PROVIDED = 19 x 08 = 152 NOS.

Block :TOWER A5 (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Total Floor Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt. (No.)	Consist Area (FAR Area) Tenement
		Void/ Lift Machine	Staircase Room	Mumty	Architectural Projection	Servant Room	Parking				
Terrace Floor	46.00	0.00	46.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
First Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Second Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Third Floor to Eighteenth Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twentieth Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twenty First Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twenty Second Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twenty Third Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twenty Fourth Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twenty Fifth Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twenty Sixth Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twenty Seventh Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twenty Eighth Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twenty Ninth Floor	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Twenty Ninth Floor Mumty	1512.19	139.23	1403.06	39.34	21.28	0.00	0.00	1343.87	1343.87	08	0.00
Total Number of Blocks : 1	30240.12	2419.97	28054.72	432.92	468.67	7.68	113.46	26812.47	26812.47	176	0.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A5 (RESIDENTIAL)	SD	0.90	2.10	336
TOWER A5 (RESIDENTIAL)	D1	0.80	2.10	176
TOWER A5 (RESIDENTIAL)	W1	1.20	1.20	24
TOWER A5 (RESIDENTIAL)	W2	1.80	1.20	96
TOWER A5 (RESIDENTIAL)	SD1	1.50	2.10	16
TOWER A5 (RESIDENTIAL)	SD2	1.65	2.10	08
TOWER A5 (RESIDENTIAL)	SD3	3.00	2.10	08

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A5 (RESIDENTIAL)	W3	0.60	0.60	08
TOWER A5 (RESIDENTIAL)	W4	1.80	1.20	08
TOWER A5 (RESIDENTIAL)	W5	1.40	1.20	08

Block :TOWER A6 (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed Total Floor Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt. (No.)	Consist Area (FAR Area) Tenement
		Void/ Lift Machine	Staircase Room	Mumty	Architectural Projection	Servant Room	Parking				
Terrace Floor	46.78	0.00	46.78	39.27	0.00	7.41	0.00	0.00	0.00	00	0.00
First Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Second Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Third Floor to Eighteenth Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twentieth Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twenty First Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twenty Second Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twenty Third Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twenty Fourth Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twenty Fifth Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twenty Sixth Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twenty Seventh Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twenty Eighth Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twenty Ninth Floor	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Twenty Ninth Floor Mumty	1571.44	139.23	1403.06	39.34	15.15	0.00	0.00	1396.64	1396.64	08	0.00
Total Number of Blocks : 1	30240.12	2419.97	28054.72	432.92	468.67	7.68	113.46	26812.47	26812.47	176	0.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A6 (RESIDENTIAL)	SD	0.90	2.10	352
TOWER A6 (RESIDENTIAL)	D1	0.80	2.10	176
TOWER A6 (RESIDENTIAL)	W1	1.20	1.20	24
TOWER A6 (RESIDENTIAL)	W2	1.80	1.20	96
TOWER A6 (RESIDENTIAL)	SD1	1.50	2.10	16
TOWER A6 (RESIDENTIAL)	SD2	1.65	2.10	08
TOWER A6 (RESIDENTIAL)	SD3	3.00	2.10	08

FAR &Tenement Details

Block	No.of Same Blg	Gross Built Up Area (Sq.mts)	Deductions (Void/ Stair Case Mumty Architectural Projection Parking Area) (Sq.mts.)	Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mts.)					Proposed Total Floor Area (Sq.mts.)	Total FAR Area (Sq.mts.)	Total Number of Tenements	Consist Area (FAR Area) Tenement
			Consist		StairCase	Lift Machine	SubStructure	Recreational Activity	Parking	Resi.			
TOWER A1 (RESIDENTIAL)	1	34945.12	2419.97	32525.15	552.20	459.67	7.68	715.85	89.37	30210.78	30925.48	176	423.13
TOWER A2 (RESIDENTIAL)	1	25353.29	1832.25	19521.04	847.58	347.35	7.41	8.29	43.63	5.00	18276.66	18276.66	88	459.09
TOTAL	2	60298.41	3440.21	51985.21	1799.85	806.97	15.09	723.98	133.00	833.78	49186.26	49186.26	264	1427.11

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
TOWER-A1, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	71.88	23	29837.80	71940.03
TOWER-A4, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	72.38	23	18206.93	19461.13
TOWER-A2, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	71.88	23	29923.57	32466.61
AMENITY BLOCK-1, UNDER CONSTRUCTION	Residential	Apartment	Bulding	Bldg upto 11.5 mt. Ht.	10.25	2	2042.48	2299.50

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

1. Sanction is accorded for the PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON SY NO. 9/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 181/1, 203 OF KUDLU VILLAGE AND SY NO. 9/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, WARD NO. 191, ANEKAL TALUK, BENGALURU, E PID - 3535878314
   a) Consisting of Residential Building, Tower - A1 & A5: 28F + OF + 2DUT (Twenty-Two super floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. The Ground Floor, Tower - A3 Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. Lifts are not approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans shall be produced on demand by any officer authorized in this behalf during the time of inspection of the work.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columns before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5qm.
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 spoke for locating the distribution transformers & associated equipment as per K.E.R.C (Dist.C) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a ramp with a slope not exceeding 4.0 in 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.5) under sub section 9-6 (a) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. The applicant shall provide fire extinguishers/ fire arrangements as per Bye-law - 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 inconvenience 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 buildup area for Commercial buildings).
28. The applicant / owner / builder shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-laws.
30. The Owner / Association of the high-rise building shall contract two mock - Trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plans without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of law viz., Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Owner / Developer shall maintain the common facilities in the premises for a minimum period of 5 years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the OC letter No. BWSSB/A/360/2019-20, Dated: 25-03-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owner / Developer shall obtain necessary permission to change electrical vehicles.
36. The Applicant / Owner / Developer is obliged to pay any cess, fee or charges as per the rules in force.
37. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building License.
38. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
39. BBMP will not be responsible for any dispute that may arise in respect of property in question.
40. The Owner / Developer shall not use the premises for any purpose other than the purpose for which sanction is issued.
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 ownership/use 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 authority is not responsible for denoting court cases in any court of law.
46. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
47. Owner / builder/ GPA holder /developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activity.
48. Due to non-compliance of safety precautionary measure or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
49. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM Proceedings/notified Letter No. LD/955.ETD/73, dated: 01.04.2013

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

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. The Owner / Developer shall ensure that they shall not use the premises for any purpose other than the purpose for which sanction is issued.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

BASEMENT - 01 AND BASEMENT - 02 SANCTIONED WITH TOWER - A1, A2, A4 & AMENITY

CAR PARKING DETAILS

CAR PARKING DETAILS	REQUIRED	PROVIDED
Combined Basement - 01	526	366
Combined Basement - 02		444
Tower - A1 & A2 Ground Floor		22
Surface Car Parking		83
Total	526	912
PROPOSED		
Proposed Modified Tower - A3 & A5 cars required	291	6
Total		917

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
TOWER-A1, UNDER CONSTRUCTION	71940.03	29837.80
TOWER-A4, UNDER CONSTRUCTION	19461.13	18206.93
TOWER-A2, UNDER CONSTRUCTION	32466.61	29923.57
AMENITY BLOCK-1, UNDER CONSTRUCTION	2299.50	2042.48
Total:	125167.27	80010.78

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR/ TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	DIRECTOR (T.P)

