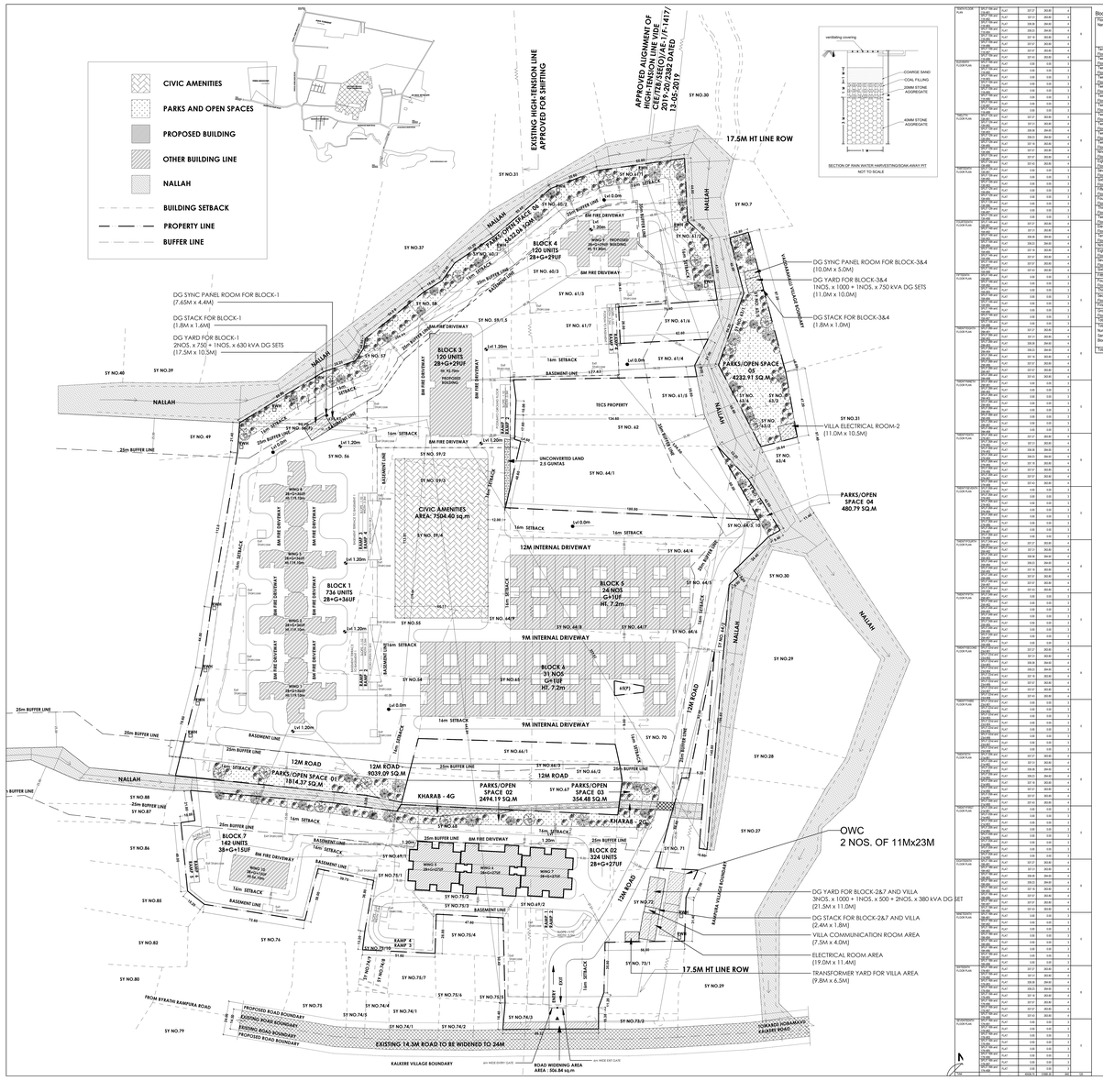


Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the License :
1. PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO.28, 46,110 and 111, SY NO.54/1, 54/2, 54/3,54/4,54/5,54/6,54/7,54/8,54/9,54/10,54/11,55,56(P),68,69/1,69/2,74/3,76,86/2,75/1,75/2,75/3,75/10,70(P),72,57,58,59/1,59/2,59/3,60/1,60/2,60/3,61/4,64/2,64(P),64/4,64/7,64/8,64/9,64/10,65(P),594(P),595/1,595/5,611/1,64/5(P),612/3,617,70(P),646,64/3,63/1, 632,633/3,635,636 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU
2.Modified Sanction is accorded for the Residential Building Block - 03 (Wing - 08) and Block - 04 (Wing - 09)
a)Consist of for: BLOCK - 03, WING - 08, 2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)
b)Consist of for: BLOCK - 04, WING - 09, 2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.32985.46 area reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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.
9.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.
10.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.
11.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 No. 25.
12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule –IV of (Bye-law No. 3.6) under sub section IV-B (iii) to (ix).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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" will be obtained for the site above 371.5pm
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22.The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the Indian Standards making the building resistant to earthquake.
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 8ã" 31) of Building bye-laws 2003 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 ensure adequate drinking water facilities through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The the applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29.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 neighouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
30.Sufficient two wheeler parking shall be provided as per requirement.

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

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
32.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33.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 s 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.
34.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 cancelled.
35.The Applicant should follow the instruction of chairman 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 of built up area more 2000 Sq.mtrs
36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
37.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
38.The Applicant / Owner / Developer shall plant one tree for one tree for every 240 Sq.m of Park areas as per thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.
39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018
40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan
