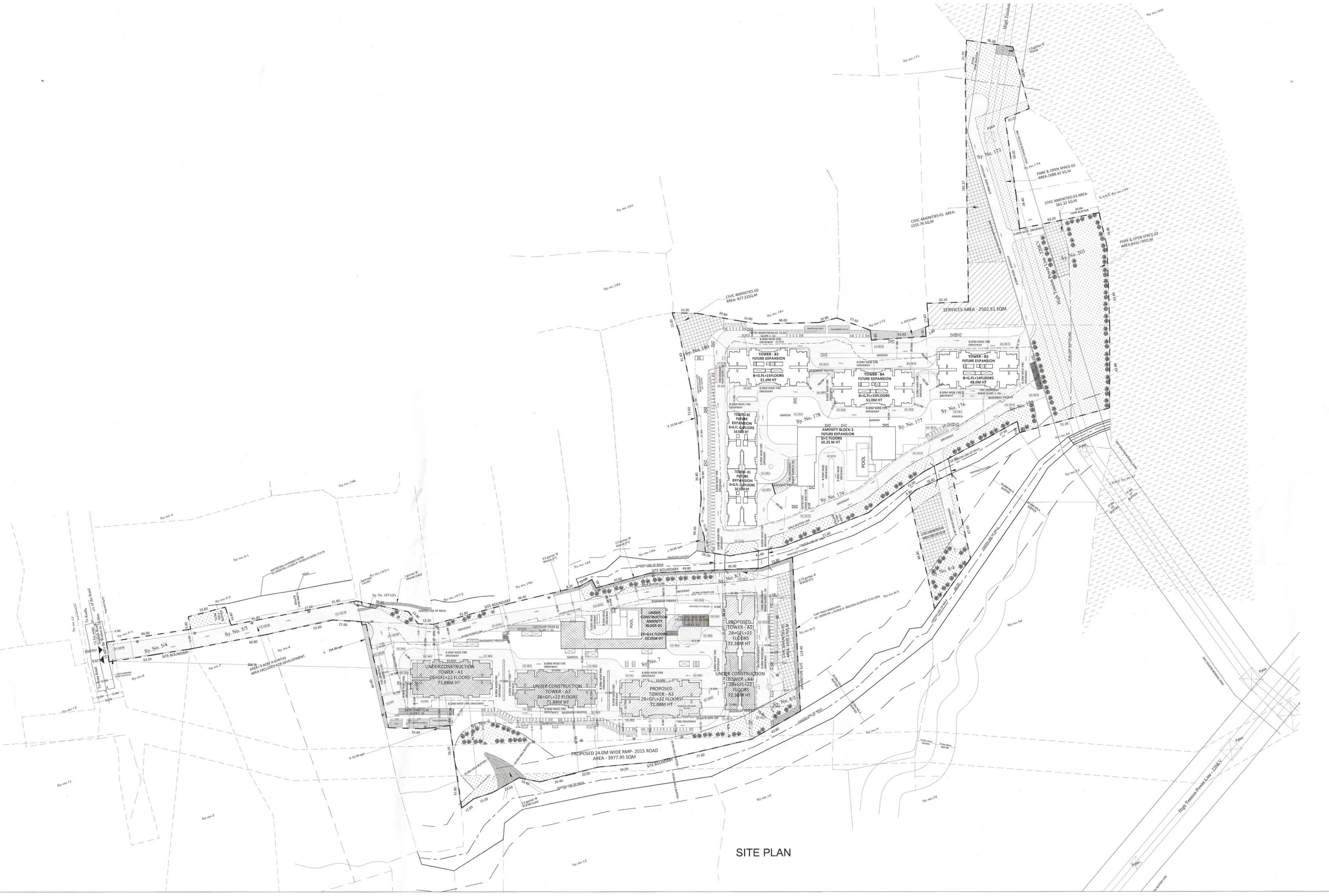


SITE PLAN

UserDefinedMetric (2150.00 x 910.00MM)

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	49.22	0.00	49.22	41.54	0.00	7.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentyfirst Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentieth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Nineteenth Floor	1512.19	101.79	1410.40	39.34	21.29	0.00	0.36	69.37	0.00	1280.04	1280.04	08	0.00
Eighteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventeenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Thirteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twelfth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eleventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Tenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Ninth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eighth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Third Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Second Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
First Floor	1523.69	115.12	1408.57	39.41	21.29	0.00	0.36	0.00	0.00	1347.51	1347.51	08	0.00
Ground Floor	1616.23	34.50	1581.73	45.23	21.29	0.00	105.88	0.00	833.79	575.54	575.54	00	621.12
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
Total Number of Same Blocks	1												
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.80	2.10	526
TOWER A3 (RESIDENTIAL)	D1	0.90	2.10	878
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	176
TOWER A3 (RESIDENTIAL)	GD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.80	2.10	88
TOWER A3 (RESIDENTIAL)	SD4	2.70	2.10	88
TOWER A3 (RESIDENTIAL)	SD5	3.60	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	0.60	88
TOWER A3 (RESIDENTIAL)	W1	1.50	1.20	88
TOWER A3 (RESIDENTIAL)	W3	1.64	1.20	66
TOWER A3 (RESIDENTIAL)	W2	1.80	1.20	86

Block :TOERT A5 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	46.78	0.00	46.78	39.37	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentyfirst Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentieth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Nineteenth Floor	878.30	36.74	841.56	35.14	15.10	0.00	0.36	43.63	747.33	747.33	04	0.00
Eighteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventeenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Thirteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twelfth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eleventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Tenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Ninth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eighth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Third Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Second Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
First Floor	868.76	29.89	838.87	35.14	15.10	0.00	0.36	0.00	788.27	788.27	04	0.00
Ground Floor	1010.65	189.57	821.08	35.13	15.10	0.00	0.36	0.00	770.49	770.49	00	805.99
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	805.99
Total Number of Same Blocks	1											
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	806

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	D2	0.80	2.10	350
TOERT A5 (RESIDENTIAL)	D1	0.90	2.10	526
TOERT A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOERT A5 (RESIDENTIAL)	GD1	1.50	2.40	01
TOERT A5 (RESIDENTIAL)	SD2	1.85	2.10	88
TOERT A5 (RESIDENTIAL)	SD1	3.00	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	V1	0.75	0.60	88
TOERT A5 (RESIDENTIAL)	W1	1.50	1.20	88

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Recreational Space	Parking	Resi.			
TOWER A3 (RESIDENTIAL)	1	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
TOERT A5 (RESIDENTIAL)	1	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	0.00	18076.89	18076.89	88	805.99
Grand Total:	2	55308.42	3448.21	51860.21	1799.90	836.97	15.09	122.08	113.00	833.79	48139.38	48139.38	264.00	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	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, 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 - 3535878314
   a) Consisting of Residential Building, Tower - A3 & A5 2BF + GF + 22UF (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 columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall 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 / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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 (HosadaagiHoodike) 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.

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 required	291	6
Total	817	918

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

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY 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 SubUse: Apartment	
Project No: PRJ/6382/25-26	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	
Proposal Type: Building Permission	City Survey No.: 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, 8/4, 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): 3535878314	
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 191B		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.40
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 surrendered Free of Cost		4058.87
Amenity Area		5065.56
Kharabland Area		1745.18
Total		10869.61
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		50702.74
Proposed Coverage Area (2.61 %)		2402.81
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (46.63 %)		42982.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216552.77
Total Perm. FAR area (2.25)		216552.77
Residential FAR (100.00%)		48139.48
Proposed FAR Area		48139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.33)		128150.25
Balance FAR Area (0.86)		88402.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout Lvl)		14.98
Achieved BuiltUp Area		177042.46

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
TOERT 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	-
TOERT 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	-	-	-	767.58
Total		4372.50	850.08	

SCALE : 1: 800

ARCHITECT :-

Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,15th 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 PRATHP REDDY, 2) ARUN KUMAR N, 3) G R BHYRESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K B, 10) S GIRIS[illegible]OWDA, 11)SHILPA RAMA GANESH } 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-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROPOSED SITE
N
W
E
S

KEY PLAN
N.T.S

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 - 3535878314

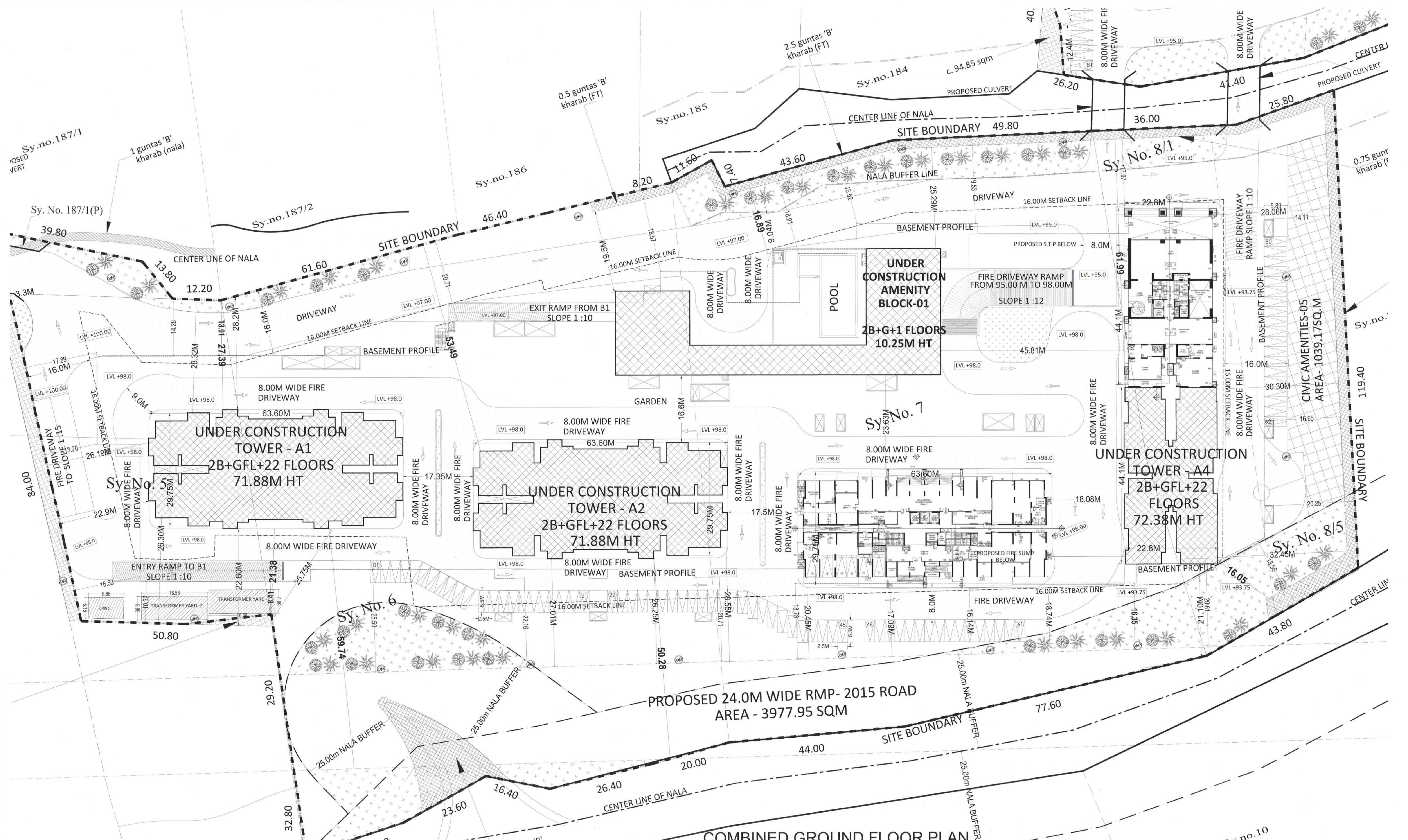
DRAWING TITLE :
SITE PLAN

SHEET NO : 01

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

Bengaluru South City Corporation
Planning (JDTP)
FileNo :GBA/BSCC/Addl.CTP/0020/25-26



COMBINED GROUND FLOOR PLAN

TOTAL NO OF CAR PARKING PROVIDED = 06 NOS.

UserDefinedMetric (2150.00 x 910.00MM)

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	49.22	0.00	49.22	41.54	0.00	7.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentyfirst Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentieth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Nineteenth Floor	1512.19	101.79	1410.40	39.34	21.29	0.00	0.36	69.37	0.00	1280.04	1280.04	08	0.00
Eighteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventeenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Thirteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twelfth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eleventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Tenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Ninth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eighth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Third Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Second Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
First Floor	1523.69	115.12	1408.57	39.41	21.29	0.00	0.36	0.00	0.00	1347.51	1347.51	08	0.00
Ground Floor	1616.23	34.50	1581.73	45.23	21.29	0.00	105.88	0.00	833.79	575.54	575.54	00	621.12
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
Total Number of Same Blocks	1												
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.80	2.10	526
TOWER A3 (RESIDENTIAL)	D1	0.90	2.10	878
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	176
TOWER A3 (RESIDENTIAL)	GD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.80	2.10	88
TOWER A3 (RESIDENTIAL)	SD4	2.70	2.10	88
TOWER A3 (RESIDENTIAL)	SD5	3.60	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	0.60	88
TOWER A3 (RESIDENTIAL)	W1	1.50	1.20	88
TOWER A3 (RESIDENTIAL)	W3	1.64	1.20	66
TOWER A3 (RESIDENTIAL)	W2	1.80	1.20	86

Block :TOERT A5 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	46.78	0.00	46.78	39.37	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentyfirst Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentieth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Nineteenth Floor	878.30	36.74	841.56	35.14	15.10	0.00	0.36	43.63	747.33	747.33	04	0.00
Eighteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventeenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Thirteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twelfth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eleventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Tenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Ninth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eighth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Third Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Second Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
First Floor	868.76	29.89	838.87	35.14	15.10	0.00	0.36	0.00	788.27	788.27	04	0.00
Ground Floor	1010.65	189.57	821.08	35.13	15.10	0.00	0.36	0.00	770.49	770.49	00	805.99
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	805.99
Total Number of Same Blocks	1											
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	806

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	D2	0.80	2.10	350
TOERT A5 (RESIDENTIAL)	D1	0.90	2.10	526
TOERT A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOERT A5 (RESIDENTIAL)	GD1	1.50	2.40	01
TOERT A5 (RESIDENTIAL)	SD2	1.85	2.10	88
TOERT A5 (RESIDENTIAL)	SD1	3.00	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	V1	0.75	0.60	88
TOERT A5 (RESIDENTIAL)	W1	1.50	1.20	88

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Recreational Space	Parking	Resi.			
TOWER A3 (RESIDENTIAL)	1	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
TOERT A5 (RESIDENTIAL)	1	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	0.00	18076.89	18076.89	88	805.99
Grand Total:	2	55308.42	3448.21	51860.21	1799.90	836.97	15.09	122.08	113.00	833.79	48139.38	48139.38	264.00	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	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, 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 - 3535878314
   a) Consisting of Residential Building, Tower - A3 & A5 2BF + GF + 22UF (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 columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall 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 / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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
(HosadaagiHoodike) 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.