AREA STATEMENT (Bengaluru South City Corporation)		VERSION NO.: 1.0.25 VERSION DATE: 30/01/2020
PROJECT DETAIL		
Authority: Bengaluru South City Corporation		Plot Use: Residential
Inward No: (Appartment / HD / Bengaluru South City Corporation)		Plot SubUse: Apartment
Proposl No: PR/0592/20/CH		Land Use Zone: Residential (Main)
Application Type: General		Plot/Sub Plot No.: KATHA NO. 9/4,5,173/1,2,175,176,177/1,2,178,179/1, 2,180/1,2
Proposal Type: Building Permission		City Survey No.: BY NO. 9/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 181/1, 203 OF KUDLU VILLAGE AND SY NO. 9/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE
Nature of Sanction: MODIFY		Khata No.(As per Khata Extract): KATHA
Location: RING-III		PID No. (As per Khata Extract): 3535878314, 3-203-1,2
Building Line Specified as per Z.R(NA		PID No. (As per Khata Extract): 3535878314 Locality / Street of the property: KUDLU VILLAGE, SARJAPURA HOBLI
Zone: Bommanahalli		ANEKAL TALUK, PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, BENGALURU
Ward: Ward-191B		
Planning District: 319-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.43
Deduction for Hat/Tot Area		
Surrender Free of Cost		4556.67
Road/Land Area		1745.18
Total:		5804.05
NET AREA OF PLOT	(A-Deductions)	97252.38
Deduction for Balance Plot Area		
BWI Area surrendered Free of Cost		4018.07
Amenity Area		5065.59
Road/Land Area		1745.18
Total:		10828.81
BALANCE AREA OF PLOT		92195.95
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		59752.74
Proposed Coverage Area (23.91 %)		2402.81
Existing Coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (48.63 %)		42982.25
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015(1.2.25)		216562.77
Total Perm. FAR area (1.2.25)		216562.77
Residential FAR (100.00%)		481139.48
Proposed FAR Area		481139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.32)		126190.25
Balance FAR Area (0.86)		89462.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout List)		0.00
Achieved BuiltUp Area		177042.48

Color Notes

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

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER-A3 (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER-A5 (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER-A3 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	176	-
TOWER-A5 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	88	-
	Total :		-	-	-	-	264	6

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt)
Car	264	3630.00	6	82.50
Visitor's Car Parking	27	371.25	0	0.00
Total Car	291	4001.25	6	82.50
TwoWheeler	-	371.25	0	0.00
Other Parking	-	-	1	787.08
Total		4372.50	850.08	

ARCHITECT :

Design Tree Services (India) Pvt. Ltd.
#7 Iconic Norandhra Complex,13th Cross,100 feet Rd, 4th Phase J.P.Nagar Bangalore – 560078.
Tel: +91-80-41225481, +91-80-40919417

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
1) A PRATAP REDDY, 2) ARUN KUMAR.S, S/O R SHIVEGH, #,JAYANNA, 3) SHIVAKUMAR.R, S/O RAMAKRISHNAPPA, #,JAYANNA, 4) RAMESH M N & 15) S GIRISH

SATHA HOLDER

SCALE : 1: 100

APD COMMUNITY DEVELOPMENT PVT. LTD. (GPA HOLDER)
Assets House, #30, Crescent Road, Bengaluru 560 001

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1595/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashirwaad, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON SY NO. 9/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 181/1, 203 OF KUDLU VILLAGE AND SY NO. 9/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, WARD NO. 191, ANEKAL TALUK, BENGALURU, E PID - 3535878314

PROPOSED SITE

KEY PLAN

DRAWING TITLE : TOWER - A3
GROUND FLOOR PLAN, FIRST FLOOR PLAN
SECOND FLOOR PLAN
TYPICAL 3rd to 18th & 20th to 22nd FLOOR PLAN

SHEET NO : 03

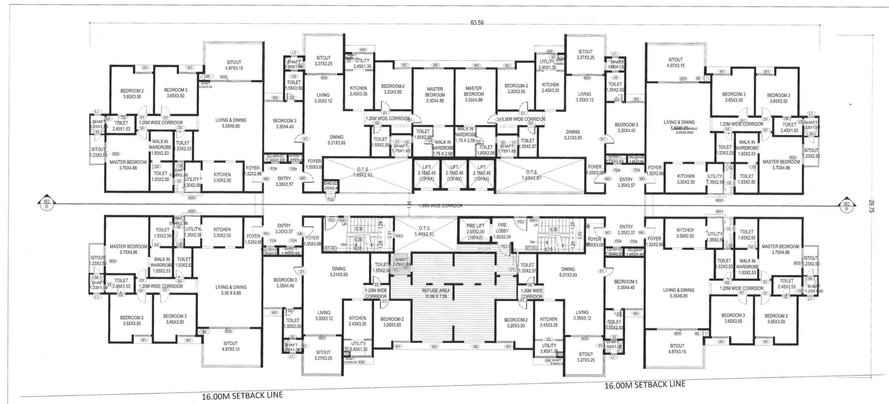
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building license by the competent authority.

HO → SOUTH

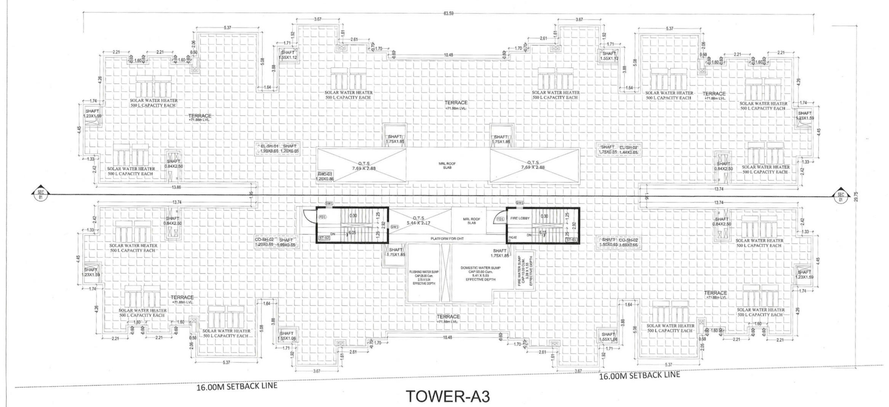
This is system generated report and does not require any signature.

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

UserDefinedMetric (2150.00 x 910.00MM)