41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
42.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments
44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.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.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.
47.Owner / builder/ GPA holder / Developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsible for such damages or loss of life or injury or permanent disability.
47. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan/Revise No. BDA/TPM/DLP-13/2015-16/623/2019-20, Dt : 20 - 07 - 2019, for the project should be strictly adhered to
48.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

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

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.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"

Block Name | Built Up Area (Sq. Mt.) | FAR Area (Sq. Mt.)
Exclusion TO BE RETANED-4. BLOCK-7 WING-10 | 24516.42 | 8448.69
Exclusion TO BE RETANED-3. BLOCK-6 (ROWHOUSE BUILDING) | 10843.60 | 8275.35
Exclusion TO BE RETANED-2. BLOCK-5 (ROWHOUSE BUILDING) | 8343.18 | 6412.20
Exclusion TO BE RETANED-1.Block-1, Wing 1 To 4 | 196289.92 | 131600.88
Exclusion TO BE RETANED-5 BLOCK-02 (WING 5 AND 7) | 106368.54 | 74473.95
Total | 350261.66 | 229211.27

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 04 (WING 09)	Residential	Apartment	Highrise	R
BLOCK 03 (WING 08)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
BLOCK 04 (WING 09)	Residential	Apartment	50 - 225	1	-	1	120 -
BLOCK 03 (WING 08)	Residential	Apartment	225.001 - 375	1	-	2	240 -
Total :			-	-	-	-	360 732

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	360	4950.00	732	10065.00
Visitor's Car Parking	36	495.00	0	0.00
Total Car	396	5445.00	732	10065.00
TwoWheeler	-	495.00	0	0.00
Other Parking	-	-	-	22876.07
Total		5940.00		32941.07

Block Statement

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
BLOCK 04 (WING 09)	Residential	Apartment	Highrise	R
BLOCK 03 (WING 08)	Residential	Apartment	Highrise	R

UnitBUA Table for Block BLOCK 04 (WING 09)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	TYPICAL 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29 FLOOR PLAN	TYPICAL 3 BHK	FLAT	200.00	172.68	7
		TYPICAL 3 BHK	FLAT	200.00	172.68	7
		TYPICAL 3 BHK	FLAT	200.00	172.68	7
		TYPICAL 3 BHK	FLAT	200.00	172.68	7
	TYPICAL 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 FLOOR PLAN	TYPICAL 2 BHK	FLAT	194.98	168.14	7
		TYPICAL 2 BHK	FLAT	194.98	168.14	7
		TYPICAL 2 BHK	FLAT	194.98	168.14	7
		TYPICAL 2 BHK	FLAT	194.98	168.14	7
GROUND FLOOR PLAN	GROUND FLOOR PLAN	GROUND 3 BHK	FLAT	200.00	172.68	7
		GROUND 3 BHK	FLAT	200.00	172.68	7
		GROUND 3 BHK	FLAT	200.00	172.68	7
		GROUND 3 BHK	FLAT	200.00	172.68	7
NINETEENTH FLOOR PLAN	NINTEENTH FLOOR PLAN	NINTEENTH 3 BHK	FLAT	200.00	172.68	7
		NINTEENTH 3 BHK	FLAT	200.00	172.68	7
		NINTEENTH 3 BHK	FLAT	200.00	172.68	7
		NINTEENTH 3 BHK	FLAT	200.00	172.68	7
Total:			-	23716.01	20467.53	840 120