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 required	291	6
Total	817	918

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

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY 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 SubUse: Apartment	
Project No: PRJ/6382/25-26	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	
Proposal Type: Building Permission	City Survey No.: 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, 8/4, 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): 3535878314	
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 191B		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.40
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 surrendered Free of Cost		4058.87
Amenity Area		5065.56
Kharabland Area		1745.18
Total		10869.61
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		50702.74
Proposed Coverage Area (2.61 %)		2402.81
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (46.63 %)		42982.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216552.77
Total Perm. FAR area (2.25)		216552.77
Residential FAR (100.00%)		48139.48
Proposed FAR Area		48139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.33)		128150.25
Balance FAR Area (0.86)		88402.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout Lvl)		14.98
Achieved BuiltUp Area		177042.46

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
TOERT 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	-
TOERT 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	-	-	-	767.58
Total		4372.50	850.08	

SCALE : 1: 250

ARCHITECT :-

Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,15th 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 PRATHP REDDY, 2) ARUN KUMAR N, 3) G R BHYRESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K B, 10) S GIRISI [illegible] OWDA, 11)SHILPA RAMA GANESH } KATHA HOLDER

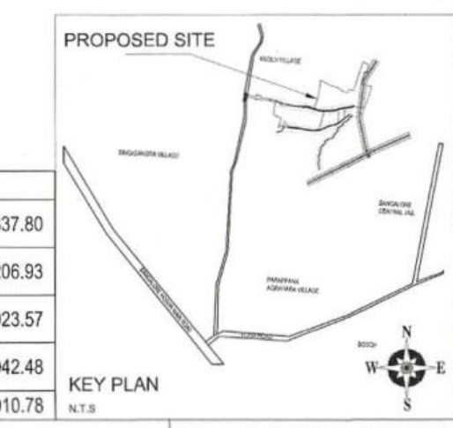
APG COMMUNITY DEVELOPMENT PVT. LTD. (GPA HOLDER)
Assets House, #30, Crescent Road, Bengaluru 560 001

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
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 - 3535878314

PROPOSED SITE



KEY PLAN
N.T.S

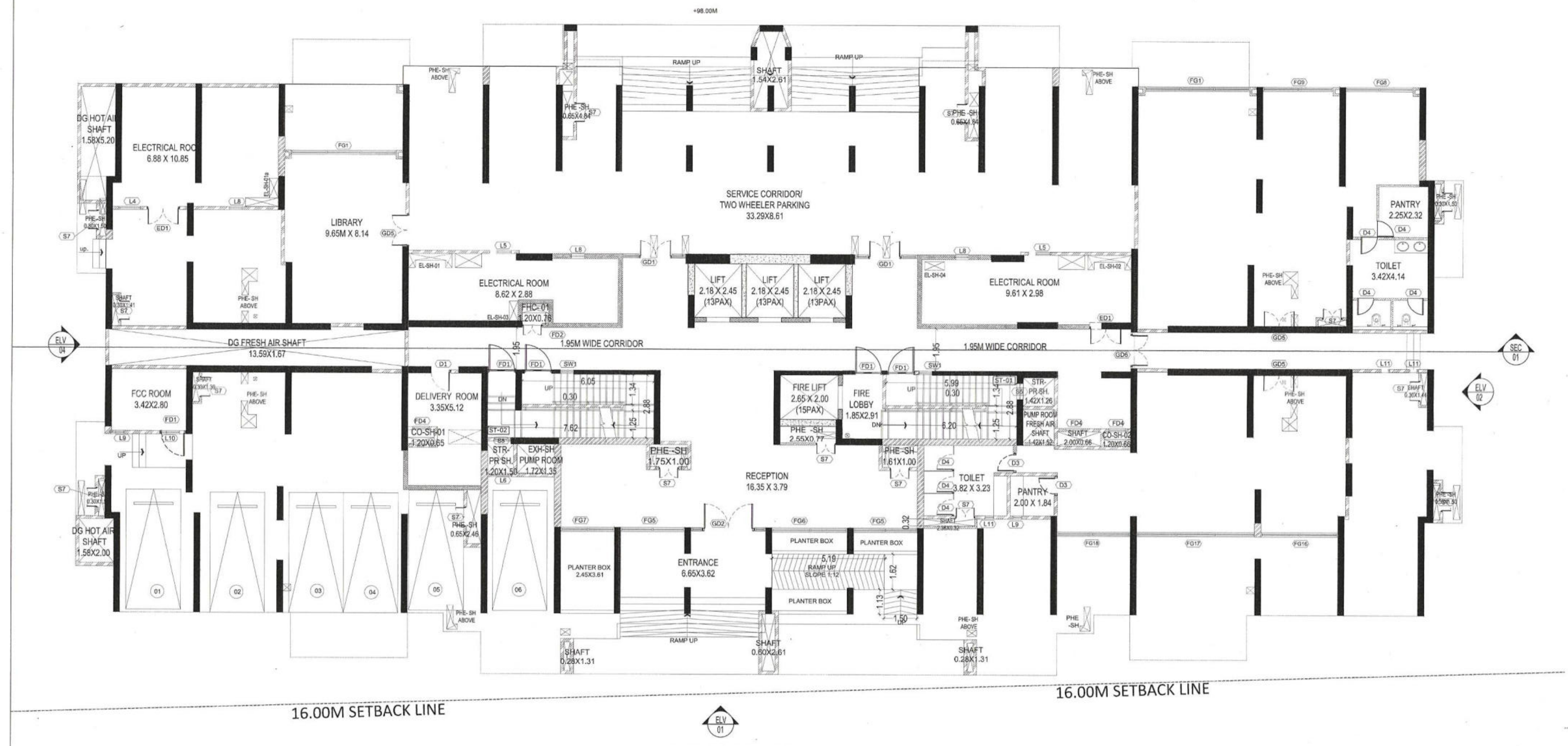
DRAWING TITLE :

TOWER - A3 & A5
COMBINED GROUND FLOOR

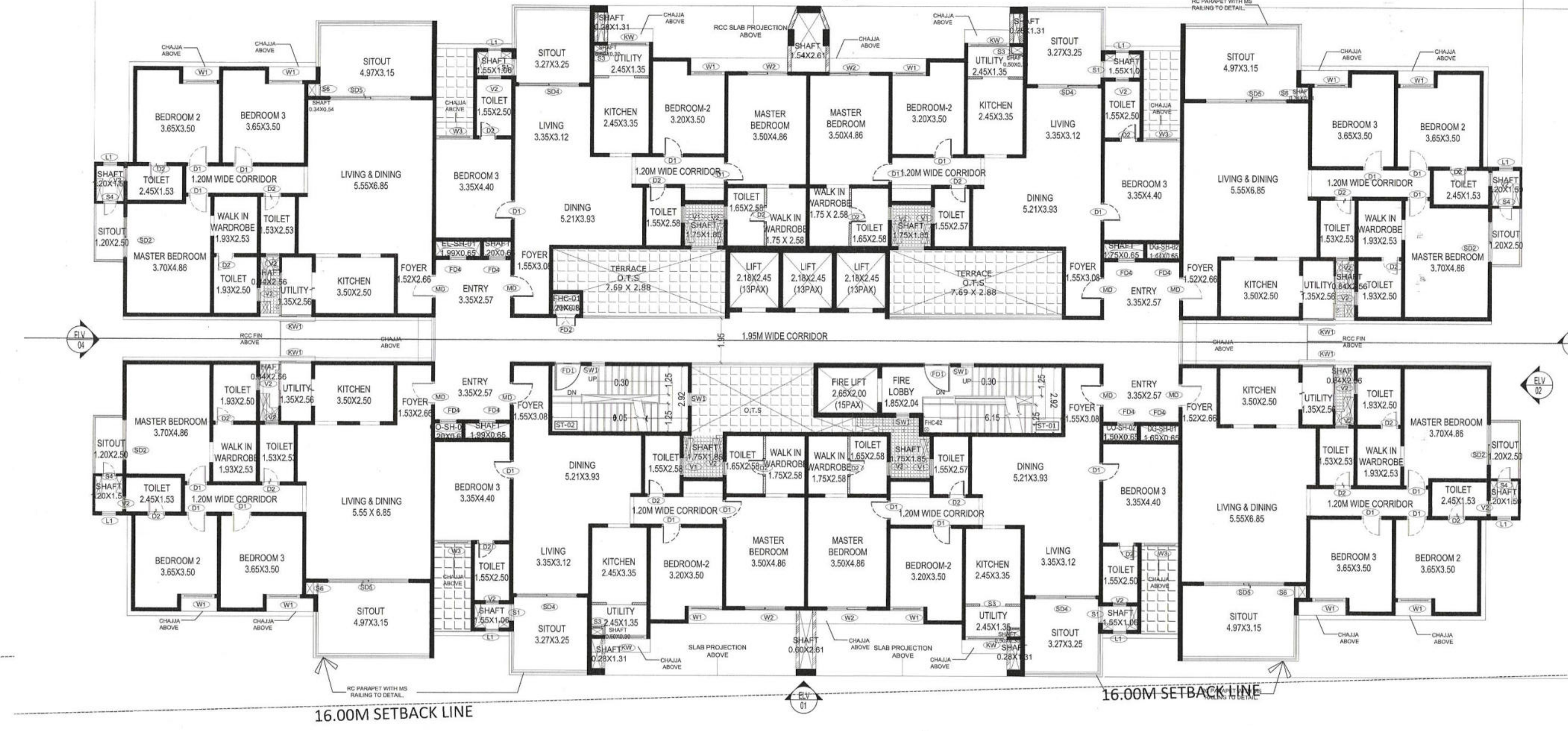
SHEET NO : 02

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.

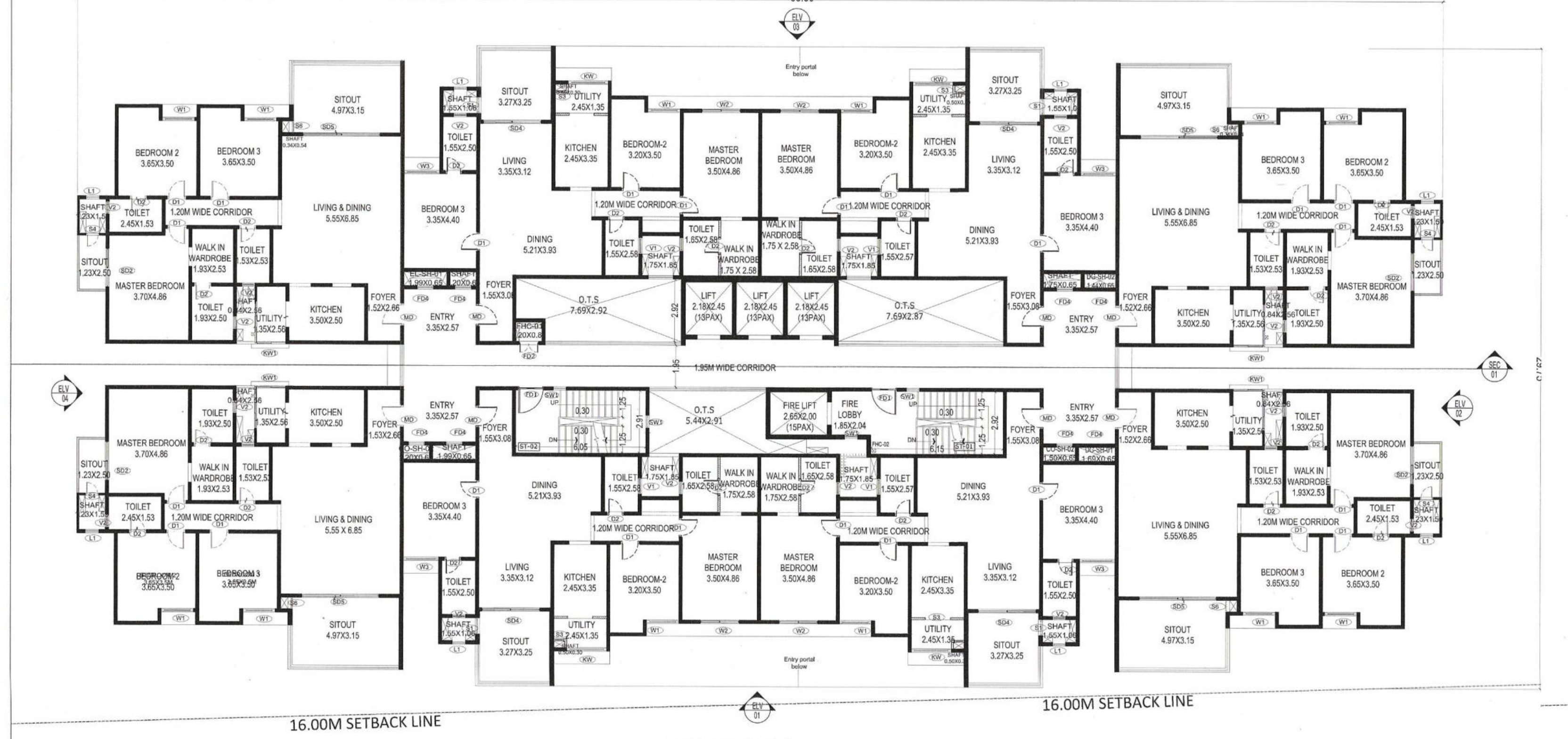
HO – SOUTH



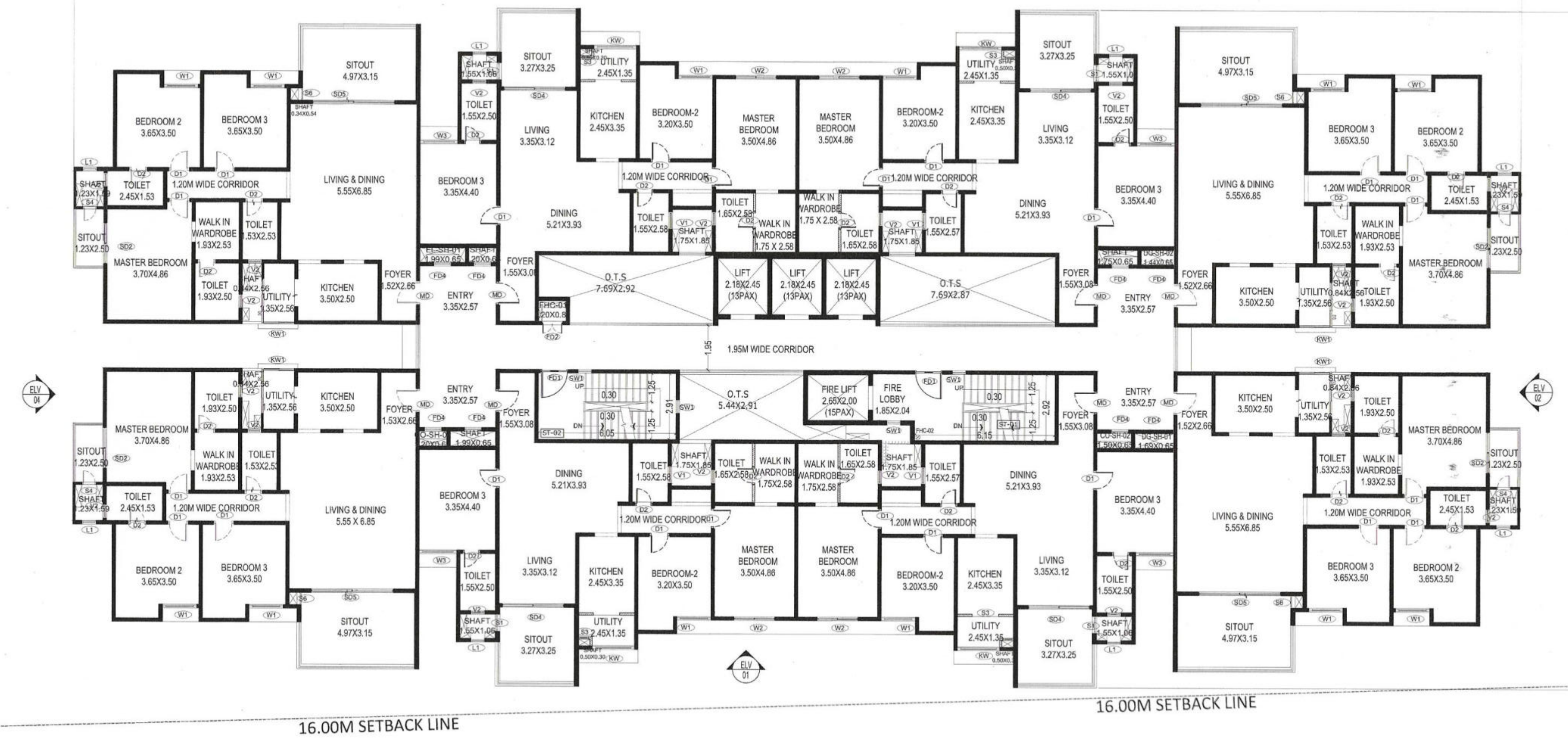
TOWER-A3
GROUND FLOOR PLAN
FFL+1.68M LVL.
TOTAL NO OF CAR PARKING PROVIDED = 06 NOS.