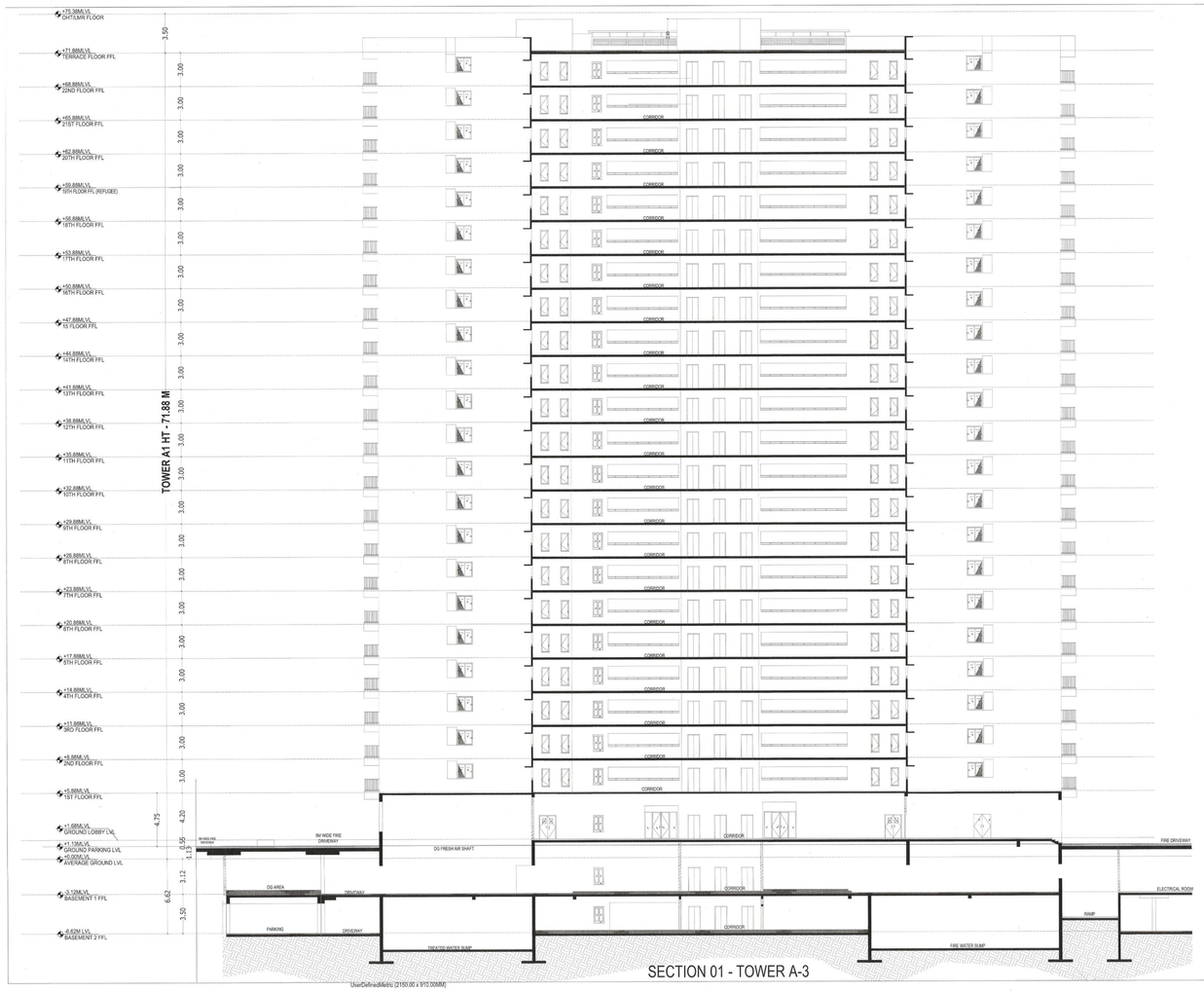
TOWER-A3
REFUGE FLOOR
19TH FLOOR PLAN (REFUGE FLOOR)
FFL+59.88M LVL.
NO OF UNITS PROVIDED = 08 NOS.



TOWER-A3
TERRACE FLOOR PLAN
FFL+71.88M LVL.

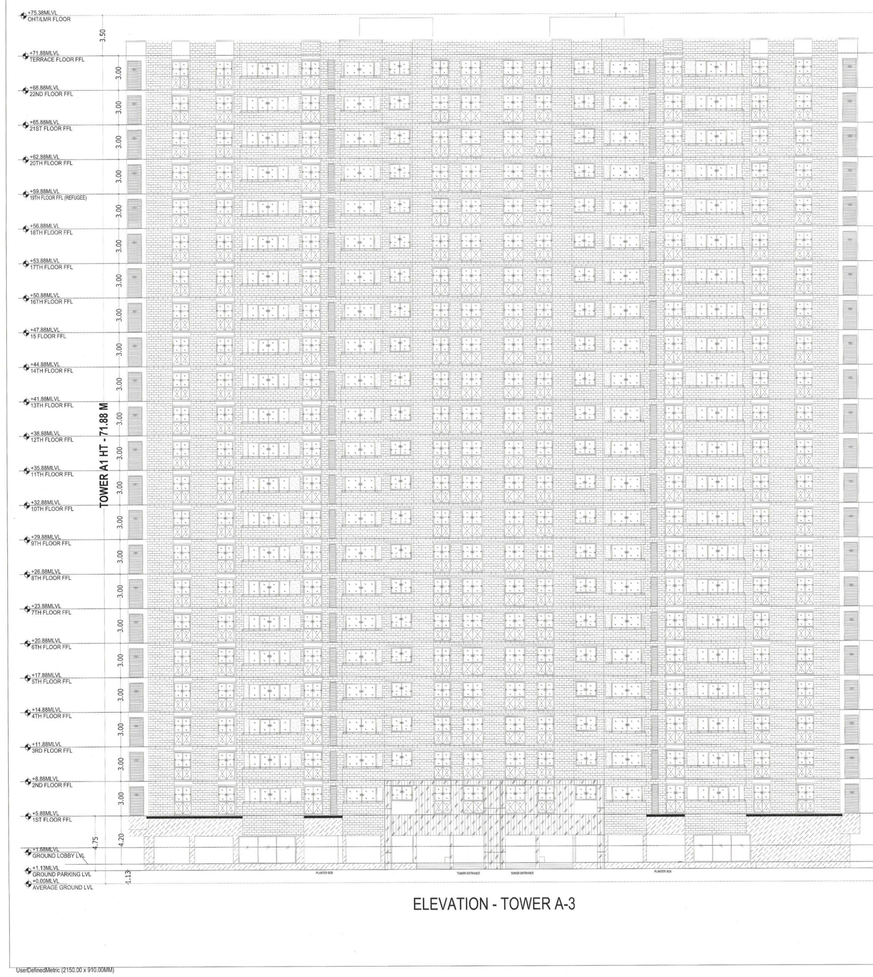
Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Built-up Area (Sq.Mt.)	Deductions Area (Void Area & Lift Area) (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)				Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Resi.	Commercial	Circulation Area Tenement
			Deduct	StairCase	Lift	Lift Machine	Substructure	Ramp/ Parking Area	Parking			
Terrace Floor	49.21	6.89	49.20	41.84	3.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Typical Floor	1510.19	156.23	1403.96	39.84	21.26	0.00	0.38	0.00	0.00	1342.87	1342.87	08
Typical Floor	1512.19	156.23	1403.96	39.84	21.26	0.00	0.38	0.00	0.00	1342.87	1342.87	08
Typical Floor	1512.19	151.79	1410.40	39.84	21.26	0.00	0.38	65.37	0.00	1385.68	1385.68	08
Typical Floor	1512.19	156.23	1403.96	39.84	21.26	0.00	0.38	0.00	0.00	1342.87	1342.87



Block: TOWER A3 (RESIDENTIAL)