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 04 (WING 09)	D3	0.92	2.10	240
BLOCK 04 (WING 09)	D2	0.90	2.10	600
BLOCK 04 (WING 09)	D1	1.20	2.10	120
BLOCK 03 (WING 08)	Dwn	0.23	2.10	120

UnitBUA Table for Block BLOCK 03 (WING 08)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	TYPICAL 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27 FLOOR PLAN	TYPICAL 3 BHK	FLAT	200.00	172.68	7
		TYPICAL 3 BHK	FLAT	200.00	172.68	7
		TYPICAL 3 BHK	FLAT	200.00	172.68	7
		TYPICAL 3 BHK	FLAT	200.00	172.68	7
	TYPICAL 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 FLOOR PLAN	TYPICAL 2 BHK	FLAT	194.98	168.14	7
		TYPICAL 2 BHK	FLAT	194.98	168.14	7
		TYPICAL 2 BHK	FLAT	194.98	168.14	7
		TYPICAL 2 BHK	FLAT	194.98	168.14	7
GROUND FLOOR PLAN	GROUND FLOOR PLAN	GROUND 3 BHK	FLAT	200.00	172.68	7
		GROUND 3 BHK	FLAT	200.00	172.68	7
		GROUND 3 BHK	FLAT	200.00	172.68	7
		GROUND 3 BHK	FLAT	200.00	172.68	7
NINETEENTH FLOOR PLAN	NINTEENTH FLOOR PLAN	NINTEENTH 3 BHK	FLAT	200.00	172.68	7
		NINTEENTH 3 BHK	FLAT	200.00	172.68	7
		NINTEENTH 3 BHK	FLAT	200.00	172.68	7
		NINTEENTH 3 BHK	FLAT	200.00	172.68	7
Total:			-	23716.01	20467.53	840 120

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 03 (WING 08)	D3	0.92	2.10	240
BLOCK 03 (WING 08)	D2	0.90	2.10	600
BLOCK 03 (WING 08)	D1	1.20	2.10	120

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 04 (WING 09)	WD	2.45	1.20	240
BLOCK 04 (WING 09)	MD	3.15	1.20	120

Block BLOCK 03 (WING 08)

FLOOR	Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
TERRACE FLOOR PLAN	Terrace Floor	113.14	0.00	113.14	26.19	0.00	76.29	0.00	0.00	0.00	0.00	0.00	0.00	00
	Twenty nineth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.00	0.00	0.00	0.00	865.23	865.23	24
	Twenty eighth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Twenty seventh Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Twenty sixth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Twenty fifth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Twenty fourth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Twenty third Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Twenty second Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Twenty first Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Twenty Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	10.90	0.00	845.13	845.13	24
	Nineteenth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Eighteenth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Seventeenth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Sixteenth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Fifteenth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Fourteenth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Thirteenth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Twelfth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Eleventh Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Tenth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Ninth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Eighth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Seventh Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Sixth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Fifth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Fourth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Third Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Second Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	First Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Ground Floor	1785.39	40.49	1744.90	174.91	80.42	0.00	588.09	476.00	0.00	1649.18	0.00	0.00	55
	Basement Floor	1784.46	40.11	1744.35	174.91	80.42	0.00	724.73	476.00	0.00	1636.29	0.00	0.00	55
	Total :	63455.17	484.54	63000.63	1175.81	930.26	76.29	1319.41	952.00	10.90	32860.47	29575.50	29575.50	120
	Total Number of Same Blocks	1												
	Grand Total :	63455.17	484.54	63000.63	1175.81	930.26	76.29	1319.41	952.00	10.90	32860.47	29575.50	29575.50	120

Block BLOCK 04 (WING 09)