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.

UserDefinedMetric (2150.00 x 910.00MM)

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	49.22	0.00	49.22	41.54	0.00	7.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentyfirst Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentieth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Nineteenth Floor	1512.19	101.79	1410.40	39.34	21.29	0.00	0.36	69.37	0.00	1280.04	1280.04	08	0.00
Eighteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventeenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Thirteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twelfth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eleventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Tenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Ninth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eighth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Third Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Second Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
First Floor	1523.69	115.12	1408.57	39.41	21.29	0.00	0.36	0.00	0.00	1347.51	1347.51	08	0.00
Ground Floor	1616.23	34.50	1581.73	45.23	21.29	0.00	105.88	0.00	833.79	575.54	575.54	00	621.12
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
Total Number of Same Blocks	1												
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.80	2.10	526
TOWER A3 (RESIDENTIAL)	D1	0.90	2.10	878
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	176
TOWER A3 (RESIDENTIAL)	GD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.80	2.10	88
TOWER A3 (RESIDENTIAL)	SD4	2.70	2.10	88
TOWER A3 (RESIDENTIAL)	SD5	3.60	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	0.60	88
TOWER A3 (RESIDENTIAL)	W1	1.50	1.20	88
TOWER A3 (RESIDENTIAL)	W3	1.64	1.20	66
TOWER A3 (RESIDENTIAL)	W2	1.80	1.20	86

Block :TOERT A5 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	46.78	0.00	46.78	39.37	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentyfirst Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentieth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Nineteenth Floor	878.30	36.74	841.56	35.14	15.10	0.00	0.36	43.63	747.33	747.33	04	0.00
Eighteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventeenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Thirteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twelfth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eleventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Tenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Ninth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eighth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Third Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Second Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
First Floor	868.76	29.89	838.87	35.14	15.10	0.00	0.36	0.00	788.27	788.27	04	0.00
Ground Floor	1010.65	189.57	821.08	35.13	15.10	0.00	0.36	0.00	770.49	770.49	00	805.99
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	805.99
Total Number of Same Blocks	1											
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	806

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	D2	0.80	2.10	350
TOERT A5 (RESIDENTIAL)	D1	0.90	2.10	526
TOERT A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOERT A5 (RESIDENTIAL)	GD1	1.50	2.40	01
TOERT A5 (RESIDENTIAL)	SD2	1.85	2.10	88
TOERT A5 (RESIDENTIAL)	SD1	3.00	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	V1	0.75	0.60	88
TOERT A5 (RESIDENTIAL)	W1	1.50	1.20	88

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Recreational Space	Parking	Resi.			
TOWER A3 (RESIDENTIAL)	1	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
TOERT A5 (RESIDENTIAL)	1	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	0.00	18076.89	18076.89	88	805.99
Grand Total:	2	55308.42	3448.21	51860.21	1799.90	836.97	15.09	122.08	113.00	833.79	48139.38	48139.38	264.00	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	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, 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 - 3535878314
   a) Consisting of Residential Building, Tower - A3 & A5 2BF + GF + 22UF (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 columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall 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 / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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
(HosadaagiHoodike) 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.

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 required	291	6
Total	817	918

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

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY 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 SubUse: Apartment	
Project No: PRJ/6382/25-26	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	
Proposal Type: Building Permission	City Survey No.: 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, 8/4, 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): 3535878314	
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 191B		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.40
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 surrendered Free of Cost		4058.87
Amenity Area		5065.56
Kharabland Area		1745.18
Total		10869.61
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		50702.74
Proposed Coverage Area (2.61 %)		2402.81
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (46.63 %)		42982.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216552.77
Total Perm. FAR area (2.25)		216552.77
Residential FAR (100.00%)		48139.48
Proposed FAR Area		48139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.33)		128150.25
Balance FAR Area (0.86)		88402.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout Lvl)		14.98
Achieved BuiltUp Area		177042.46

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
TOERT 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	-
TOERT 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	-	-	-	767.58
Total		4372.50	850.08	

SCALE : 1: 100

ARCHITECT :-

Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,15th 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 PRATHP REDDY, 2) ARUN KUMAR N, 3) G R BHYRESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K B, 10) S GIRISH KUMAR GOWDA, 11)SHILPA RAMA GANESH } KATHA HOLDER

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

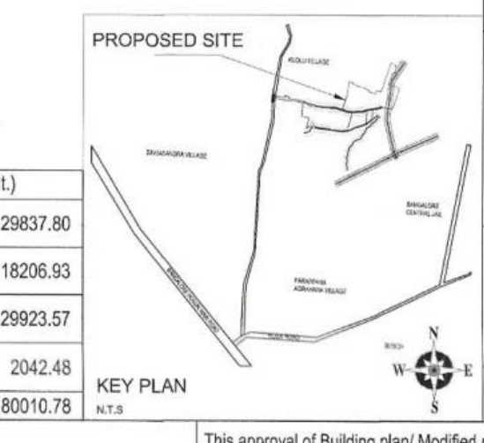
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
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 - 3535878314

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

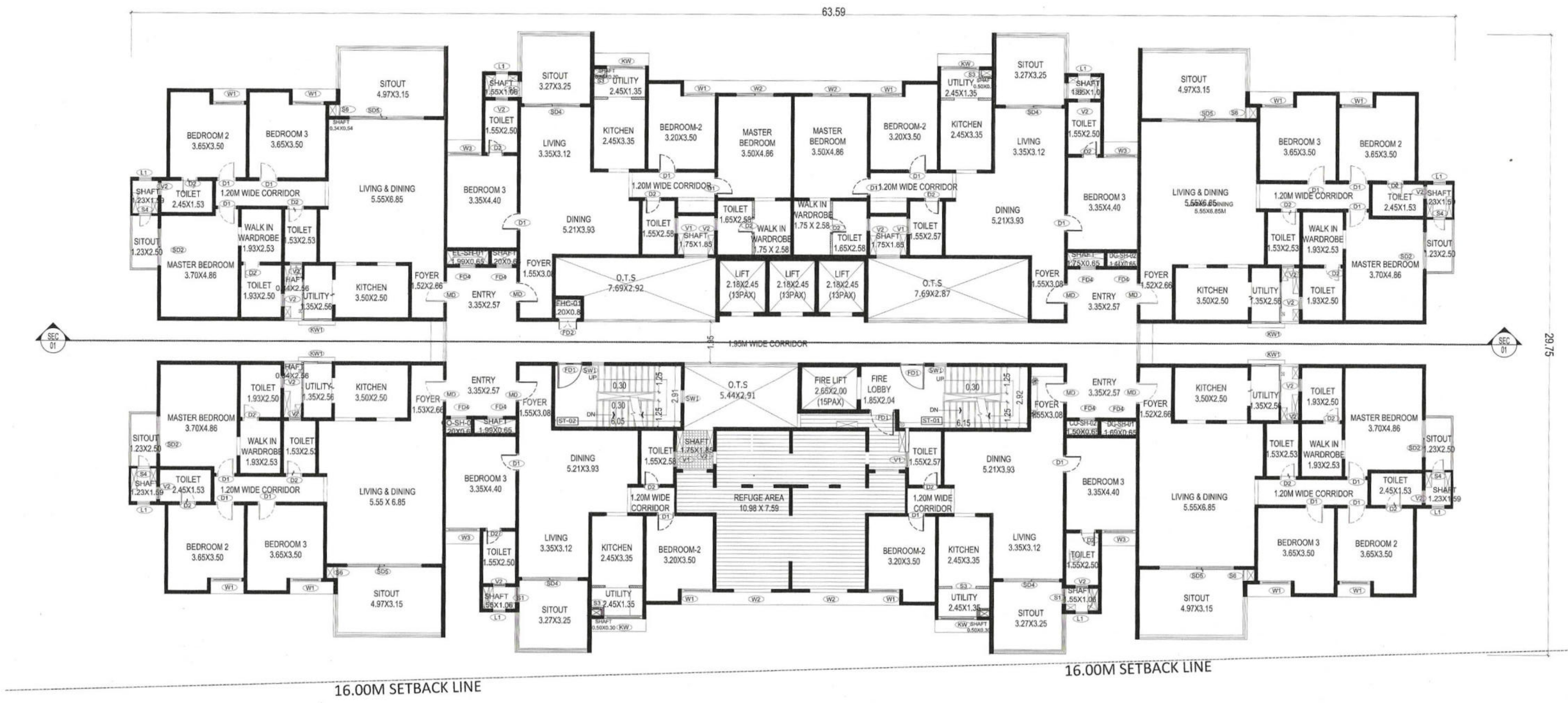
SHEET NO : 03



KEY PLAN
N.T.S

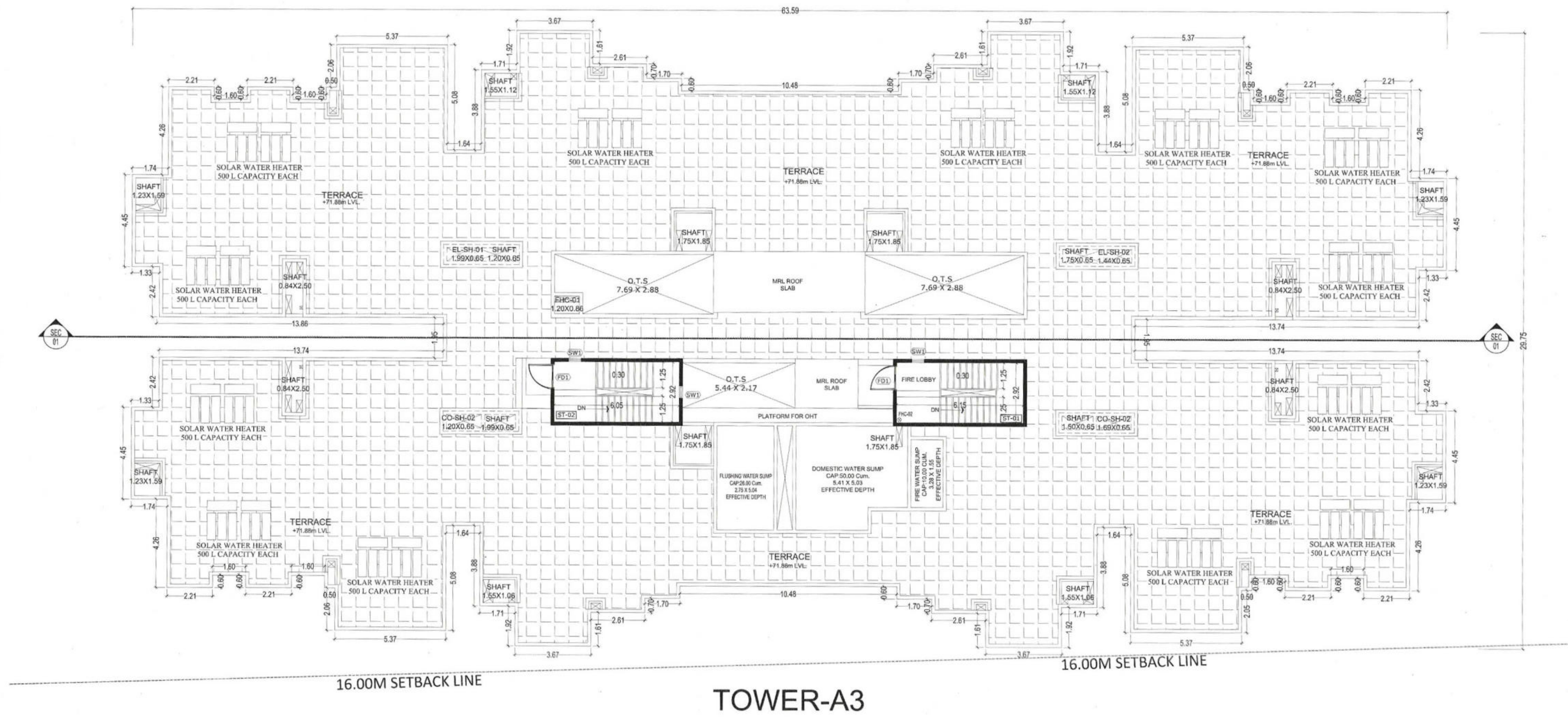
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – SOUTH



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 Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	49.22	0.00	49.22	41.54	0.00	7.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentyfirst Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentieth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Nineteenth Floor	1512.19	101.79	1410.40	39.34	21.29	0.00	0.36	69.37	0.00	1280.04	1280.04	08	0.00
Eighteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventeenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Thirteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twelfth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eleventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Tenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Ninth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eighth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Third Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Second Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
First Floor	1523.69	115.12	1408.57	39.41	21.29	0.00	0.36	0.00	0.00	1347.51	1347.51	08	0.00
Ground Floor	1616.23	34.50	1581.73	45.23	21.29	0.00	105.88	0.00	833.79	575.54	575.54	00	621.12
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
Total Number of Same Blocks	1												
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.80	2.10	526
TOWER A3 (RESIDENTIAL)	D1	0.90	2.10	878
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	176
TOWER A3 (RESIDENTIAL)	GD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.80	2.10	88
TOWER A3 (RESIDENTIAL)	SD4	2.70	2.10	88
TOWER A3 (RESIDENTIAL)	SD5	3.60	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	0.60	88
TOWER A3 (RESIDENTIAL)	W1	1.50	1.20	88
TOWER A3 (RESIDENTIAL)	W3	1.64	1.20	66
TOWER A3 (RESIDENTIAL)	W2	1.80	1.20	86

Block :TOERT A5 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	46.78	0.00	46.78	39.37	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentyfirst Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentieth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Nineteenth Floor	878.30	36.74	841.56	35.14	15.10	0.00	0.36	43.63	747.33	747.33	04	0.00
Eighteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventeenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Thirteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twelfth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eleventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Tenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Ninth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eighth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Third Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Second Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
First Floor	868.76	29.89	838.87	35.14	15.10	0.00	0.36	0.00	788.27	788.27	04	0.00
Ground Floor	1010.65	189.57	821.08	35.13	15.10	0.00	0.36	0.00	770.49	770.49	00	805.99
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	805.99
Total Number of Same Blocks	1											
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	806

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	D2	0.80	2.10	350
TOERT A5 (RESIDENTIAL)	D1	0.90	2.10	526
TOERT A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOERT A5 (RESIDENTIAL)	GD1	1.50	2.40	01
TOERT A5 (RESIDENTIAL)	SD2	1.85	2.10	88
TOERT A5 (RESIDENTIAL)	SD1	3.00	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	V1	0.75	0.60	88
TOERT A5 (RESIDENTIAL)	W1	1.50	1.20	88

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Recreational Space	Parking	Resi.			
TOWER A3 (RESIDENTIAL)	1	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
TOERT A5 (RESIDENTIAL)	1	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	0.00	18076.89	18076.89	88	805.99
Grand Total:	2	55308.42	3448.21	51860.21	1799.90	836.97	15.09	122.08	113.00	833.79	48139.38	48139.38	264.00	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	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, 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 - 3535878314
   a) Consisting of Residential Building, Tower - A3 & A5 2BF + GF + 22UF (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 columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall 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 / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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 (HosadaagiHoodike) 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.