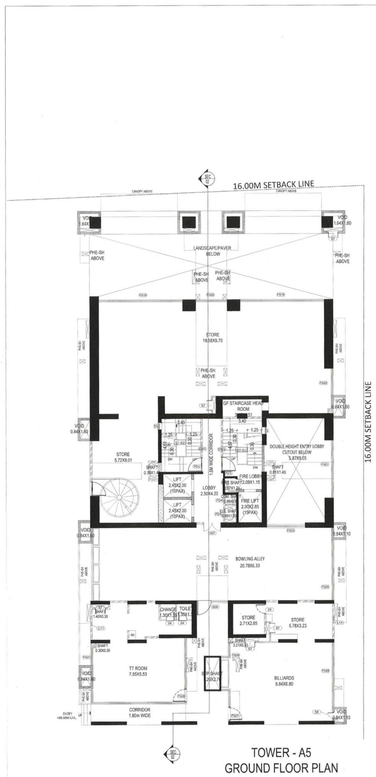
Floor Name	Gross Built Up Area (Sq.mt.)	Deductions Area (Void+ Stair+ Lift+ Duct+ Shaft) (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area Restricted to 70% Tenement
		Colour		StairCase	Lift	Lift Machine	Substructure	Sewage Treatment Plant	Parking	Resi.			
Terrace Floor	48.20	0.00	48.20	41.84	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical Floor	1002.56	134.33	1400.89	38.04	21.29	0.00	0.38	0.00	1343.87	1343.87	08	0.00
Typical Floor	1002.56	134.33	1400.89	38.04	21.29	0.00	0.38	0.00	1343.87	1343.87	08	0.00
Typical Floor	1002.56	134.33	1400.89	38.04	21.29	0.00	0.38	0.00	1343.87	1343.87	08	0.00
Typical Floor	1002.56	131.79	1410.48	38.04	21.29	0.00	0.38	66.37	0.00	1280.04	08	0.00
Typical Floor	1002.56	134.33	1400.89	38.04	21.29	0.00	0.38	0.00	1343.87	1343.87

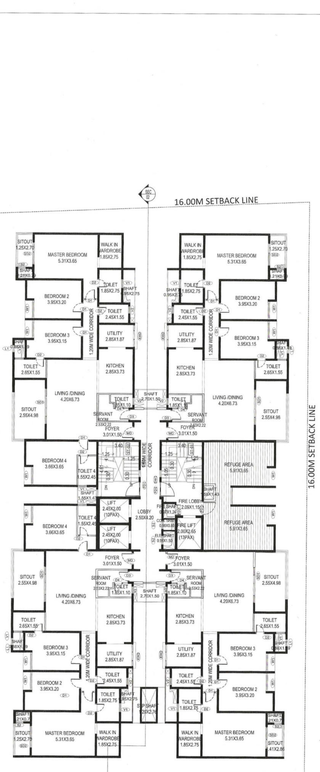


ELEVATION - TOWER A-3

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Buildup Area	Deduction From Gross Buildup Area (Balcony) (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Resi.	Commercial	Carpet Area after Deductions
		Carpet		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking					
Terrace Floor	48.22	0.00	48.22	41.34	0.00	7.66	0.00	0.00	0.00	0.00	00	0.00	0.00
Typical Floor	1512.16	106.23	1433.88	36.34	21.29	0.00	0.38	0.00	0.00	1342.87	1342.87

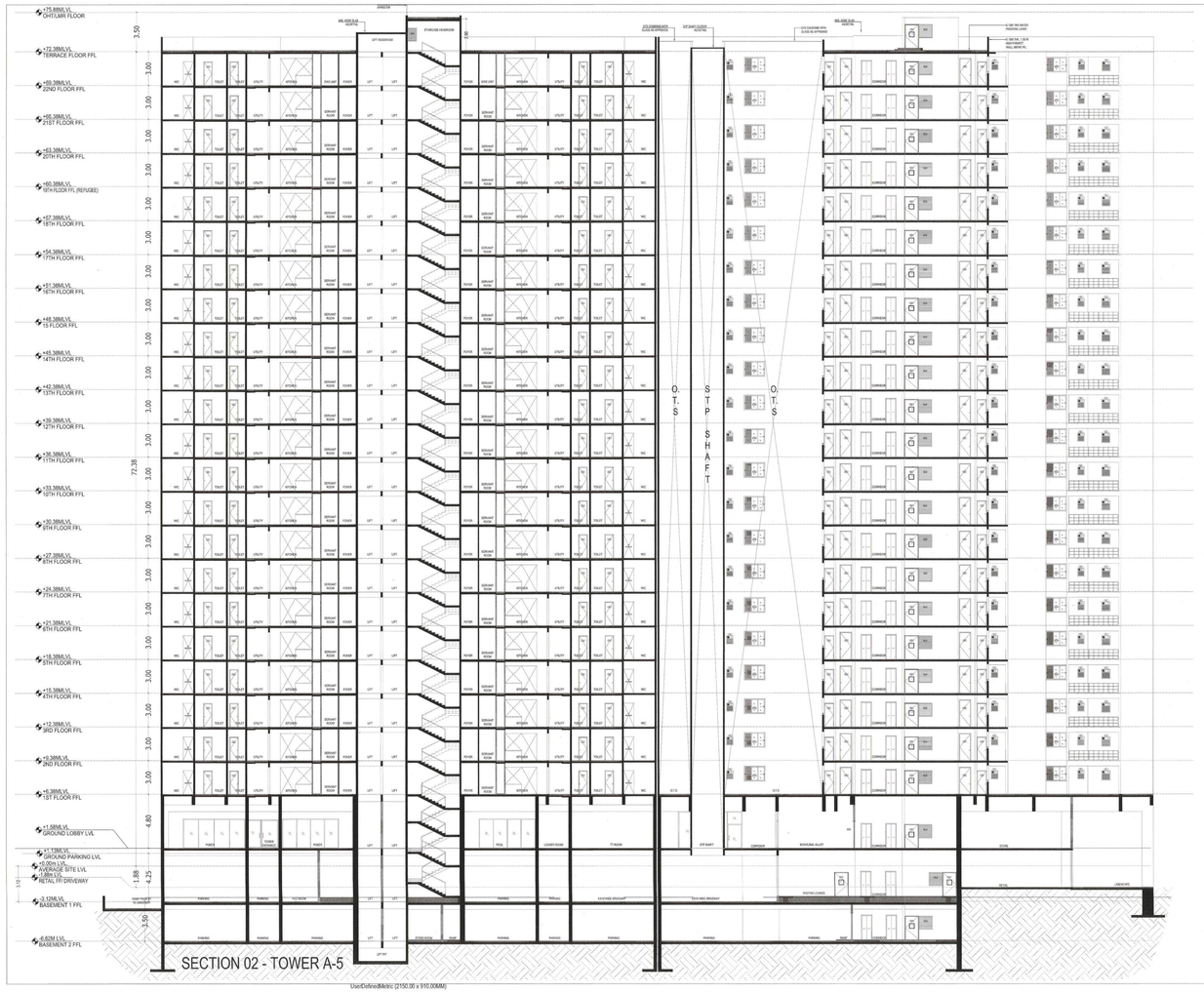

16.00M SETBACK LINE
LANDSCAPE ABOVE
LANDSCAPE BELOW
PHE-SH ABOVE
STORE 19.59X9.75
OF SYNERGIE HEAD ROOM
SOLID WASTE
STORE 5.73X9.01
SOLID WASTE
SOLID WASTE
SOLID WASTE



User Defined Metric (2150.00 x 910.00MM)

Block :TOWER A5 (RESIDENTIAL)