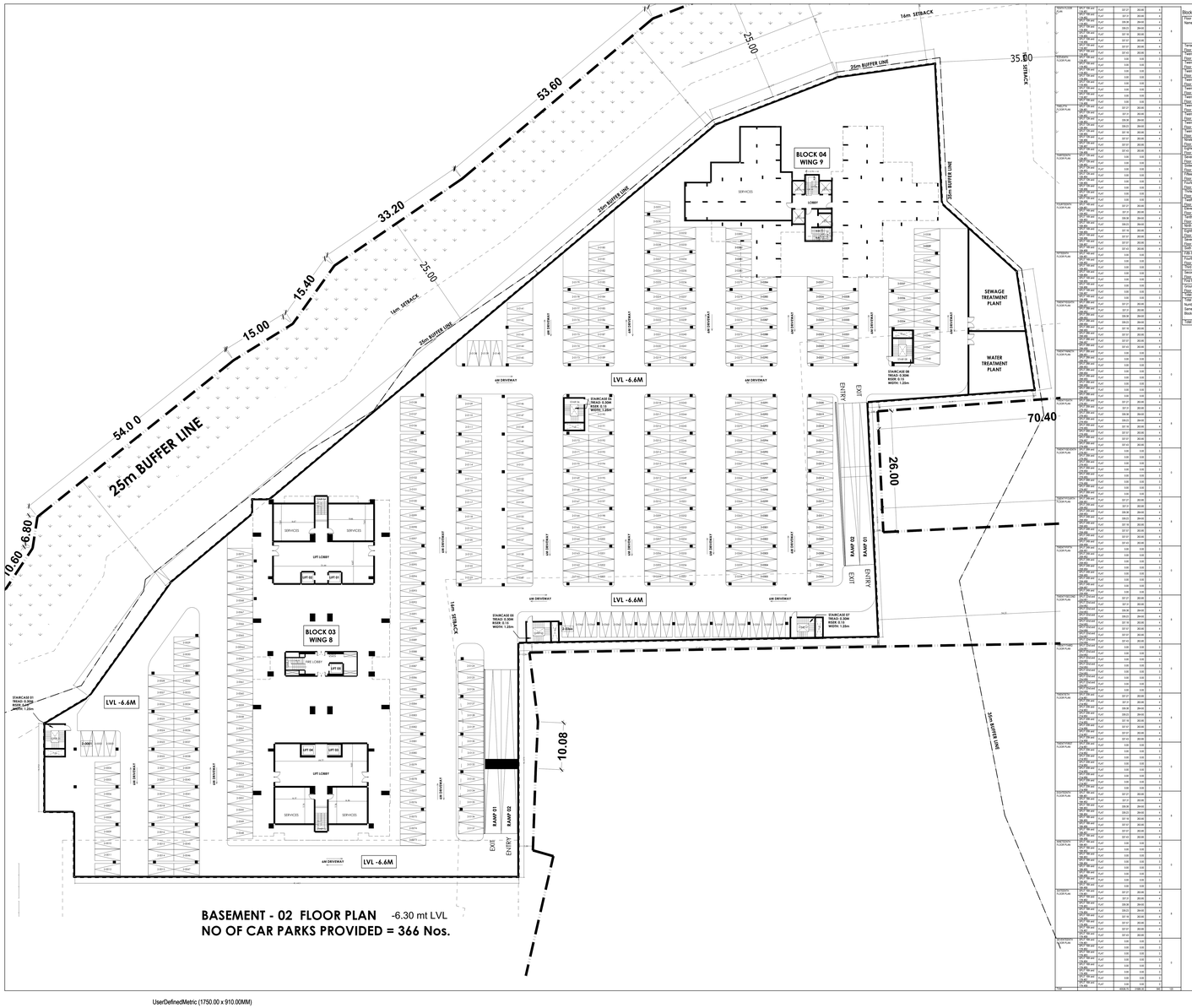
FLOOR	Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tent (No.)
			Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking	Resi.		
TERRACE FLOOR PLAN	Terrace Floor	113.14	0.00	111.46	30.19	0.00	76.29	0.00	0.00	0.00	0.00	0.00	0.00	00
	Twenty nineth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Twenty eighth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Twenty seventh Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Twenty sixth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Twenty fifth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Twenty fourth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Twenty third Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Twenty second Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Twenty first Floor	930.43	11.64	920.00	26.36	26.36	0.00	0.22	0.00	10.90	0.00	865.23	865.23	24
	Twenty Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Nineteenth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Eighteenth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Seventeenth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Sixteenth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Fifteenth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Fourteenth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Thirteenth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Twelfth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Eleventh Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Tenth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Ninth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Eighth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Seventh Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Sixth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Fifth Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Fourth Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	Third Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Second Floor	914.24	15.55	898.69	26.36	26.36	0.00	0.22	0.00	0.00	0.00	845.13	845.13	24
	First Floor	930.43	11.64	918.79	26.36	26.36	0.00	0.22	0.00	0.00	0.00	865.23	865.23	24
	Ground Floor	1785.39	40.49	1744.90	174.91	80.42	0.00	588.09	476.00	0.00	1649.18	0.00	0.00	55
	Basement Floor	1784.46	40.11	1744.35	174.91	80.42	0.00	724.73	476.00	0.00	1636.29	0.00	0.00	55
	Total :	63455.17	484.54	63000.63	1175.81	930.26	76.29	1319.41	952.00	10.90	32860.47	29575.50	29575.50	120
	Total Number of Same Blocks	1												
	Grand Total :	63455.17	484.54	63000.63	1175.81	930.26	76.29	1319.41	952.00	10.90	32860.47	29575.50	29575.50	120