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 required	291	6
Total	817	918

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

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY 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 SubUse: Apartment	
Project No: PRJ/6382/25-26	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	
Proposal Type: Building Permission	City Survey No.: 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, 8/4, 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): 3535878314	
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 191B		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.40
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 surrendered Free of Cost		4058.87
Amenity Area		5065.56
Kharabland Area		1745.18
Total		10869.61
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		50702.74
Proposed Coverage Area (2.61 %)		2402.81
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (46.63 %)		42982.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216552.77
Total Perm. FAR area (2.25)		216552.77
Residential FAR (100.00%)		48139.48
Proposed FAR Area		48139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.33)		128150.25
Balance FAR Area (0.86)		88402.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout Lvl)		14.98
Achieved BuiltUp Area		177042.46

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
TOERT 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	-
TOERT 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	-	-	-	767.58
Total		4372.50	850.08	

SCALE : 1: 100

ARCHITECT :-

Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,15th Cross,100 feet Rd.
4th Phase J.P.Nagar Bangalore – 560078.
Tel: +91–80–41225481, +91–80–40919417

OWNER / GPA HOLDER'S SIGNATURE

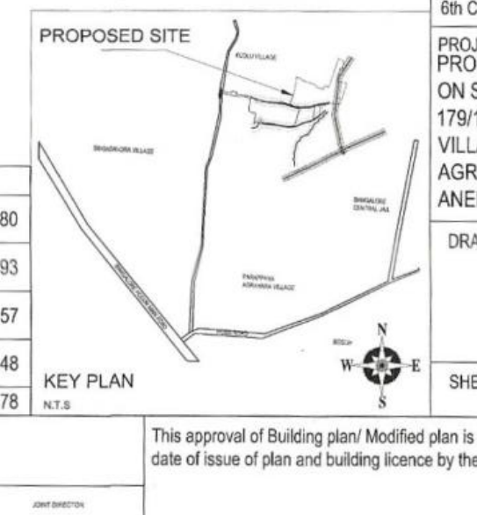
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
1) A PRATHP REDDY, 2) ARUN KUMAR N, 3) G R BHYRESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K B, 10) S GIRISH [illegible] GOWDA, 11)SHILPA RAMA GANESH } KATHA HOLDER

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-1085/92-93
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 - 3535878314



KEY PLAN
N.T.S

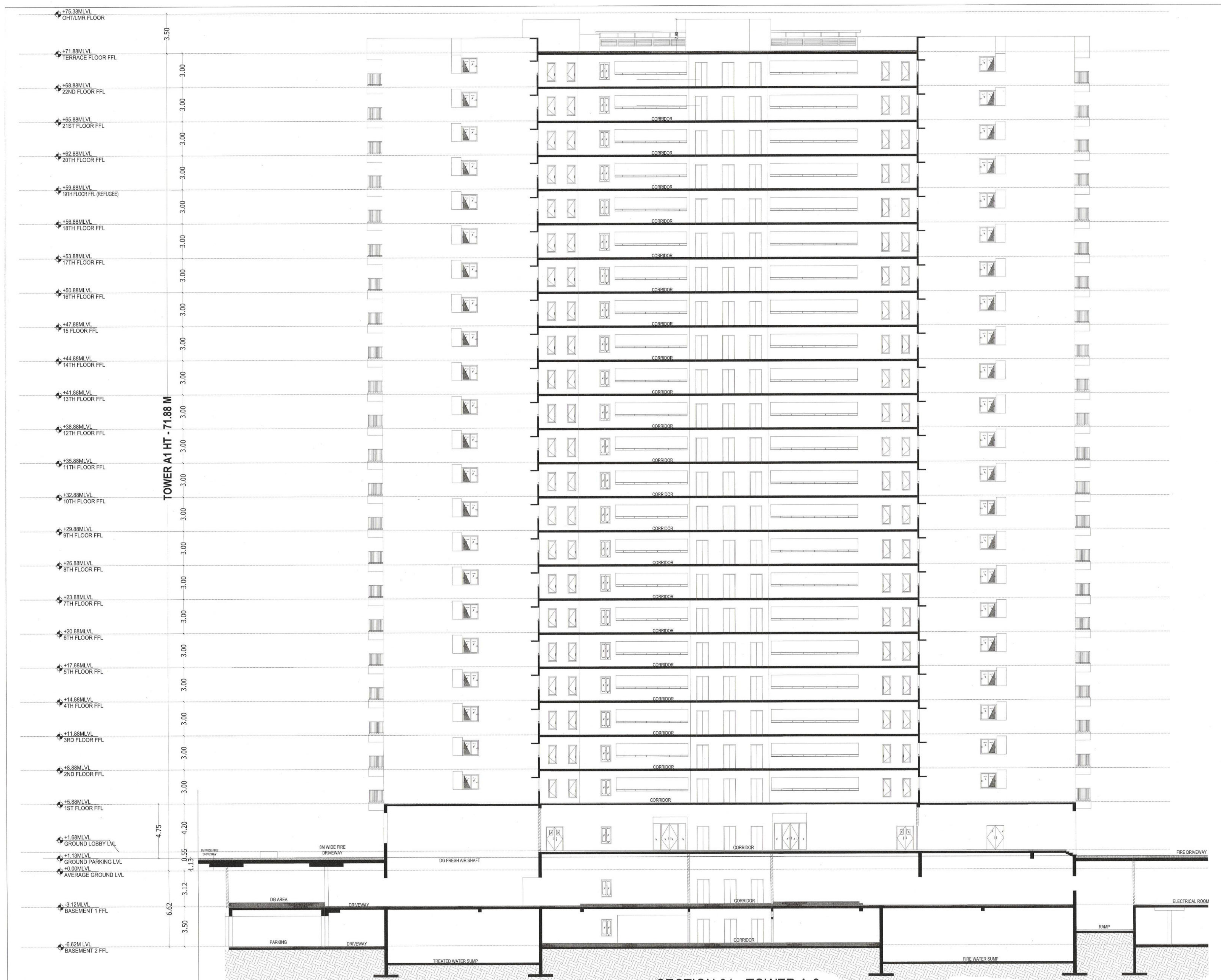
DRAWING TITLE :

TOWER - A3
NINETEENTH FLOOR PLAN
TERRACE FLOOR PLAN

SHEET NO : 04

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



SECTION 01 - TOWER A-3

UserDefinedMetric (2150.00 x 910.00MM)

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	49.22	0.00	49.22	41.54	0.00	7.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentyfirst Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentieth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Nineteenth Floor	1512.19	101.79	1410.40	39.34	21.29	0.00	0.36	69.37	0.00	1280.04	1280.04	08	0.00
Eighteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventeenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Thirteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twelfth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eleventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Tenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Ninth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eighth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Third Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Second Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
First Floor	1523.69	115.12	1408.57	39.41	21.29	0.00	0.36	0.00	0.00	1347.51	1347.51	08	0.00
Ground Floor	1616.23	34.50	1581.73	45.23	21.29	0.00	105.88	0.00	833.79	575.54	575.54	00	621.12
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
Total Number of Same Blocks	1												
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.80	2.10	526
TOWER A3 (RESIDENTIAL)	D1	0.90	2.10	878
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	176
TOWER A3 (RESIDENTIAL)	GD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.80	2.10	88
TOWER A3 (RESIDENTIAL)	SD4	2.70	2.10	88
TOWER A3 (RESIDENTIAL)	SD5	3.60	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	0.60	88
TOWER A3 (RESIDENTIAL)	W1	1.50	1.20	88
TOWER A3 (RESIDENTIAL)	W3	1.64	1.20	66
TOWER A3 (RESIDENTIAL)	W2	1.80	1.20	86

Block :TOERT A5 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	46.78	0.00	46.78	39.37	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentyfirst Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentieth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Nineteenth Floor	878.30	36.74	841.56	35.14	15.10	0.00	0.36	43.63	747.33	747.33	04	0.00
Eighteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventeenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Thirteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twelfth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eleventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Tenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Ninth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eighth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Third Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Second Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
First Floor	868.76	29.89	838.87	35.14	15.10	0.00	0.36	0.00	788.27	788.27	04	0.00
Ground Floor	1010.65	189.57	821.08	35.13	15.10	0.00	0.36	0.00	770.49	770.49	00	805.99
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	805.99
Total Number of Same Blocks	1											
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	806

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	D2	0.80	2.10	350
TOERT A5 (RESIDENTIAL)	D1	0.90	2.10	526
TOERT A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOERT A5 (RESIDENTIAL)	GD1	1.50	2.40	01
TOERT A5 (RESIDENTIAL)	SD2	1.85	2.10	88
TOERT A5 (RESIDENTIAL)	SD1	3.00	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	V1	0.75	0.60	88
TOERT A5 (RESIDENTIAL)	W1	1.50	1.20	88

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Recreational Space	Parking	Resi.			
TOWER A3 (RESIDENTIAL)	1	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
TOERT A5 (RESIDENTIAL)	1	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	0.00	18076.89	18076.89	88	805.99
Grand Total:	2	55308.42	3448.21	51860.21	1799.90	836.97	15.09	122.08	113.00	833.79	48139.38	48139.38	264.00	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	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, 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 - 3535878314
   a) Consisting of Residential Building, Tower - A3 & A5 2BF + GF + 22UF (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 columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall 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 / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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 (HosadaagiHoodike) 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.

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 required	291	6
Total	817	918

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

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: PRJ/6382/25-26	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	
Proposal Type: Building Permission	City Survey No.: 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, 8/4, 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): 3535878314	
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 191B		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.40
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 surrendered Free of Cost		4058.87
Amenity Area		5065.56
Kharabland Area		1745.18
Total		10869.61
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		50702.74
Proposed Coverage Area (2.61 %)		2402.81
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (46.63 %)		42982.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216552.77
Total Perm. FAR area (2.25)		216552.77
Residential FAR (100.00%)		48139.48
Proposed FAR Area		48139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.33)		128150.25
Balance FAR Area (0.86)		88402.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout Lvl)		14.98
Achieved BuiltUp Area		177042.46

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
TOERT 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	-
TOERT 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	-	-	-	767.58
Total		4372.50	850.08	

SCALE : 1: 100

ARCHITECT :-

Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,15th 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 PRATHP REDDY, 2) ARUN KUMAR N, 3) G R BHYRESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K B, 10) S GIRISH [illegible] GOWDA, 11)SHILPA RAMA GANESH } KATHA HOLDER

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

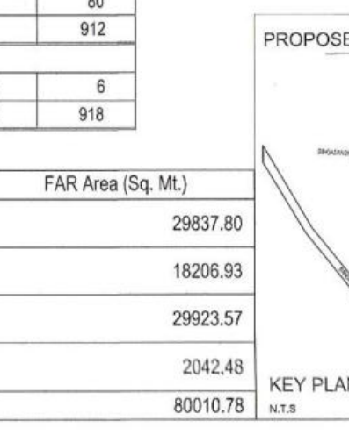
ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Shashidhara. N. R
BCC/BL-3.2.3/E-1085/92-93
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 - 3535878314

DRAWING TITLE :
TOWER - A3
SECTION - 01

SHEET NO : 05



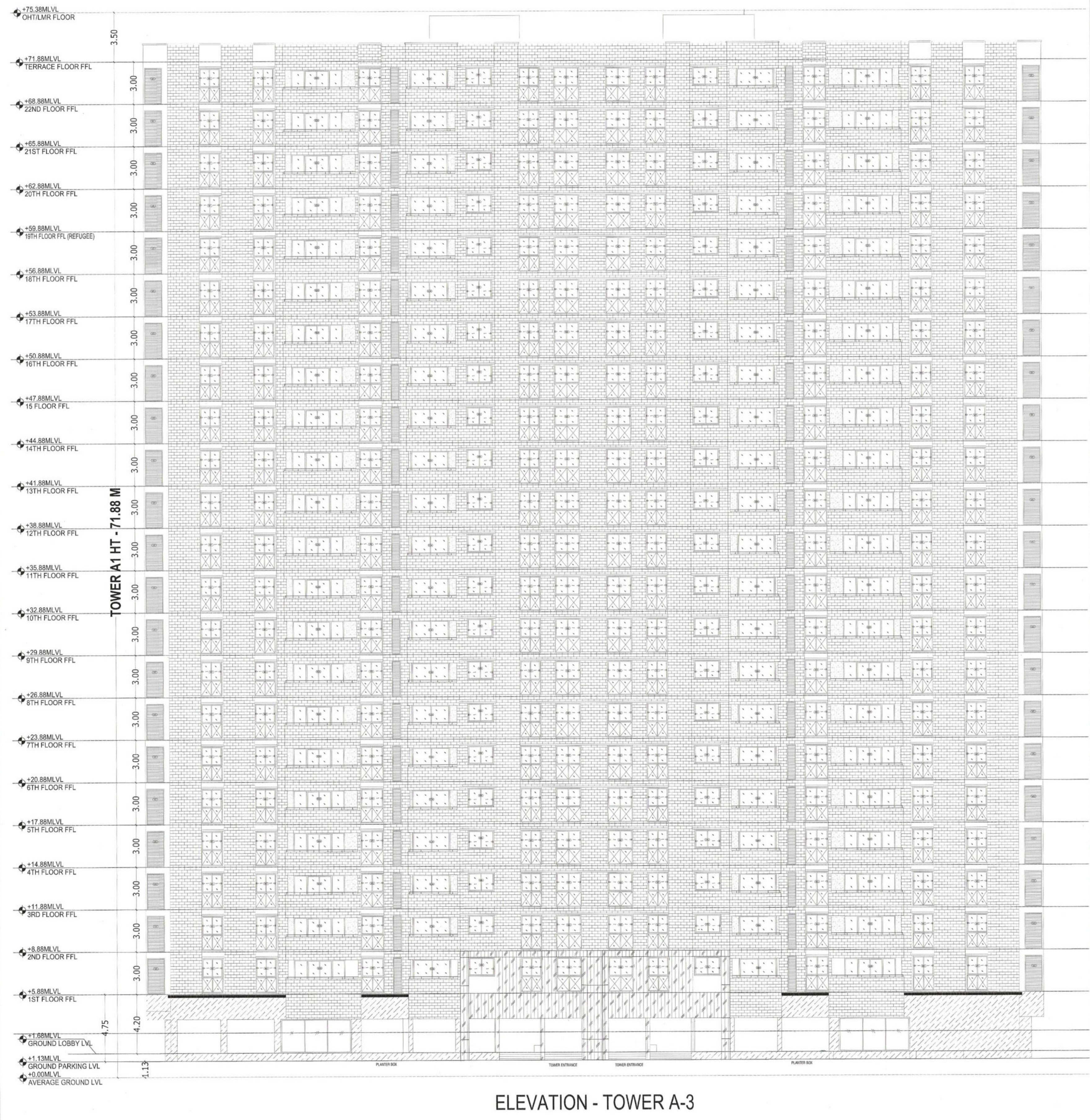
KEY PLAN
N.T.S

SANCTIONING AUTHORITY :