Floor Name	Gross Built-up Area	Deduction Areas Not Counted in FAR(Sq.Mt.) Cutout	Total Built-Up Area (Sq.Mt.)	Deductions (Area in Sq.mt.) StairCase	LR	Machine	Substructure	Refuge Area	Parking	Proposed Floor Area (Sq.mt.) Resi.	Total FAR Area (Sq.Mt.)	Tnmt (No.)	Deduct Area For Tenement
Terrace Floor	40.23	0.00	40.23	41.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Typical (2nd to 18th Floor)	1910.19	138.33	1493.86	39.34	21.29	0.00	0.38	0.00	0.00	1342.87	1342.87	09	0.00
Typical (19th Refuge Floor)	1910.19	138.33	1493.86	39.34	21.29	0.00	0.38	0.00	0.00	1342.87	1342.87	09	0.00
Typical (20th Floor)	1910.19	138.33	1493.86	39.34	21.29	0.00	0.38	0.00	0.00	1342.87	1342.87	09	0.00
Typical (21st Floor)	1910.19	131.73	1472.46	39.34	21.29	0.00	0.38	65.97	0.00	1286.04	1286.04	09	0.00
Typical (22nd Floor)	1910.19	138.33	1493.86	39.34	21.29	0.00	0.38	0.00	0.00	1342.87	1342.87	09	0.00
Terrace Floor	1910.19	138.33	1493.86	39.34	21.29	0.00	0.38	0.00	0.00	1342.87	1342.87	09	0.00
Typical (2nd to 18th Floor)	1910.19	138.33	1493.86	39.34	21.29	0.00	0.38	0.00	0.00	1342.87	1342.87	09	0.00
Typical (19th Refuge Floor)	1910.19	138.33	1493.86	39.34	21.29	0.00	0.38	0.00	0.00	1342.87	1342.87	09	0.00
Typical (20th Floor)	1910.19	138.33	1493.86	39.34	21.29	0.00	0.38	0.00	0.00	1342.87	1342.87	09	0.00
Typical (21st Floor)	1910.19	138.33	1493.86	39.34	21.29	0.00	0.38	0.00	0.00	1342.87	1342.87



Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Built-up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Void/ Shaft/ Lift Machine	Deductions (Area in Sq.Mt.) Ramp Cover	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Deductions (Area in Sq.Mt.) Lift	Deductions (Area in Sq.Mt.) Lift Machine	Deductions (Area in Sq.Mt.) Refuge Area	Deductions (Area in Sq.Mt.) Substructure	Deductions (Area in Sq.Mt.) Parking	Proposed Add Area (Sq.mt.) Resi.	Total Add Area (Sq.mt.)	Tread (No.)	Carpet Area (Sq.mt.) Area for Tenement
Terrace Floor	453.21	0.00	453.21	453.21	0.00	7.85	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
22nd Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
21st Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
20th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
19th Residential Refuge Floor	1512.16	151.79	1416.42	1403.86	39.34	21.28	0.00	0.38	69.57	0.00	1280.84	1280.84	08	0.00
18th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
17th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
16th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
15th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
14th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
13th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
12th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
11th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
10th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
9th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
8th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
7th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
6th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
5th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
4th Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
3rd Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
2nd Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
1st Residential Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
Ground Floor	1512.16	134.29	1403.86	1403.86	39.34	21.28	0.00	0.38	0.00	0.00	1342.87	1342.87	08	0.00
Total Number of Blocks	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total	35963.76	3210.31	33331.31	33331.31	932.87	499.87	7.85	713.89	69.57	633.79	30492.45	30492.45	178	621.12

SCHEDULE OF JOINERY:

BLOCK NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.90	2.10	308
TOWER A3 (RESIDENTIAL)	D1	0.80	2.10	126
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	66
TOWER A3 (RESIDENTIAL)	SD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD	1.80	2.10	66
TOWER A3 (RESIDENTIAL)	SD1	3.00	2.10	66

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V1	0.75	0.60	66
TOWER A3 (RESIDENTIAL)	W1	1.05	1.35	66

Block :TOWER A5 (RESIDENTIAL)

Floor Name	Gross Built-up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Void/ Shaft/ Lift Machine	Deductions (Area in Sq.Mt.) Ramp Cover	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Deductions (Area in Sq.Mt.) Lift	Deductions (Area in Sq.Mt.) Lift Machine	Deductions (Area in Sq.Mt.) Refuge Area	Deductions (Area in Sq.Mt.) Substructure	Deductions (Area in Sq.Mt.) Parking	Proposed Add Area (Sq.mt.) Resi.	Total Add Area (Sq.mt.)	Tread (No.)	Carpet Area (Sq.mt.) Area for Tenement
Terrace Floor	45.76	0.00	45.76	45.97	0.00	7.41			0.00					
22nd Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
21st Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
20th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
19th Residential Refuge Floor	878.30	39.74	841.38	838.14	19.13	0.00	0.38	0.00	43.63	741.33	741.33	34	0.00	
18th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
17th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
16th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
15th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
14th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
13th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
12th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
11th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
10th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
9th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
8th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
7th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
6th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
5th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
4th Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
3rd Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
2nd Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
1st Residential Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
Ground Floor	877.94	39.85	838.14	838.14	19.13	0.00	0.38	0.00	0.00	786.54	786.54	34	0.00	
Total Number of Blocks	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total	25963.30	1032.30	1931.08	847.38	547.00	7.41	9.28	43.63	1676.09	1676.09	85	408		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A5 (RESIDENTIAL)	D2	0.90	2.10	308
TOWER A5 (RESIDENTIAL)	D1	0.80	2.10	126
TOWER A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOWER A5 (RESIDENTIAL)	SD1	1.50	2.40	01
TOWER A5 (RESIDENTIAL)	SD	1.80	2.10	66
TOWER A5 (RESIDENTIAL)	SD1	3.00	2.10	66

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A5 (RESIDENTIAL)	V1	0.75	0.60	66
TOWER A5 (RESIDENTIAL)	W1	1.05	1.35	66

FAR &Tenement Details

Block	No.of Same Blg	Gross Built-up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) Void/ Shaft/ Lift Machine	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.) StairCase	Lift	Lift Machine	Substructure	Refuge Area / Basement Space	Parking	Proposed FAR Area (Sq.Mt.) Resi.	Total FAR Area (Sq.Mt.)	Tread (No.)	Carpet Area (Sq.mt.) Area for Tenement
TOWER A3 (RESIDENTIAL)	1	35963.76	3210.31	33331.31	932.87	499.87	7.85	713.89	69.57	633.79	30492.45	30492.45	178	621.12
TOWER A5 (RESIDENTIAL)	1	25963.30	1032.30	1931.08	847.38	547.00	7.41	9.28	43.63	1676.09	1676.09	85	408.00	
Total	2	61926.61	4242.31	57662.01	1780.68	1046.81	15.26	723.08	113.20	2309.88	32168.54	32168.54	263	1029.12

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
TOWER-A1, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	71.88	23	29837.80	70940.03
TOWER-A4, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	72.38	25	18206.93	19461.13
TOWER-A2, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	71.88	23	29923.57	32466.81
AMENITY BLOCK-1, UNDER CONSTRUCTION	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.25	2	2042.48	2299.50

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
TOWER-A1, UNDER CONSTRUCTION	70940.03	29837.80
TOWER-A4, UNDER CONSTRUCTION	19461.13	18206.93
TOWER-A2, UNDER CONSTRUCTION	32466.81	29923.57
AMENITY BLOCK-1, UNDER CONSTRUCTION	2299.50	2042.48
Total :	125167.27	80010.78

BASEMENT - 01 AND BASEMENT - 02 SANCTIONED WITH TOWER - A1, A2, A4 & AMENITY

CAR PARKING DETAILS

CAR PARKING DETAILS	REQUIRED	PROVIDED
Combined Basement - 01	526	368
Combined Basement - 02		444
Tower - A1 & A2 Ground Floor		22
Surface Car Parking		80
Total	526	912
PROPOSED		
Proposed Modified Tower - A3 & A5 cars required	291	8
Total	817	918