Existing Block Details

Name	Use	SubUse	Type	Structure	Height	Floor No	FAR Area	BUA Area
ExBreaking TO BE RETANED-4. BLOCK-7 WING-10	Residential	Apartment	Building	Highrise	56.10	16	8448.69	24516.42
ExBreaking TO BE RETANED-3. BLOCK-6 (ROWHOUSE BUILDING)	Residential	Row House	Building	Bldg upto 11.5 mt. Ht.	7.20	2	8275.35	10843.60
ExBreaking TO BE RETANED-2. BLOCK-5 (ROWHOUSE BUILDING)	Residential	Row House	Building	Bldg upto 11.5 mt. Ht.	7.20	2	6412.20	8343.18
ExBreaking TO BE RETANED-1.Block-1, Wing 1 To 4	Residential	Apartment	Building	Highrise	119.10	37	131600.88	196289.92
ExBreaking TO BE RETANED-5 BLOCK-02 (WING 5 AND 7)	Residential	Apartment	Building	Highrise	85.80	28	74473.95	106368.54

FAR &Tenement Details

| Block | No. of Same Bldg | Deductions From Gross Built Up Area (Sq.mt.) | Total Built Up Area (



Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the License :
1. PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO.28, 46,110 and 111, SY NO.54/1, 54/2, 54/3,54/4,54/5,54/6,54/7,54/8,54/9,54/10,54/11,55,56(P),68,69/1,69/2,74/3,76,86/2,75/1,75/2,75/3,75/10,70/P1,72,57,58,59/1,59/2,59/3, 60/1,60/2,60/3,61/4,64/2,64/3(P),64/4,64/7,64/8,64/9,64/10,65(P),594(P),56(P),59/5,61/1,64/5(P),61/2,61/3,61/7,70(P),64/6,64/3, 63/1, 63/2,63/3,63/5,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU
2.Modified Sanction is accorded for the Residential Building Block - 03 (Wing - 08) and Block - 04 (Wing - 09)
a)Consist of for: BLOCK - 03, WING - 08 ,2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)
b)Consist of for: BLOCK - 04, WING - 09 ,2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.32985.46 areas reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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.
9.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.
10.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.
11.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 No. 25.
12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule ‚Ä" IV (Bye-law No. 3.5) under sub section IV-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sm.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22.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.
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 ‚Ä" 31) of Building bye-laws 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29.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.
30.Sufficient two wheeler parking shall be provided as per requirement.

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

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
32.The Owner / Association of the high-rise building shall conduct fire mock ‚Ä" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of firefighting hazards.
33.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 a 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.
34.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 cancelled.
35.The Applicant shall follow the instruction of chairman 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 of built up area more than 2000 Sq.mtrs
36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
37.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
38.The Applicant / Owner / Developer shall plant one tree for 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.
39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018
40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan
41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act ‚Ä" 2020.
42.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC‚Ä"s obtained from different departments
44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.In case if the ownership 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.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.
47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan/Revise no. BDA/TP/MDLP-13/2015-16/623/219-20, Dt : 20 - 07 - 2019, for the project should be strictly adhered to
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

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

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.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"