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

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

HO – SOUTH


+75.38MLVL OHT/LMR FLOOR
+71.88MLVL TERRACE FLOOR FFL
+68.88MLVL 22ND FLOOR FFL
+65.88MLVL 21ST FLOOR FFL
+62.88MLVL 20TH FLOOR FFL
+59.88MLVL 19TH FLOOR FFL (REFUGEE)
+56.88MLVL 18TH FLOOR FFL
+53.88MLVL 17TH FLOOR FFL
+50.88MLVL 16TH FLOOR FFL
+47.88MLVL 15 FLOOR FFL
+44.88MLVL 14TH FLOOR FFL
+41.88MLVL 13TH FLOOR FFL
+38.88MLVL 12TH FLOOR FFL
+35.88MLVL 11TH FLOOR FFL
+32.88MLVL 10TH FLOOR FFL
+29.88MLVL 9TH FLOOR FFL
+26.88MLVL 8TH FLOOR FFL
+23.88MLVL 7TH FLOOR FFL
+20.88MLVL 6TH FLOOR FFL
+17.88MLVL 5TH FLOOR FFL
+14.88MLVL 4TH FLOOR FFL
+11.88MLVL 3RD FLOOR FFL
+8.88MLVL 2ND FLOOR FFL
+5.88MLVL 1ST FLOOR FFL
+1.68MLVL GROUND LOBBY LVL
+1.13MLVL GROUND PARKING LVL
+0.00MLVL AVERAGE GROUND LVL
TOWER A1 HT - 71.88 M
3.50
3.00
4.20
4.75
1.13

ELEVATION - TOWER A-3

UserDefinedMetric (2150.00 x 910.00MM)

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	49.22	0.00	49.22	41.54	0.00	7.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentyfirst Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentieth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Nineteenth Floor	1512.19	101.79	1410.40	39.34	21.29	0.00	0.36	69.37	0.00	1280.04	1280.04	08	0.00
Eighteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventeenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Thirteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twelfth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eleventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Tenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Ninth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eighth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Third Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Second Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
First Floor	1523.69	115.12	1408.57	39.41	21.29	0.00	0.36	0.00	0.00	1347.51	1347.51	08	0.00
Ground Floor	1616.23	34.50	1581.73	45.23	21.29	0.00	105.88	0.00	833.79	575.54	575.54	00	621.12
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
Total Number of Same Blocks	1												
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.80	2.10	526
TOWER A3 (RESIDENTIAL)	D1	0.90	2.10	878
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	176
TOWER A3 (RESIDENTIAL)	GD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.80	2.10	88
TOWER A3 (RESIDENTIAL)	SD4	2.70	2.10	88
TOWER A3 (RESIDENTIAL)	SD5	3.60	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	0.60	88
TOWER A3 (RESIDENTIAL)	W1	1.50	1.20	88
TOWER A3 (RESIDENTIAL)	W3	1.64	1.20	66
TOWER A3 (RESIDENTIAL)	W2	1.80	1.20	86

Block :TOERT A5 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	46.78	0.00	46.78	39.37	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentyfirst Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentieth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Nineteenth Floor	878.30	36.74	841.56	35.14	15.10	0.00	0.36	43.63	747.33	747.33	04	0.00
Eighteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventeenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Thirteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twelfth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eleventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Tenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Ninth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eighth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Third Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Second Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
First Floor	868.76	29.89	838.87	35.14	15.10	0.00	0.36	0.00	788.27	788.27	04	0.00
Ground Floor	1010.65	189.57	821.08	35.13	15.10	0.00	0.36	0.00	770.49	770.49	00	805.99
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	805.99
Total Number of Same Blocks	1											
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	806

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	D2	0.80	2.10	350
TOERT A5 (RESIDENTIAL)	D1	0.90	2.10	526
TOERT A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOERT A5 (RESIDENTIAL)	GD1	1.50	2.40	01
TOERT A5 (RESIDENTIAL)	SD2	1.85	2.10	88
TOERT A5 (RESIDENTIAL)	SD1	3.00	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	V1	0.75	0.60	88
TOERT A5 (RESIDENTIAL)	W1	1.50	1.20	88

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Recreational Space	Parking	Resi.			
TOWER A3 (RESIDENTIAL)	1	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
TOERT A5 (RESIDENTIAL)	1	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	0.00	18076.89	18076.89	88	805.99
Grand Total:	2	55308.42	3448.21	51860.21	1799.90	836.97	15.09	122.08	113.00	833.79	48139.38	48139.38	264.00	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	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, 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 - 3535878314
   a) Consisting of Residential Building, Tower - A3 & A5 2BF + GF + 22UF (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 columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall 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 / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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 (HosadaagiHoodike) 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.

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 required	291	6
Total	817	918

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

SANCTIONING AUTHORITY :			
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY 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 SubUse: Apartment	
Project No: PRJ/6382/25-26	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	
Proposal Type: Building Permission	City Survey No.: 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, 8/4, 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): 3535878314	
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 191B		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.40
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 surrendered Free of Cost		4058.87
Amenity Area		5065.56
Kharabland Area		1745.18
Total		10869.61
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		50702.74
Proposed Coverage Area (2.61 %)		2402.81
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (46.63 %)		42982.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216552.77
Total Perm. FAR area (2.25)		216552.77
Residential FAR (100.00%)		48139.48
Proposed FAR Area		48139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.33)		128150.25
Balance FAR Area (0.86)		88402.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout Lvl)		14.98
Achieved BuiltUp Area		177042.46

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
TOERT 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	-
TOERT 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	-	-	-	767.58
Total		4372.50	850.08	

SCALE : 1: 100

ARCHITECT :-

Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,15th 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 PRATHP REDDY, 2) ARUN KUMAR N, 3) G R BHYRESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K B, 10) S GIRIS[illegible]OWDA, 11)SHILPA RAMA GANESH } 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-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur

PROPOSED SITE
N
S
E
W

KEY PLAN
N.T.S

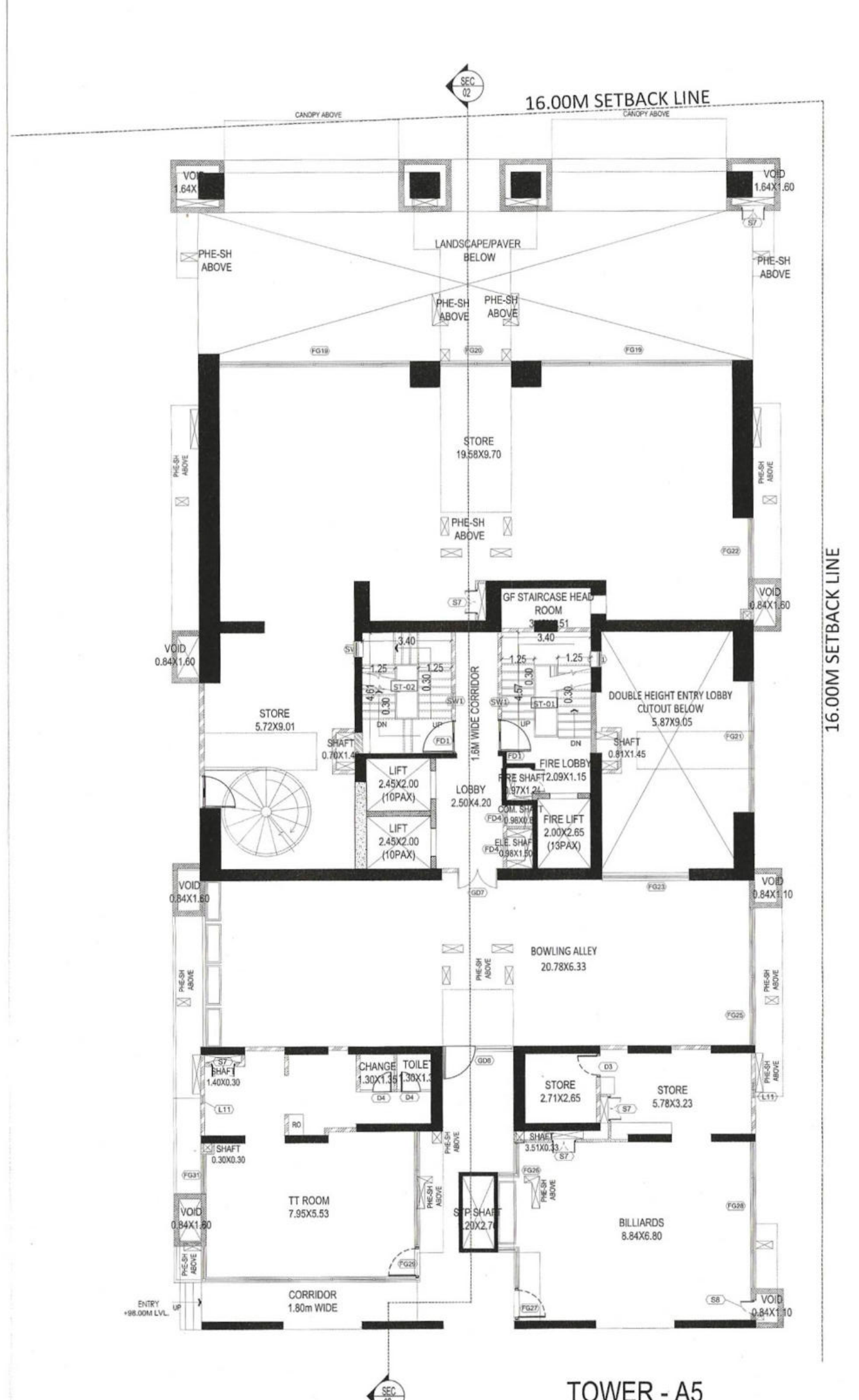
PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON SY NO. 5/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, WARD NO. 191, ANEKAL TALUK, BENGALURU. E PID - 3535878314

DRAWING TITLE :
TOWER - A3
ELEVATION

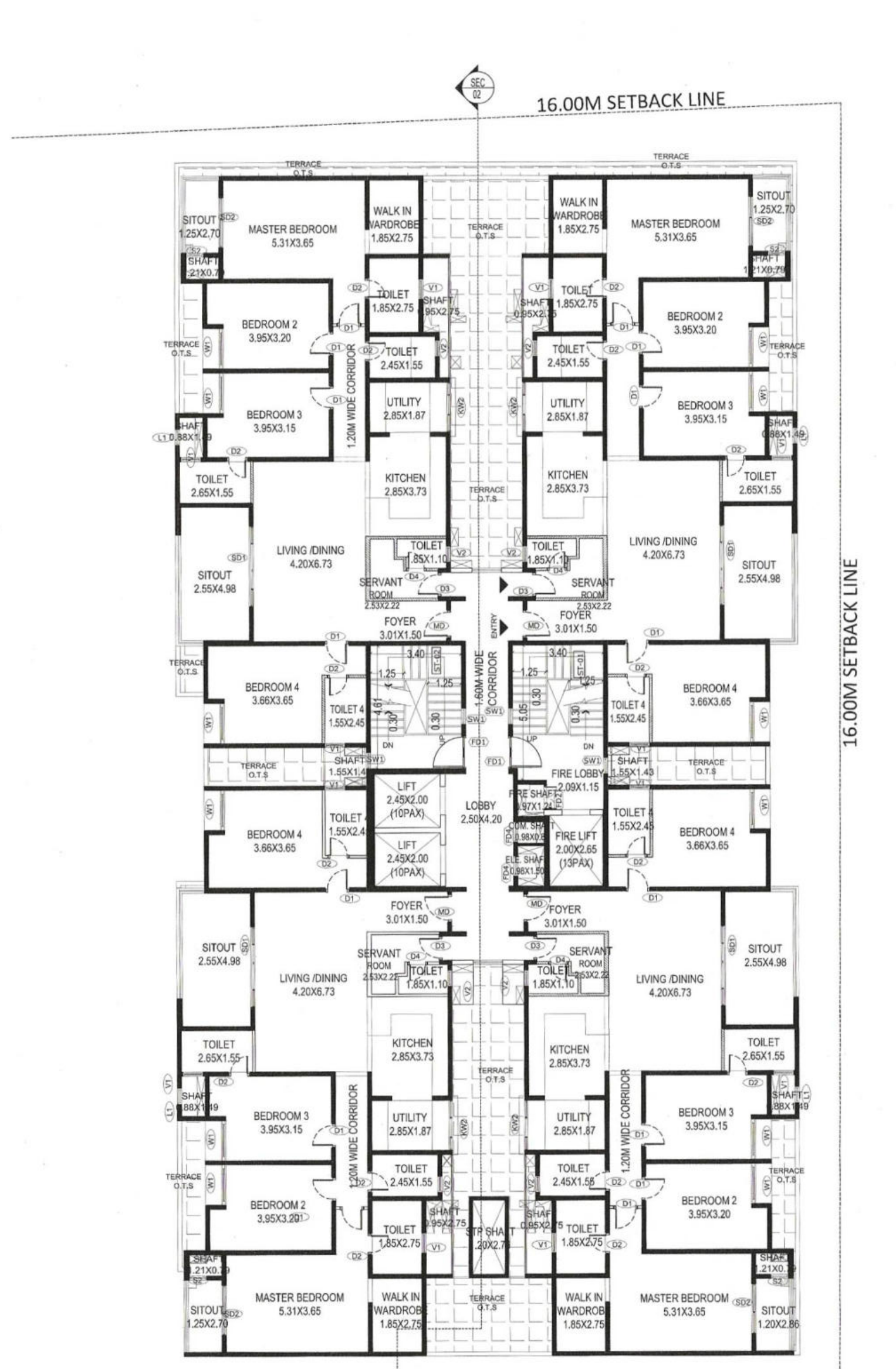
SHEET NO : 06

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.