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

1. Sanction is accorded for the PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON BY NO. 5/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, WARD NO. 191, ANEKAL TALUK, BENGALURU. E PID - 35358783/14
   1) Consisting of Residential Building, Tower - A3 B.4/S -2BF + GF + 22UF, Tower-A5 B.4/S -2BF + GF + 22UF, Twenty-Two upper floors) only.
2. Sanction is accorded for the Residential Building only. The Commercial use is strictly prohibited. Any other use.
3. Two Basement Floor, Tower - A3 Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. Licensee and approved plans shall be posted in a conspicuous place of the licensed premises . The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after the 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 / unforseen incidents arising during the time of construction.
10. The applicant shall not store any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearly 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 flats and shops.
12. The licensee shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub D)
13. The building shall have a minimum 3.00 mts. From the building within the premises.
14. The applicant shall provide a separate room professly 4.00 x 3.00 m in the basement for installation of telecom equipment such as fire & make provisions for telecom services as per Bye-law.
15. 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.
16. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
17. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by this office in writing to the first instance to rectify the mistake and second instance and cancel the registration if the same is repeated for the first time.
18. The Architect / Engineer / Supervisor appointed by the owner / builder shall intimate the Commissioner when the building has reached the (Bye-law No. 3.8) under sub section IV-A (a) to (e).
19. The building shall be constructed under the supervision of a registered structural engineer.
20. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21. 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-laws.
22. The building shall be designed and constructed adopting the norms prescribed in National Building Code and / or 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.
23. 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.
24. The applicant shall not change the occupancy of the building as per Rule 3.4 of Bye-laws.
25. Facilities for physically handicapped persons prescribed in schedule IX (bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
26. 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.
27. 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.
28. The applicant shall make provision for collection & disposal of Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above for Commercial buildings).
29. The structures with basement shall be designed for structural stability and safety to ensure that no 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 workmen and general public by erecting safe barricades.
30. Two-wheeler parking shall be provided as per the building bye-law.
31. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
32. The Owner / Developer shall not undertake any additional construction 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.
33. 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 VII. 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.
34. The Applicant should follow the conditions of BWSSB specified in the DO letter No: BWSSB/A/06/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts
35. The Applicant / Owner / Developer shall make provision for solid waste management as per solid waste management bye-law 2016.
36. The Applicant / Owners / Developers shall make necessary provision to park two wheelers and bicycles.
37. 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.
38. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECCBC) 2018.
39. The Applicant / Owner / Developer shall undertake building construction against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
40. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
41. The applicant / Owner / Architect should abide by the conditions mentioned by the planning authority and in the NOC issued from various departments wherever applicable.
42. BBMP will not be responsible for any dispute that may arise in respect of property in question.
43. 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.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ GPA holder /developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activity. Owner / builder/ GPA holder /developer shall ensure that no untoward incident takes place due to any act of omission or commission. If any accident / permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any.

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

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (Bangalore South City Corporation)	VERSION NO.: 1.0.25 VERSION DATE: 30/01/2018
PROJECT DETAIL:	
Authority: Bangalore South City Corporation	Plot Use: Residential
Proposal Department: H.O - Bangalore South City Corporation	Plot Subdivn: Apartment
Project No: PR/0502/20-21	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: KATHA NO. 5/4,5,173/1,2,175,176,177/1,2,178,179/1, 2,180/1,2,3,187/1
Proposal Type: Building Permission	Khata No.: 5/4/5/4, 5/4/5/5, 5/4/5/6, 5/4/5/7, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/4, 8/5 OF PARAPPANA AGRAHARA VILLAGE
Nature of Sanction: MODIFY	Khata No. (As per Khata Extract): KATHA NO. 5/4,5,173/1,2,175,176,177/1,2,178,179/1, 2,180/1,2,
Location: RING-III	PID No. (As per Khata Extract): 35358783/14
Building Line Specified as per Z.R. NA	Locality / Street of the property: KUDLU VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, BENGALURU
Zone: Bommanahalli	
Ward: Ward 191/B	
Planning District: 319-Begur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	135006.46
Deduction for NetPlot Area	
Surrender Free of Cost	4068.87
Kharabland Area	1742.18
Total :	5804.05
NET AREA OF PLOT (A-Deductions)	97202.35
Deduction for Balance Plot Area	
BW Area surrendered Free of Cost	4068.87
Amenity Area	3060.66
Kharabland Area	1742.18
Total :	10869.81
BALANCE AREA OF PLOT (A-Deductions)	92169.35
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	59702.74
Proposed Coverage Area (21.61 %)	2402.81
Existing coverage area to be retained (5.77 %)	5311.73
Achieved Net coverage area (8.37 %)	7720.54
Balance coverage area left (48.63 %)	42960.25
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	218552.77
Total Perm. FAR area (2.25)	218552.77
Residential FAR (100.00%)	48139.48
Proposed FAR Area	48139.48
Existing FAR Area	8251.78
Achieved Net FAR Area (1.33)	129150.26
Balance FAR Area (0.96)	89402.52
BUILT UP AREA CHECK	
Proposed BuiltUp Area	61960.21
Existing BUA Area for Existing Structure	12150.77
Substructure Area/ Act.Ht.@3.2m/Level Lift	14.08
Achieved BuiltUp Area	177042.46

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED NEW COVERAGE AREA	
SHIFTING PLAN ANNEXURE	

Block USE/SUB-USE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER A3 (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER A5 (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
TOWER A3 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	178	-
TOWER A5 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	86	-
Total :			-	-	-	-	264	8

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	264	3630.00	8	82.50
Visitor's Car Parking	27	371.25	0	0.00
Total Car	291	4001.25	8	82.50
TwoWheeler	-	371.25	0	0.00
Other Parking	-	-	-	787.56
Total :		4372.50	850.06	

SCALE : 1: 100

ARCHITECT :-
Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,70th Cross,100 feet Rd,
4th Phase J.P.Nagar Bangalore - 560078.
Tel: +91-80-41125481, +91-80-42919417

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : } KATHA HOLDER
1) A.PRATAP REDDY, 2) ARUN KUMAR.N, 3) G.B.MAHESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K.B, 10) S.SHIVU ..... "SADA, 13 SHAJYA, Kerala 534836

APG COMMUNITY DEVELOPMENT PVT. LTD. (GPA HOLDER)
Assets House, #30, Crescent Road, Bengaluru 560 001

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/60-93
V.S.Associates, #4, R.R. Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road, Tumkur

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON SY NO. 5/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, WARD NO. 191, ANEKAL TALUK, BENGALURU. E PID - 35358783/14