AREA STATEMENT (BBMP)	
	VERSION NO.: 1.0.14
	VERSION DATE: 04/05/2023
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: PR/3300001/21-22	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: Khatha No.28, 46,110 and 111
Nature of Sanction: MODIFY	City Survey No.: 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 55, 56(P),68, 69/1, 69/2, 74/3, 76, 86/2, 75/1, 75/2, 75/3, 75/10, 70/P1,72,57, 58, 59/1, 59/2, 59/3, 60/1, 60/2, 60/3, 61/4, 64/2, 64/3(P), 64/4, 64/7, 64/8, 64/9,64/10, 65(P), 594(P), 56(P), 59/5, 61/1, 64/5(P), 61/2, 61/3, 61/7, 70(P), 64/6, 64/3, 63/1, 63/2,63/3,63/5,63/6 and 139, Bileshivale Village, Bidarahalli Hobli, Ward No. 54, Mahadevapura Zone, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone
Location: RING-III	Khata No. (As per Khata Extract): Khatha No.28, 46,110 and 111
Building Line Specified as per Z.R: NA	Locality / Street of the property: Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone
Zone: Mahadevapura	
Ward: Ward-054	
Planning District: 309-Tarlandmb	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 150694.95
Deduction for NetPlot Area	
Road Widening Area	9645.92
Kharabland Area	607.03
Total	10252.95
NET AREA OF PLOT	(A-Deductions) 140442.00
Deduction for Balance Plot Area	
Road Widening Area	9645.92
Amenity Area	7504.40
Kharabland Area	607.03
Total	17757.35
BALANCE AREA OF PLOT	122537.60
COVERAGE CHECK	
Permissible Coverage area (55.00 %)	73701.68
Proposed Coverage Area (27.07 %)	27058.58
Existing coverage area to be retained (14.24 %)	18839.19
Achieved Net coverage area (55.31 %)	21897.77
Balance coverage area left (38.69 %)	51472.51
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	299334.58
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)	299334.58
Allowable TDR Area (50% of Perm.FAR)	0.00
Premium FAR for Plot within Impact Zone (–)	0.00
Total Perm. FAR area (2.25)	299334.58
Residential FAR (100.00%)	67980.41
Proposed FAR Area	67980.41
Existing FAR Area	229211.27
Achieved Net FAR Area (2.23)	297191.25
Balance FAR Area (0.01)	2142.89
BUILT UP AREA CHECK	
Proposed BuiltUp Area	109078.81
Existing BUA Area for Existing Structure	350261.66
Substructure Area Add in BUA (Layout Lvl)	80.00
Achieved BuiltUp Area	459339.57

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
BLOCK 04 (WING 09)	Residential	Apartment	Highrise	R
BLOCK 03 (WING 08)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Regd.	Units Prop.	Car Regd.	Car Prop.
BLOCK 04 (WING 09)	Residential	Apartment	50 - 225	1	-	1	120	-
BLOCK 03 (WING 08)	Residential	Apartment	225.001 - 375	1	-	2	240	-
Total :			-	-	-	-	360	732

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	360	4950.00	732	10065.00
Visitor's Car Parking	36	495.00	0	0.00
Total Car	396	5445.00	732	10065.00
Two\Wheeler	-	495.00	0	0.00
Other Parking	-	-	-	22876.07
Total		5940.00		32941.07

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

TOTAL ENVIRONMENT CONSTRUCTIONS PVT LTD
IMAGINE, No.78 ITPL Main Road Whitefield,
EPIP Zone, Bengaluru, Karnataka 560066

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Varun Biltoria
BCC/BL-3.6/A-2926/2018-19
Total Environment Building System Pvt. Ltd, IMAGINE, No 78, ITPL Main Road, EPIP Zone, Whitefield, Bengaluru

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO.28, 46,110 and 111, SY NO.54/1, 54/2,54/3, 54/4,54/5,54/6,54/7,54/8,54/9,54/10,54/11,55,56(P),68,69/1,69/2, 74/3,76,86/2,75/1,75/2,75/3,75/10,70/P1,72,57,58,59/1,59/2,59/3, 60/1,60/2,60/3,61/4,64/2,64/3(P),64/4,64/7,64/8,64/9,64/10,65(P), 594(P),56(P),59/5,61/1,64/5(P),61/2,61/3,61/7,70(P),64/6,64/3, 63/1, 63/2,63/3,63/5,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :

BLOCK - 03 & 04
BASEMENT - 02 FLOOR PLAN

SHEET NO : 02 OF 13

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.