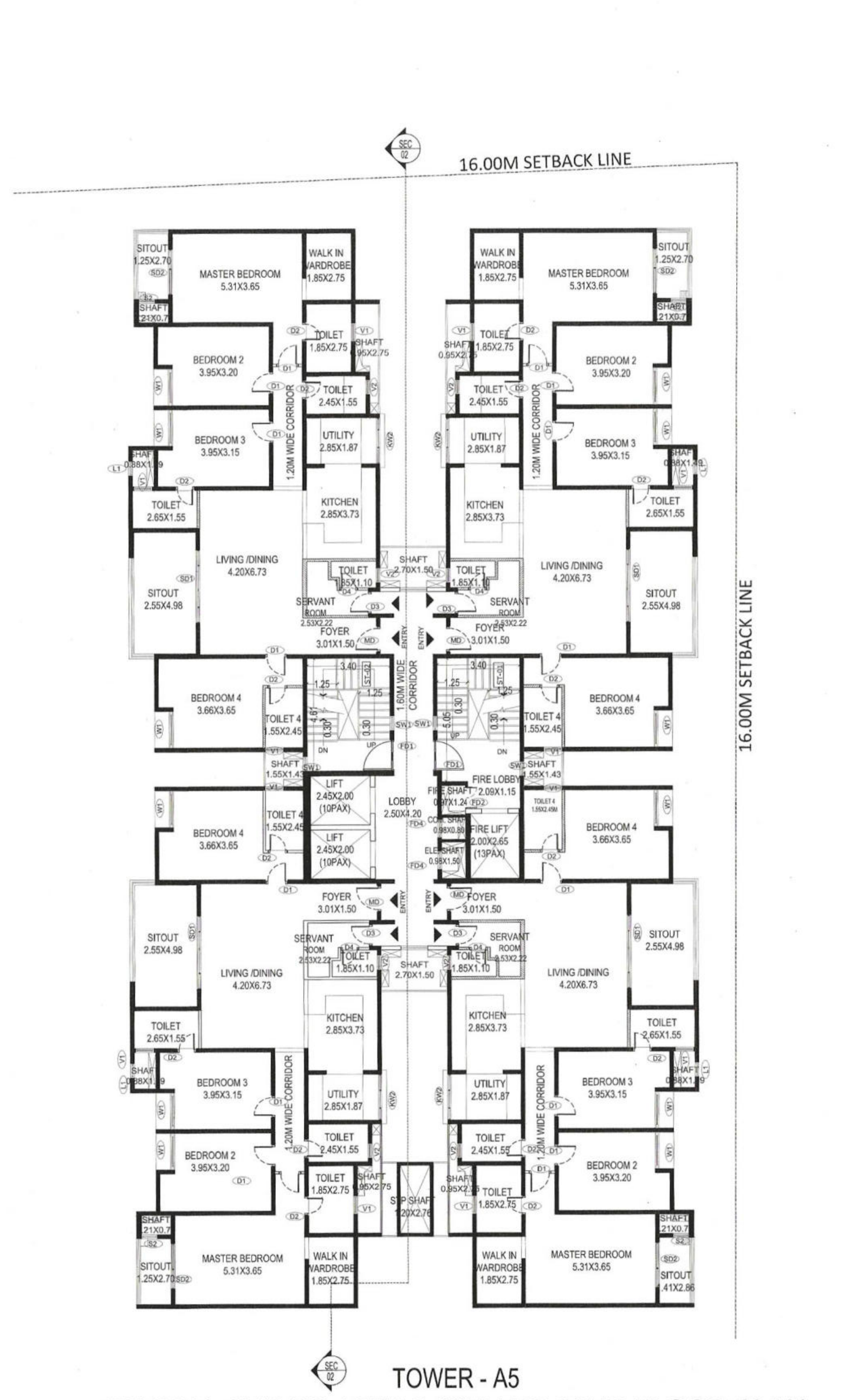
HO – SOUTH



TOWER - A5
GROUND FLOOR PLAN
FFL+1.58M LVL.



TOWER - A5
FIRST FLOOR PLAN
FFL+6.38M LVL.
NO OF UNITS PROVIDED = 04 NOS.



TOWER - A5
TYPICAL 2ND TO 18TH & 20TH TO 22ND FLOOR PLAN
FFL+9.38M LVL TO FFL+57.38M LVL & FFL+63.38M LVL TO FFL+69.38M LVL.
NO OF UNITS PROVIDED = 20 x 04 = 80 NOS.

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	49.22	0.00	49.22	41.54	0.00	7.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentyfirst Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentieth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Nineteenth Floor	1512.19	101.79	1410.40	39.34	21.29	0.00	0.36	69.37	0.00	1280.04	1280.04	08	0.00
Eighteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventeenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Thirteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twelfth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eleventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Tenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Ninth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eighth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Third Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Second Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
First Floor	1523.69	115.12	1408.57	39.41	21.29	0.00	0.36	0.00	0.00	1347.51	1347.51	08	0.00
Ground Floor	1616.23	34.50	1581.73	45.23	21.29	0.00	105.88	0.00	833.79	575.54	575.54	00	621.12
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
Total Number of Same Blocks	1												
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.80	2.10	526
TOWER A3 (RESIDENTIAL)	D1	0.90	2.10	878
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	176
TOWER A3 (RESIDENTIAL)	GD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.80	2.10	88
TOWER A3 (RESIDENTIAL)	SD4	2.70	2.10	88
TOWER A3 (RESIDENTIAL)	SD5	3.60	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	0.60	88
TOWER A3 (RESIDENTIAL)	W1	1.50	1.20	88
TOWER A3 (RESIDENTIAL)	W3	1.64	1.20	66
TOWER A3 (RESIDENTIAL)	W2	1.80	1.20	86

Block :TOERT A5 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	46.78	0.00	46.78	39.37	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentyfirst Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentieth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Nineteenth Floor	878.30	36.74	841.56	35.14	15.10	0.00	0.36	43.63	747.33	747.33	04	0.00
Eighteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventeenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Thirteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twelfth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eleventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Tenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Ninth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eighth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Third Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Second Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
First Floor	868.76	29.89	838.87	35.14	15.10	0.00	0.36	0.00	788.27	788.27	04	0.00
Ground Floor	1010.65	189.57	821.08	35.13	15.10	0.00	0.36	0.00	770.49	770.49	00	805.99
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	805.99
Total Number of Same Blocks	1											
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	806

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	D2	0.80	2.10	350
TOERT A5 (RESIDENTIAL)	D1	0.90	2.10	526
TOERT A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOERT A5 (RESIDENTIAL)	GD1	1.50	2.40	01
TOERT A5 (RESIDENTIAL)	SD2	1.85	2.10	88
TOERT A5 (RESIDENTIAL)	SD1	3.00	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	V1	0.75	0.60	88
TOERT A5 (RESIDENTIAL)	W1	1.50	1.20	88

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Recreational Space	Parking	Resi.			
TOWER A3 (RESIDENTIAL)	1	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
TOERT A5 (RESIDENTIAL)	1	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	0.00	18076.89	18076.89	88	805.99
Grand Total:	2	55308.42	3448.21	51860.21	1799.90	836.97	15.09	122.08	113.00	833.79	48139.38	48139.38	264.00	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	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, 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 - 3535878314
   a) Consisting of Residential Building, Tower - A3 & A5 2BF + GF + 22UF (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 columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall 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 / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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
(HosadaagiHoodike) 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.

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 required	291	6
Total	817	918

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

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY 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 SubUse: Apartment	
Project No: PRJ/6382/25-26	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	
Proposal Type: Building Permission	City Survey No.: 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, 8/4, 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): 3535878314	
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 191B		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.40
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 surrendered Free of Cost		4058.87
Amenity Area		5065.56
Kharabland Area		1745.18
Total		10869.61
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		50702.74
Proposed Coverage Area (2.61 %)		2402.81
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (46.63 %)		42982.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216552.77
Total Perm. FAR area (2.25)		216552.77
Residential FAR (100.00%)		48139.48
Proposed FAR Area		48139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.33)		128150.25
Balance FAR Area (0.86)		88402.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout Lvl)		14.98
Achieved BuiltUp Area		177042.46

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
TOERT 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	-
TOERT 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	-	-	-	767.58
Total		4372.50	850.08	

SCALE : 1: 100

ARCHITECT :-

Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,15th Cross,100 feet Rd.
4th Phase J.P.Nagar Bangalore – 560078.
Tel: +91–80–41225481, +91–80–40919417

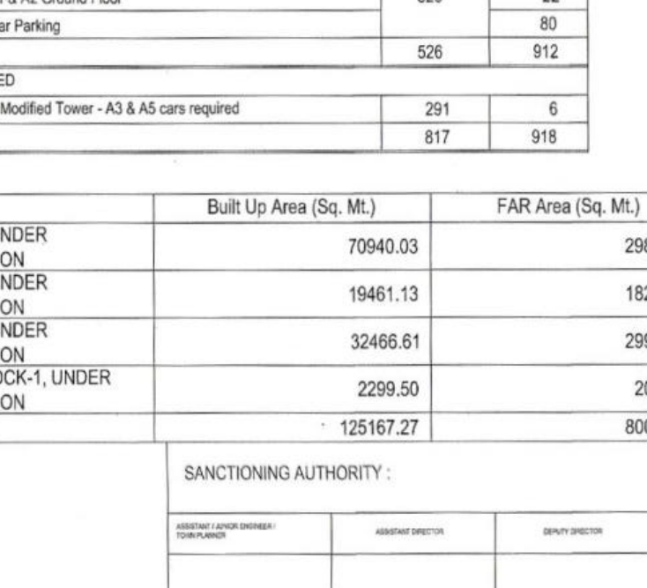
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
1) A PRATHP REDDY, 2) ARUN KUMAR N, 3) G R BHYRESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K B, 10) S GIRISI [illegible] OWDA, 11)SHILPA RAMA GANESH } 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-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur



KEY PLAN
N.T.S

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 - 3535878314

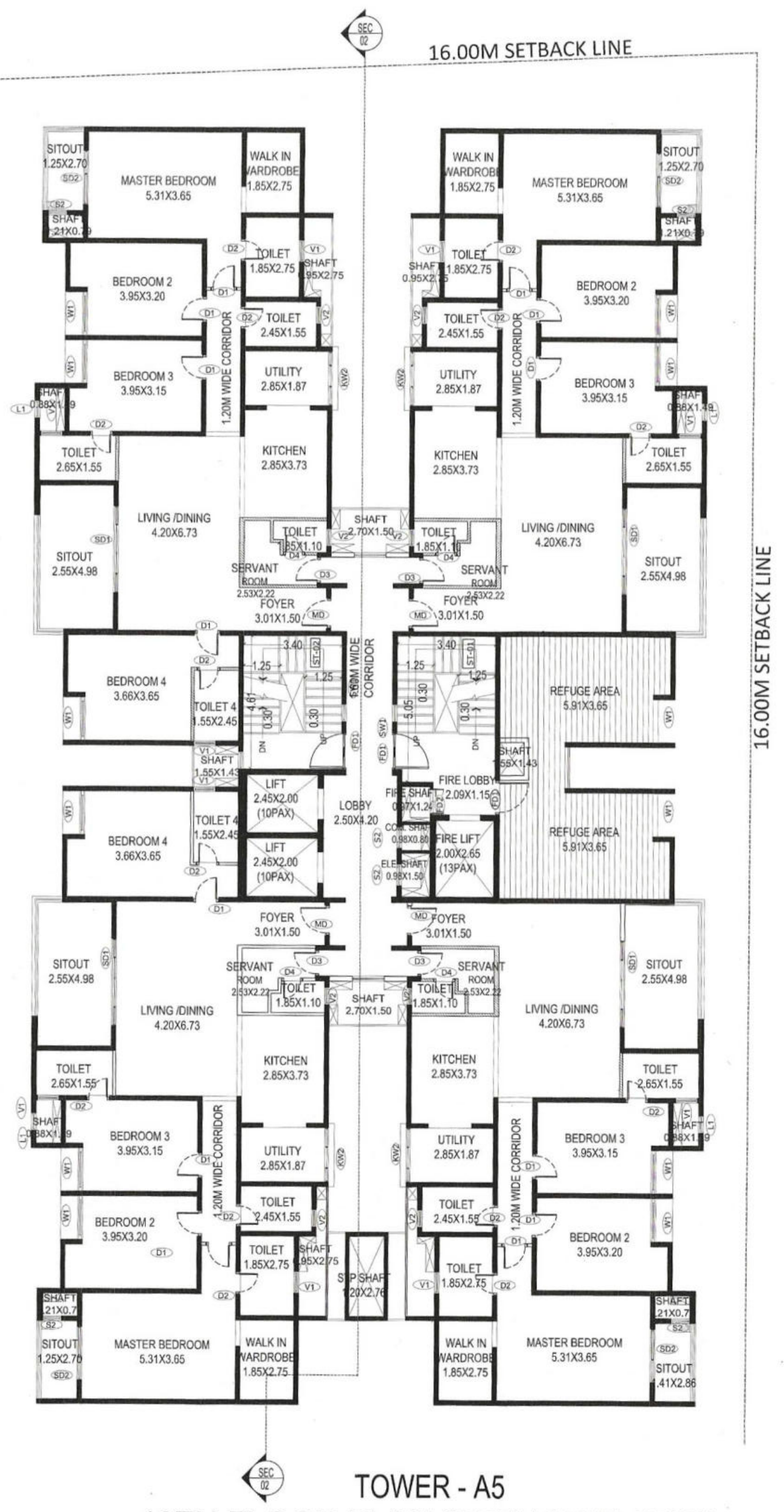
DRAWING TITLE :
TOWER - A5
GROUND FLOOR PLAN, FIRST FLOOR PLAN
TYPICAL 2nd to 18th & 20th to 22nd FLOOR PLAN