DRAWING TITLE :
TOWER - A5
SECTION - 02

SHEET NO : 09

PROPOSED SITE

KEY PLAN
N.T.S

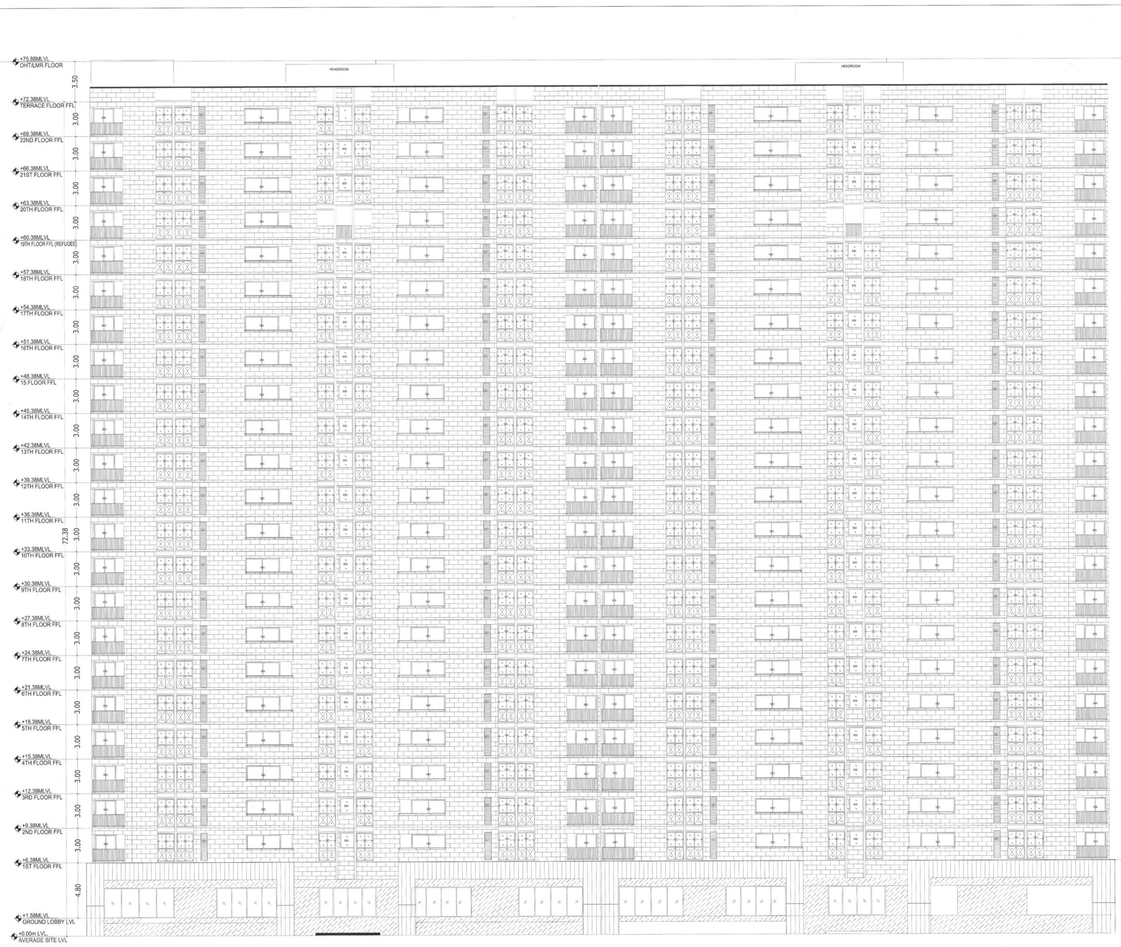
SANCTIONING AUTHORITY :

BANGALORE (RURAL) DISTRICT	BANGALORE (URBAN) DISTRICT	BANGALORE (RURAL) DISTRICT	BANGALORE (URBAN) DISTRICT

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

HO - SOUTH

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



ELEVATION 2,,TOWER A-5

User\Desktop\New folder (2150.00 x 910.00MM)

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Bulup Area (Sq.Mt.)	Deductions (Wells & Voids) (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 (Sq.Mt.)
		Colour		StairCase	Lift	Lift Machine	Substructure	Mumty Void	Parking	Resi.				
Terrace Floor	48.20	0.00	48.20	41.39	2.09	7.68	0.00	0.00	0.00	0.00	00	0.00
Typical Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
First Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Second Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Third Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Fourth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Fifth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Sixth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Seventh Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Eighth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Ninth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Tenth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Eleventh Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Twelfth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Thirteenth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Fourteenth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Fifteenth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Sixteenth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Seventeenth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Eighteenth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Nineteenth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Twentieth Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Twenty First Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Twenty Second Floor	1012.16	106.23	1905.99	36.04	21.29	0.00	0.39	0.00	0.00	1342.87	1342.87	09	0.00
Total Number of Same Blocks	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total	38540.13	2416.01	37539.72	822.33	484.87	7.68	113.80	45.37	833.79	30662.45	30662.45	176	521.13

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.90	2.10	328
TOWER A3 (RESIDENTIAL)	D1	0.80	2.10	328
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	99
TOWER A3 (RESIDENTIAL)	SD1	1.05	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.65	2.10	99
TOWER A3 (RESIDENTIAL)	SD1	3.00	2.10	99

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	1.20	99
TOWER A3 (RESIDENTIAL)	V1	1.20	1.20	99
TOWER A3 (RESIDENTIAL)	ND	0.75	0.60	99

Block :TOWER A5 (RESIDENTIAL)

Floor Name	Gross Bulup Area (Sq.Mt.)	Deductions (Wells & Voids) (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 (Sq.Mt.)
		Colour		StairCase	Lift	Lift Machine	Substructure	Mumty Void	Parking	Resi.				
Terrace Floor	46.79	0.00	46.79	39.97	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Typical Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
First Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Second Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Third Floor	876.35	39.74	841.38	35.14	15.13	0.00	0.39	43.03	741.33	741.33	04	0.00
Fourth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Fifth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Sixth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Seventh Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Eighth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Ninth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Tenth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Eleventh Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Twelfth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Thirteenth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Fourteenth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Fifteenth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Sixteenth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Seventeenth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Eighteenth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Nineteenth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Twentieth Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Twenty First Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Twenty Second Floor	877.34	39.85	839.14	35.14	15.13	0.00	0.39	0.00	788.34	788.34	04	0.00
Total Number of Same Blocks	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total	20183.82	916.72	19408.57	808.27	348.12	7.41	8.97	43.03	18137.82	18137.82	92	0.00

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A5 (RESIDENTIAL)	D2	0.90	2.10	328
TOWER A5 (RESIDENTIAL)	D1	0.80	2.10	328
TOWER A5 (RESIDENTIAL)	MD	1.05	2.10	99
TOWER A5 (RESIDENTIAL)	SD1	1.05	2.40	01
TOWER A5 (RESIDENTIAL)	SD2	1.65	2.10	99
TOWER A5 (RESIDENTIAL)	SD1	3.00	2.10	99

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A5 (RESIDENTIAL)	V2	0.60	1.20	99
TOWER A5 (RESIDENTIAL)	V1	1.20	1.20	99
TOWER A5 (RESIDENTIAL)	ND	0.75	0.60	99

FAR &Tenement Details

Block	No. of Same Blg	Gross Bulup Area (Sq.Mt.)	Deductions (Wells & Voids) (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)					Proposed FAR Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Total Tnmt. (No.)	Carpet Area (Sq.Mt.)
					StairCase	Lift	Lift Machin.	Substructure	Resi.Common Space				
TOWER A3 (RESIDENTIAL)	1	38540.13	2416.01	37539.72	822.33	484.87	7.68	113.80	45.37	833.79	30662.45	30662.45	176	521.13
TOWER A5 (RESIDENTIAL)	1	20183.82	916.72	19408.57	808.27	348.12	7.41	8.97	43.03	18137.82	18137.82	92	0.00
Total	2	58723.95	3332.73	56948.29	1630.60	832.99	15.09	122.77	88.40	18971.61	48800.27	30755.45	268	521.13