SCALE : 1:250

N

NORTH

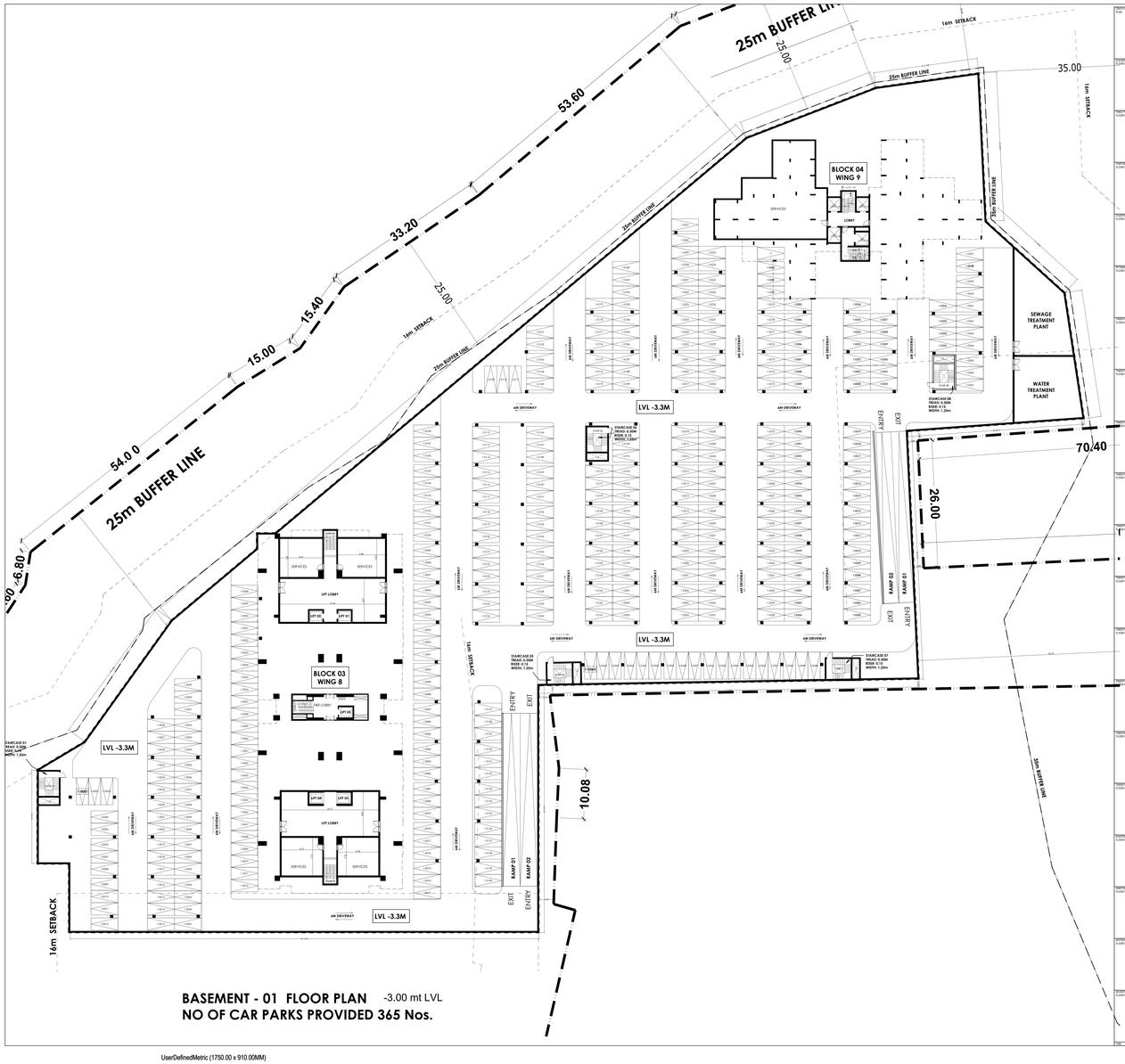
SANCTIONING AUTHORITY :

ASSISTANT / JUNIOR ENGINEER / ASSISTANT DIRECTOR | ASSISTANT DIRECTOR | DEPUTY DIRECTOR | JOINT DIRECTOR

This is system generated report and does not require any signature

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

UserDefinedMetric (1750.00 x 910.00MM)



BASEMENT - 01 FLOOR PLAN -3.00 mt LVL
NO OF CAR PARKS PROVIDED 365 Nos.