SHEET NO : 07

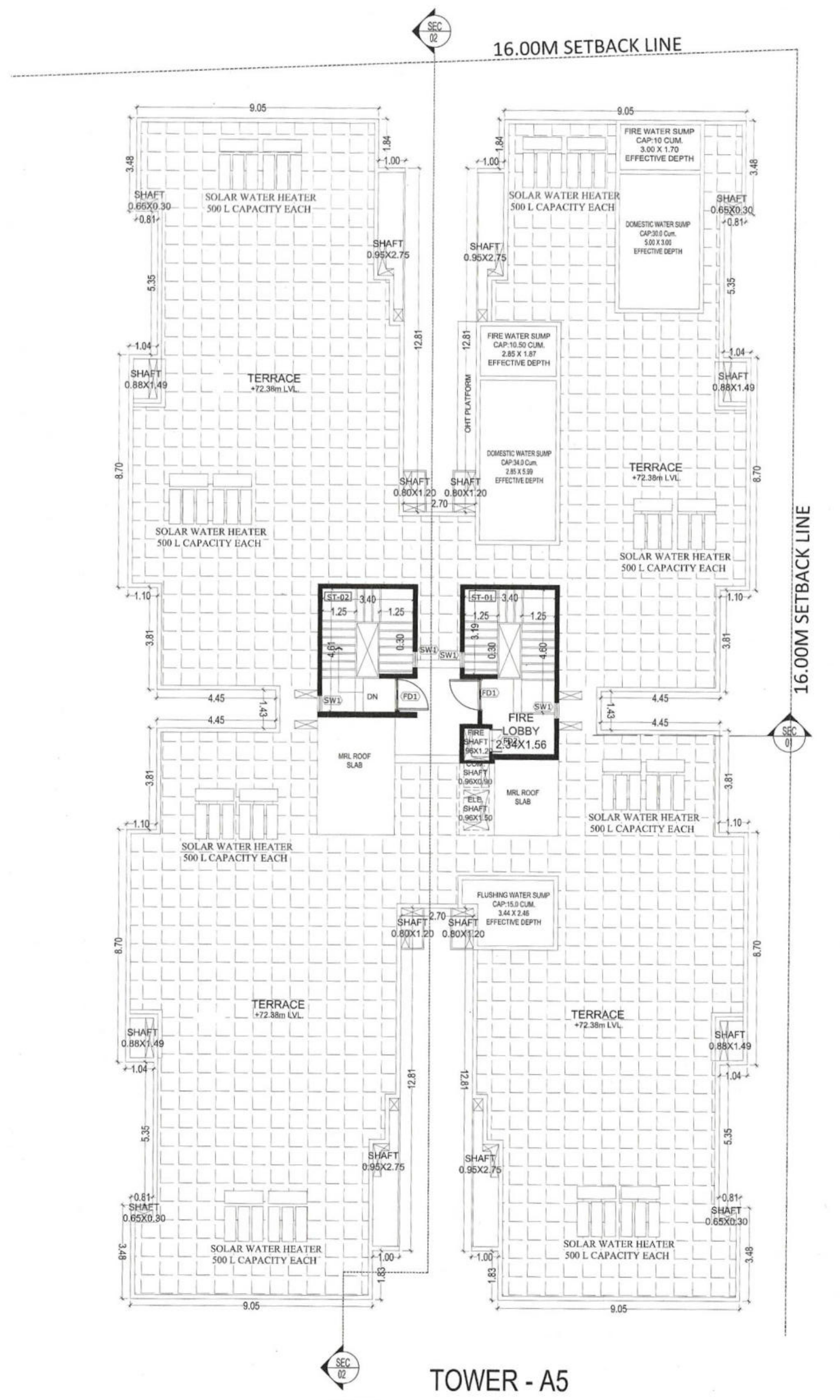
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – SOUTH

UserDefinedMetric (2150.00 x 910.00MM)



TOWER - A5
19TH FLOOR PLAN (REFUGE FLOOR)
FFL+60.38M LVL.


16.00M SETBACK LINE
SEC 02
SEC 01
9.05
3.48
1.84
1.00
SHAFT 0.65X0.30
0.81
SOLAR WATER HEATER 500 L CAPACITY EACH
SHAFT 0.95X2.75
FIRE WATER SUMP CAP:10 CUM. 3.00 X 1.70 EFFECTIVE DEPTH
DOMESTIC WATER SUMP CAP:30.0 Cum. 5.00 X 3.00 EFFECTIVE DEPTH
5.35
12.81
FIRE WATER SUMP CAP:10.50 CUM. 2.85 X 1.87 EFFECTIVE DEPTH
OHT PLATFORM
DOMESTIC WATER SUMP CAP:34.0 Cum. 2.85 X 5.99 EFFECTIVE DEPTH
1.04
SHAFT 0.88X1.49
TERRACE +72.38m LVL.
8.70
SHAFT 0.80X1.20
2.70
1.10
3.81
ST-02
ST-01
3.40
1.25
0.30
4.61
4.60
3.19
SW1
DN
FD1
FIRE LOBBY 2.34X1.56
FIRE SHAFT 0.96X1.24
COM. SHAFT 0.96X0.90
ELE. SHAFT 0.96X1.50
4.45
1.43
MRL ROOF SLAB
FLUSHING WATER SUMP CAP:15.0 CUM. 3.44 X 2.46 EFFECTIVE DEPTH
1.83

TOWER - A5
TERRACE FLOOR PLAN
FFL+72.38M LVL.

UserDefinedMetric (2150.00 x 910.00MM)

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	49.22	0.00	49.22	41.54	0.00	7.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentyfirst Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentieth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Nineteenth Floor	1512.19	101.79	1410.40	39.34	21.29	0.00	0.36	69.37	0.00	1280.04	1280.04	08	0.00
Eighteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventeenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Thirteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twelfth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eleventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Tenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Ninth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eighth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Third Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Second Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
First Floor	1523.69	115.12	1408.57	39.41	21.29	0.00	0.36	0.00	0.00	1347.51	1347.51	08	0.00
Ground Floor	1616.23	34.50	1581.73	45.23	21.29	0.00	105.88	0.00	833.79	575.54	575.54	00	621.12
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
Total Number of Same Blocks	1												
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.80	2.10	526
TOWER A3 (RESIDENTIAL)	D1	0.90	2.10	878
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	176
TOWER A3 (RESIDENTIAL)	GD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.80	2.10	88
TOWER A3 (RESIDENTIAL)	SD4	2.70	2.10	88
TOWER A3 (RESIDENTIAL)	SD5	3.60	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	0.60	88
TOWER A3 (RESIDENTIAL)	W1	1.50	1.20	88
TOWER A3 (RESIDENTIAL)	W3	1.64	1.20	66
TOWER A3 (RESIDENTIAL)	W2	1.80	1.20	86

Block :TOERT A5 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area In Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	46.78	0.00	46.78	39.37	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentyfirst Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentieth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Nineteenth Floor	878.30	36.74	841.56	35.14	15.10	0.00	0.36	43.63	747.33	747.33	04	0.00
Eighteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventeenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Thirteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twelfth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eleventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Tenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Ninth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eighth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Third Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Second Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
First Floor	868.76	29.89	838.87	35.14	15.10	0.00	0.36	0.00	788.27	788.27	04	0.00
Ground Floor	1010.65	189.57	821.08	35.13	15.10	0.00	0.36	0.00	770.49	770.49	00	805.99
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	805.99
Total Number of Same Blocks	1											
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	806

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	D2	0.80	2.10	350
TOERT A5 (RESIDENTIAL)	D1	0.90	2.10	526
TOERT A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOERT A5 (RESIDENTIAL)	GD1	1.50	2.40	01
TOERT A5 (RESIDENTIAL)	SD2	1.85	2.10	88
TOERT A5 (RESIDENTIAL)	SD1	3.00	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	V1	0.75	0.60	88
TOERT A5 (RESIDENTIAL)	W1	1.50	1.20	88

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Recreational Space	Parking	Resi.			
TOWER A3 (RESIDENTIAL)	1	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
TOERT A5 (RESIDENTIAL)	1	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	0.00	18076.89	18076.89	88	805.99
Grand Total:	2	55308.42	3448.21	51860.21	1799.90	836.97	15.09	122.08	113.00	833.79	48139.38	48139.38	264.00	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	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, 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 - 3535878314
   a) Consisting of Residential Building, Tower - A3 & A5 2BF + GF + 22UF (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 columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall 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 / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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
(HosadaagiHoodike) 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.

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 required	291	6
Total	817	918

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

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY 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 SubUse: Apartment
Project No: PRJ/6382/25-26	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
Proposal Type: Building Permission	City Survey No.: 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, 8/4, 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): 3535878314
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 191B	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.40
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 surrendered Free of Cost		4058.87
Amenity Area		5065.56
Kharabland Area		1745.18
Total		10869.61
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		50702.74
Proposed Coverage Area (2.61 %)		2402.81
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (46.63 %)		42982.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216552.77
Total Perm. FAR area (2.25)		216552.77
Residential FAR (100.00%)		48139.48
Proposed FAR Area		48139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.33)		128150.25
Balance FAR Area (0.86)		88402.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout Lvl)		14.98
Achieved BuiltUp Area		177042.46

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
TOERT 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	-
TOERT 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	-	-	-	767.58
Total		4372.50	850.08	

SCALE : 1: 100

ARCHITECT :-

Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,15th 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 PRATHP REDDY, 2) ARUN KUMAR N, 3) G R BHYRESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K B, 10) S GIRIS[illegible]OWDA, 11)SHILPA RAMA GANESH } 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-1085/92-93
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 - 3535878314

PROPOSED SITE
N
W
E
S

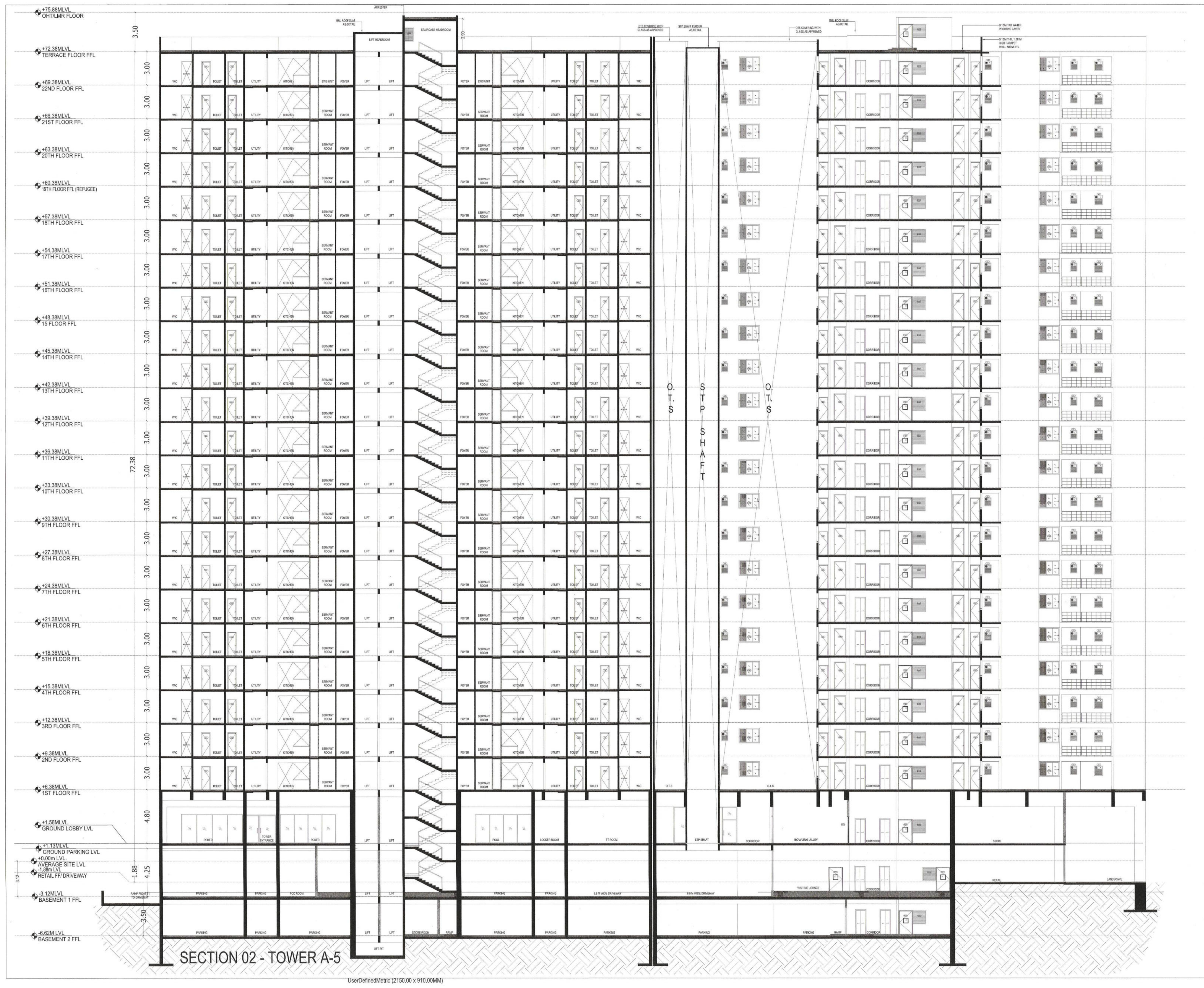
KEY PLAN
N.T.S

DRAWING TITLE :
TOWER - A5
GROUND FLOOR PLAN, FIRST FLOOR PLAN
TYPICAL 2nd to 18th & 20th to 22nd FLOOR PLAN

SHEET NO : 08

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


+75.88MLVL OHT/LMR FLOOR
+72.38MLVL TERRACE FLOOR FFL
+69.38MLVL 22ND FLOOR FFL
+66.38MLVL 21ST FLOOR FFL
+63.38MLVL 20TH FLOOR FFL
+60.38MLVL 19TH FLOOR FFL (REFUGEE)
+57.38MLVL 18TH FLOOR FFL
+54.38MLVL 17TH FLOOR FFL
+51.38MLVL 16TH FLOOR FFL
+48.38MLVL 15 FLOOR FFL
+45.38MLVL 14TH FLOOR FFL
+42.38MLVL 13TH FLOOR FFL
+39.38MLVL 12TH FLOOR FFL
+36.38MLVL 11TH FLOOR FFL
+33.38MLVL 10TH FLOOR FFL
+30.38MLVL 9TH FLOOR FFL
+27.38MLVL 8TH FLOOR FFL
+24.38MLVL 7TH FLOOR FFL
+21.38MLVL 6TH FLOOR FFL
+18.38MLVL 5TH FLOOR FFL
+15.38MLVL 4TH FLOOR FFL
+12.38MLVL 3RD FLOOR FFL
+9.38MLVL 2ND FLOOR FFL
+6.38MLVL 1ST FLOOR FFL
+1.58MLVL GROUND LOBBY LVL
+1.13MLVL GROUND PARKING LVL
+0.00m LVL. AVERAGE SITE LVL
-1.88m LVL RETAIL FF/ DRIVEWAY
-3.12MLVL BASEMENT 1 FFL
-6.62M LVL BASEMENT 2 FFL
3.50
3.00
72.38
4.80
1.88
4.25
3.12
WIC
TOILET
POKER
PARKING
RAMP FROM B1 TO DRIVEWAY
O.T.S
S T P SHAFT
O.T.S

SECTION 02 - TOWER A-5

UserDefinedMetric (2150.00 x 910.00MM)

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	49.22	0.00	49.22	41.54	0.00	7.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentyfirst Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentieth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Nineteenth Floor	1512.19	101.79	1410.40	39.34	21.29	0.00	0.36	69.37	0.00	1280.04	1280.04	08	0.00
Eighteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventeenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Thirteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twelfth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eleventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Tenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Ninth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eighth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Third Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Second Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
First Floor	1523.69	115.12	1408.57	39.41	21.29	0.00	0.36	0.00	0.00	1347.51	1347.51	08	0.00
Ground Floor	1616.23	34.50	1581.73	45.23	21.29	0.00	105.88	0.00	833.79	575.54	575.54	00	621.12
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
Total Number of Same Blocks	1												
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.80	2.10	526
TOWER A3 (RESIDENTIAL)	D1	0.90	2.10	878
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	176
TOWER A3 (RESIDENTIAL)	GD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.80	2.10	88
TOWER A3 (RESIDENTIAL)	SD4	2.70	2.10	88
TOWER A3 (RESIDENTIAL)	SD5	3.60	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	0.60	88
TOWER A3 (RESIDENTIAL)	W1	1.50	1.20	88
TOWER A3 (RESIDENTIAL)	W3	1.64	1.20	66
TOWER A3 (RESIDENTIAL)	W2	1.80	1.20	86

Block :TOERT A5 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	46.78	0.00	46.78	39.37	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentyfirst Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentieth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Nineteenth Floor	878.30	36.74	841.56	35.14	15.10	0.00	0.36	43.63	747.33	747.33	04	0.00
Eighteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventeenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Thirteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twelfth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eleventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Tenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Ninth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eighth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Third Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Second Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
First Floor	868.76	29.89	838.87	35.14	15.10	0.00	0.36	0.00	788.27	788.27	04	0.00
Ground Floor	1010.65	189.57	821.08	35.13	15.10	0.00	0.36	0.00	770.49	770.49	00	805.99
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	805.99
Total Number of Same Blocks	1											
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	806

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	D2	0.80	2.10	350
TOERT A5 (RESIDENTIAL)	D1	0.90	2.10	526
TOERT A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOERT A5 (RESIDENTIAL)	GD1	1.50	2.40	01
TOERT A5 (RESIDENTIAL)	SD2	1.85	2.10	88
TOERT A5 (RESIDENTIAL)	SD1	3.00	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	V1	0.75	0.60	88
TOERT A5 (RESIDENTIAL)	W1	1.50	1.20	88

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Recreational Space	Parking	Resi.			
TOWER A3 (RESIDENTIAL)	1	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
TOERT A5 (RESIDENTIAL)	1	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	0.00	18076.89	18076.89	88	805.99
Grand Total:	2	55308.42	3448.21	51860.21	1799.90	836.97	15.09	122.08	113.00	833.79	48139.38	48139.38	264.00	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	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, 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 - 3535878314
   a) Consisting of Residential Building, Tower - A3 & A5 2BF + GF + 22UF (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 columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall 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 / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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
(HosadaagiHoodike) 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.