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
TOWER-A1, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	71.88	23	29857.80	70940.03
TOWER-A4, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	72.38	23	18206.93	19461.13
TOWER-A2, UNDER CONSTRUCTION	Residential	Apartment	Building	Highrise	71.88	23	29923.57	32466.61
AMENITY BLOCK-1, UNDER CONSTRUCTION	Residential	Apartment	Building	Bldg upto 11.5 mt. Ht.	10.25	2	2042.48	2299.50

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

1. Sanction is accorded for the PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON SY NO. 5/4, 5/5, 17/1, 17/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 6/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, WARD NO. 191, ANEKAL TALUK, BENGALURU. E PID - 3535678314
   a) Consisting of Residential Building, Tower - A1 & A4 ,GF + CF + 22UF,1 Twenty Two upper floors) only
2. Sanction is accorded for Residential Apartment and Parking use only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor, Tower - A3 Ground Floor and Surface area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the superstructure,"COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one year after the completion, the building shall be got occupied. Form-I, 1-A, Form-I, 2.
7. Necessary clutch for running telephone cables, cablules at ground floor to ground floor 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 occupants of the building.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Sub.E) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a space measuring minimum 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. The applicant shall not indiscriminately fell trees or transplant 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, appointed or removed by the site may be dealt strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.8) under sub section IV-B (vi) to (x).
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-laws.
21. The applicant shall use the interlocking concrete blocks conforming to the requirements of "Specifications for Concrete Blocks Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistent 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-III (Bye-laws - 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 ents.
26. The applicant shall not formulate any objectionable, dangerous, obnoxious trade or occupation in the premises and 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 with 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and necessary safety of workmen and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The applicant shall provide for storage of water for fire fighting in the form of tank / mats in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The applicant shall abide by the conditions stipulated specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 26-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mts.
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.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 devote building construction against the sanctioned plan the action will be initiated according to BBMP Act - 2020.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
40. The Applicant / Owner / Developer shall 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) constituted by before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder/ DPA holder /developer shall take all precautionary measure to ensure the safety of persons involved in the construction activity.
47. Due to non-compliance of safety precautionary measure or due to any other reason if loss of live or injury or permanent disability occured to workmen/ or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / DPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48. The Applicant / Owner / Developer shall abide by the special conditions imposed in the building licence, if any.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosedagi/modified) Letter No. LD/BEL/CT(257)/3, 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 for ensuring welfare measures to the construction workers before commencement of work also.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any in the list of workers employed on the work.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencement of the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

BASEMENT - 01 AND BASEMENT - 02 SANCTIONED WITH TOWER – A1, A2, A4 & AMENITY

CAR PARKING DETAILS

CAR PARKING DETAILS	REQUIRED	PROVIDED
Combined Basement – 01	526	366
Combined Basement - 02		444
Tower - A1 & A2 Ground Floor		22
Surface Car Parking		80
Total	526	912
PROPOSED		
Proposed Modified Tower - A3 & A5 cars req.mnd	291	6
Total	817	918

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
TOWER-A1, UNDER CONSTRUCTION	70940.03	29857.80
TOWER-A4, UNDER CONSTRUCTION	19461.13	18206.93
TOWER-A2, UNDER CONSTRUCTION	32466.61	29923.57
AMENITY BLOCK-1, UNDER CONSTRUCTION	2299.50	2042.48
Total:	125167.27	80010.78

SANCTIONING AUTHORITY :

DEPUTY DIRECTOR / ASSISTANT DIRECTOR	ZONAL OFFICER	ASST.DIRECTOR	JOINT DIRECTOR

AREA STATEMENT (Bengaluru South City Corporation)		VERSION NO.: 1.0.25
		VERSION DATE: 30/01/2026
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation		Plot Use: Residential
Proposal Department: HO - Bengaluru South City Corporation		Plot Sub/use: Apartment
Project No.: PRJ/2020/5.26		Land Use Zone: Residential (Main)
Application Type: General		Plot/Sub Plot No.: SY NO. 5/4, 5/5, 17/1, 17/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 6/1, 6, 7, 8/1, 8/5, 8/5 OF PARAPPANA AGRAHARA VILLAGE,
Proposal Type: Building Permission		City Survey No.: SY NO. 5/4, 5/5, 17/1, 17/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 6/1, 6, 7, 8/1, 8/5, 8/5 OF PARAPPANA AGRAHARA VILLAGE,
Nature of Sanction: MODIFY		Khata No. (As per Khata Extract): KATHA NO.
Location: RING-III		Khata Extract No.: 191/A-2,191/A-3,191/A-4,191/A-5,
Building Line Specified as per Z.R. NA		PID No.: 3535678314
Zone: Bommanahalli		Locality / Street of the property: KUDLU VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, BENGALURU
Ward: Ward 191R		
Planning District: 219-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103096.40
Deduction for Road/Pot Area		
Surrender Free of Cost		4035.67
Kharabland Area		1742.18
Total		5804.05
NET AREA OF PLOT	(A-Deductions)	97292.35
Deduction for Balance Plot Area		
Will Area surrendered Free of Cost		4035.67
Amenity Area		5065.56
Kharabland Area		1742.18
Total		10843.41
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		53792.74
Proposed Coverage Area (2.91 %)		2422.51
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7721.54
Balance Coverage area left (46.63 %)		43362.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216592.77
Total Perm. FAR area (2.25)		216592.77
Residential FAR (100.00%)		48179.45
Proposed FAR Area		48139.48
Existing FAR Area		83070.78
Achieved Net FAR Area (1.32)		126130.25
Balance FAR Area (0.93)		89422.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		518802.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout ref)		14.98
Achieved BuiltUp Area		177042.46

Color Notes

COLOUR INDEX

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

Block USE/SUBUSE Details

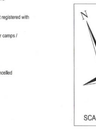
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER-A3 (RESIDENTIAL)	Residential	Apartment	Highrise	R
TOWER-A5 (RESIDENTIAL)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block	Type	SubUse	Area	Units			Car		
Name			(Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
TOWER-A3 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	176	-	
TOWER-A5 (RESIDENTIAL)	Residential	Apartment	50 - 225	1	-	1	92	-	
	Total :				-		268	0	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	264	3630.00	6	82.50
Visitor's Car Parking	27	371.25	0	0.00
Total Car	291	4001.25	6	82.50
Two/Wheeler	-	371.25	0	0.00
Other Parking	-	-	-	767.58
Total		4372.50	850.08	



SCALE : 1: 100

ARCHITECT :

Design Tree Services (India) Pvt. Ltd.
Laxmi Narasimha Complex,15th Cross,100 feet Rd,
4th Phase JP.Nagar Bangalore - 560078.
Tel: +91~80~41225481, +91~80~40319417

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
1) LAVANYA REDDY, 2) ARUN KUMAR M, 3) G R BHYREGH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU B, 9) RAMESHA K B, 10) S GHISI

} KATHA HOLDER

APG COMMUNITY DEVELOPMENT PVT. LTD. (GPA HOLDER)
Assets House, #30, Crescent Road, Bengaluru 560 001

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1396/00-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road, Tumkur.

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON SY NO. 5/4, 5/5, 17/1, 17/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, WARD NO. 191, ANEKAL TALUK, BENGALURU. E PID - 3535678314

DRAWING TITLE :
TOWER - A5
ELEVATION

SHEET NO : 10



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

HO - SOUTH

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

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