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 required	291	6
Total	817	918

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

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY 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 SubUse: Apartment	
Project No: PRJ/6382/25-26	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	
Proposal Type: Building Permission	City Survey No.: 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, 8/4, 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): 3535878314	
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 191B		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.40
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 surrendered Free of Cost		4058.87
Amenity Area		5065.56
Kharabland Area		1745.18
Total		10869.61
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		50702.74
Proposed Coverage Area (2.61 %)		2402.81
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (46.63 %)		42982.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216552.77
Total Perm. FAR area (2.25)		216552.77
Residential FAR (100.00%)		48139.48
Proposed FAR Area		48139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.33)		128150.25
Balance FAR Area (0.86)		88402.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout Lvl)		14.98
Achieved BuiltUp Area		177042.46

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
TOERT 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	-
TOERT 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	-	-	-	767.58
Total		4372.50	850.08	

SCALE : 1: 100

ARCHITECT :-

Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,15th Cross,100 feet Rd.
4th Phase J.P.Nagar Bangalore – 560078.
Tel: +91-80-41225481, +91-80-40919417

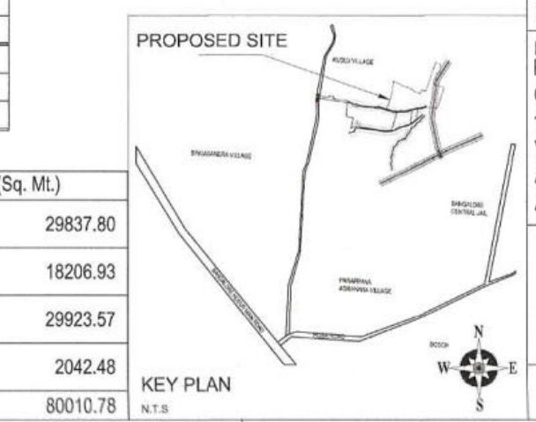
OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
1) A PRATHP REDDY, 2) ARUN KUMAR N, 3) G R BHYRESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K B, 10) S GIRISH [illegible] GOWDA, 11)SHILPA RAMA GANESH } 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-1085/92-93
V.S.Associates, #4, R.R Mansion, 3rd Floor,
6th Cross, Ashoknagar, B.H.Road. Tumkur



KEY PLAN
N.T.S

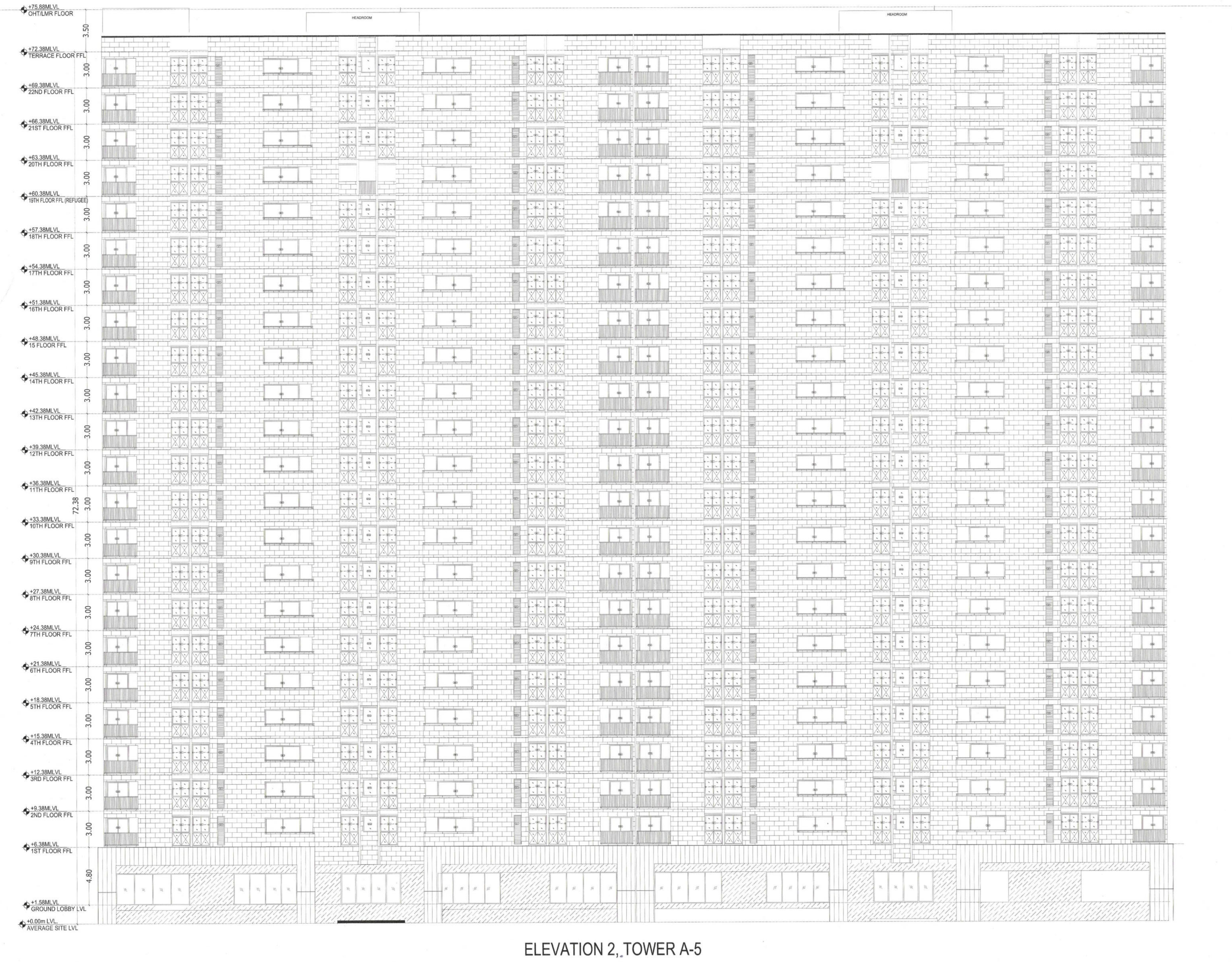
PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON SY NO. 5/4, 5/5, 173/1, 173/2, 175, 176, 177/1, 177/2, 178, 179/1, 179/2, 180/1, 180/2, 180/3, 187/1, 203 OF KUDLU VILLAGE AND SY NO. 5/1, 6, 7, 8/1, 8/5 OF PARAPPANA AGRAHARA VILLAGE, BEGUR HOBLI, WARD NO. 191, ANEKAL TALUK, BENGALURU. E PID - 3535878314

DRAWING TITLE :
TOWER - A5
SECTION - 02

SHEET NO : 09

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



ELEVATION 2,,TOWER A-5

UserDefinedMetric (2150.00 x 910.00MM)

Block :TOWER A3 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Parking	Resi.			
Terrace Floor	49.22	0.00	49.22	41.54	0.00	7.68	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentyfirst Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twentieth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Nineteenth Floor	1512.19	101.79	1410.40	39.34	21.29	0.00	0.36	69.37	0.00	1280.04	1280.04	08	0.00
Eighteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventeenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Thirteenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Twelfth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eleventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Tenth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Ninth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Eighth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Seventh Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Sixth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fifth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Fourth Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Third Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
Second Floor	1512.19	108.23	1403.96	39.34	21.29	0.00	0.36	0.00	0.00	1342.97	1342.97	08	0.00
First Floor	1523.69	115.12	1408.57	39.41	21.29	0.00	0.36	0.00	0.00	1347.51	1347.51	08	0.00
Ground Floor	1616.23	34.50	1581.73	45.23	21.29	0.00	105.88	0.00	833.79	575.54	575.54	00	621.12
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
Total Number of Same Blocks	1												
Total:	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	D2	0.80	2.10	526
TOWER A3 (RESIDENTIAL)	D1	0.90	2.10	878
TOWER A3 (RESIDENTIAL)	MD	1.05	2.10	176
TOWER A3 (RESIDENTIAL)	GD1	1.50	2.40	01
TOWER A3 (RESIDENTIAL)	SD2	1.80	2.10	88
TOWER A3 (RESIDENTIAL)	SD4	2.70	2.10	88
TOWER A3 (RESIDENTIAL)	SD5	3.60	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOWER A3 (RESIDENTIAL)	V2	0.60	0.60	88
TOWER A3 (RESIDENTIAL)	W1	1.50	1.20	88
TOWER A3 (RESIDENTIAL)	W3	1.64	1.20	66
TOWER A3 (RESIDENTIAL)	W2	1.80	1.20	86

Block :TOERT A5 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Refuge Area	Resi.			
Terrace Floor	46.78	0.00	46.78	39.37	0.00	7.41	0.00	0.00	0.00	0.00	00	0.00
Twentysecond Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentyfirst Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twentieth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Nineteenth Floor	878.30	36.74	841.56	35.14	15.10	0.00	0.36	43.63	747.33	747.33	04	0.00
Eighteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventeenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Thirteenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Twelfth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eleventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Tenth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Ninth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Eighth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Seventh Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Sixth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fifth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Fourth Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Third Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
Second Floor	877.94	38.80	839.14	35.14	15.10	0.00	0.36	0.00	788.54	788.54	04	0.00
First Floor	868.76	29.89	838.87	35.14	15.10	0.00	0.36	0.00	788.27	788.27	04	0.00
Ground Floor	1010.65	189.57	821.08	35.13	15.10	0.00	0.36	0.00	770.49	770.49	00	805.99
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	805.99
Total Number of Same Blocks	1											
Total:	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	18076.89	18076.89	88	806

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	D2	0.80	2.10	350
TOERT A5 (RESIDENTIAL)	D1	0.90	2.10	526
TOERT A5 (RESIDENTIAL)	MD	1.05	2.10	66
TOERT A5 (RESIDENTIAL)	GD1	1.50	2.40	01
TOERT A5 (RESIDENTIAL)	SD2	1.85	2.10	88
TOERT A5 (RESIDENTIAL)	SD1	3.00	2.10	88

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
TOERT A5 (RESIDENTIAL)	V1	0.75	0.60	88
TOERT A5 (RESIDENTIAL)	W1	1.50	1.20	88

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Recreational Space	Parking	Resi.			
TOWER A3 (RESIDENTIAL)	1	34945.13	2416.01	32529.12	952.32	489.67	7.68	113.80	69.37	833.79	30062.49	30062.49	176	621.12
TOERT A5 (RESIDENTIAL)	1	20363.29	1032.20	19331.09	847.58	347.30	7.41	8.28	43.63	0.00	18076.89	18076.89	88	805.99
Grand Total:	2	55308.42	3448.21	51860.21	1799.90	836.97	15.09	122.08	113.00	833.79	48139.38	48139.38	264.00	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	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, 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 - 3535878314
   a) Consisting of Residential Building, Tower - A3 & A5 2BF + GF + 22UF (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 columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es& D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed by a registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
31. The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Owner / Developer shall 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 / Architect should also adhere to the special conditions imposed in the Building Licence
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BBMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
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
(HosadaagiHoodike) 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.

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 required	291	6
Total	817	918

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

SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY 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 SubUse: Apartment	
Project No: PRJ/6382/25-26	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	
Proposal Type: Building Permission	City Survey No.: 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, 8/4, 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): 3535878314	
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 191B		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	103056.40
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 surrendered Free of Cost		4058.87
Amenity Area		5065.56
Kharabland Area		1745.18
Total		10869.61
BALANCE AREA OF PLOT	(A-Deductions)	92186.80
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		50702.74
Proposed Coverage Area (2.61 %)		2402.81
Existing coverage area to be retained (5.77 %)		5317.73
Achieved Net coverage area (8.37 %)		7720.54
Balance coverage area left (46.63 %)		42982.20
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		216552.77
Total Perm. FAR area (2.25)		216552.77
Residential FAR (100.00%)		48139.48
Proposed FAR Area		48139.48
Existing FAR Area		80010.78
Achieved Net FAR Area (1.33)		128150.25
Balance FAR Area (0.86)		88402.52
BUILT UP AREA CHECK		
Proposed BuiltUp Area		51860.21
Existing BUA Area for Existing Structure		125167.27
Substructure Area Add in BUA (Layout Lvl)		14.98
Achieved BuiltUp Area		177042.46

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
TOERT 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	-
TOERT 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	-	-	-	767.58
Total		4372.50	850.08	

SCALE : 1: 100

ARCHITECT :-

Design Tree Services (India) Pvt. Ltd.
#7 Laxmi Narasimha Complex,15th 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 PRATHP REDDY, 2) ARUN KUMAR N, 3) G R BHYRESH, 4) JAYAMMA, 5) NAVEEN REDDY 6) PRADEEP KRISHNAPPA, 7) PRIYA KRISHNA, 8) RAJU, 9) RAMESHA K B, 10) S GIRISI [illegible] OWDA, 11)SHILPA RAMA GANESH } 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-1085/92-93
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 - 3535878314

DRAWING TITLE :
TOWER - A5
ELEVATION

SHEET NO : 10

PROPOSED SITE
N
W
E
S

KEY PLAN
N.T.S

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

Bengaluru South City Corporation
Planning (JDTP)
FileNo
:GBA/BSCC/Addl.CTP/0020/25-26