UserDefinedMetric (1750.00 x 910.00MM)

Block BLOCK 03 (WING 08)

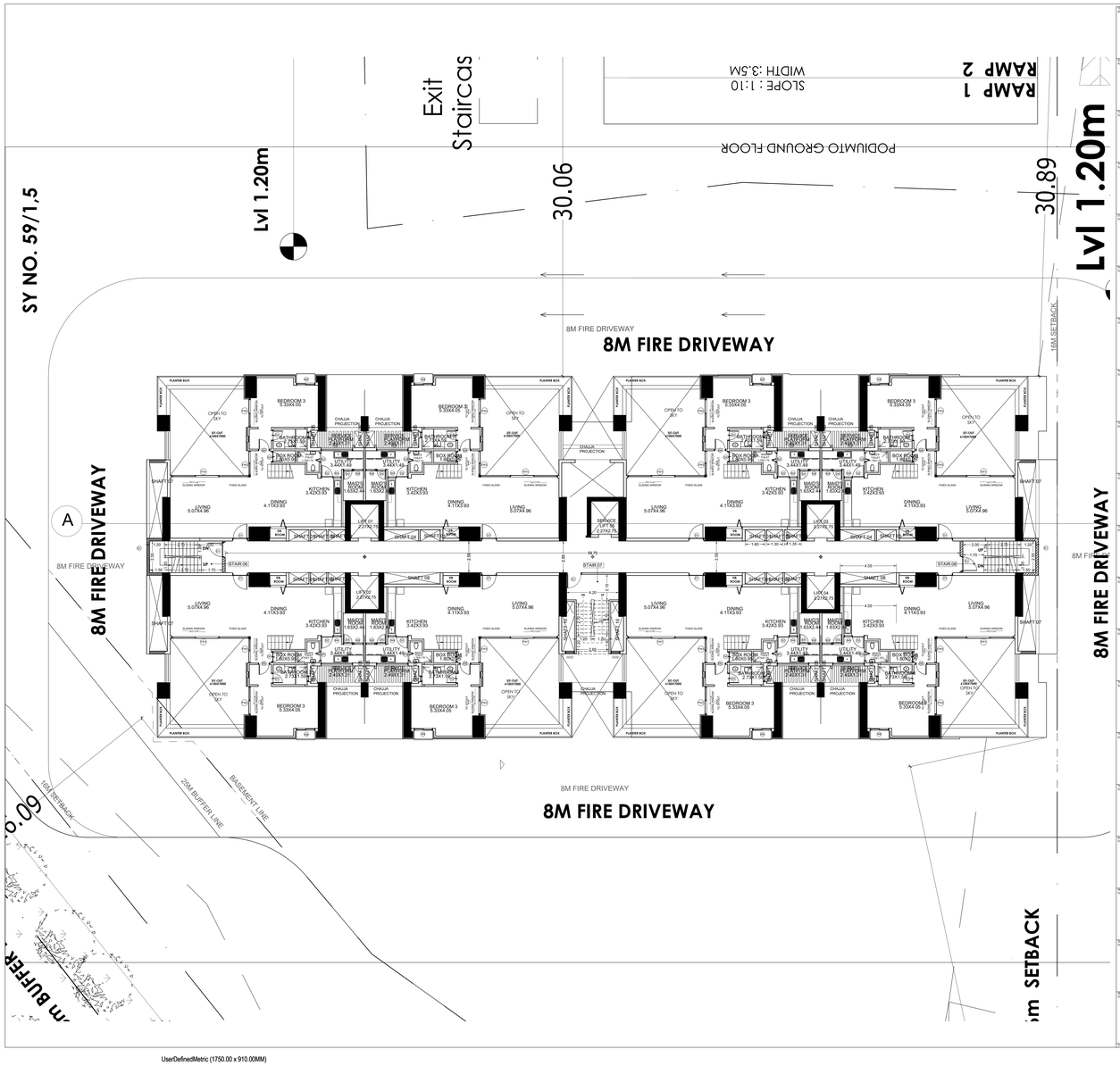
Name	Gross Bldg Area	Deductions (Open Area+Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resc.				
Terrace Floor	153.74	0.00	153.74	69.26	0.00	84.48	0.00	0.00	0.00	00			
Ground Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Mezzanine Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	170.38	1760.38	08			
First Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Second Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Third Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Fourth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	170.38	1760.38	08			
Fifth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Sixth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Seventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	170.38	1760.38	08			
Eighth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Ninth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Tenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	170.38	1760.38	08			
Eleventh Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Twelfth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Thirteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	170.38	1760.38	08			
Fourteenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Fifteenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Sixteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	170.38	1760.38	08			
Seventeenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Eighteenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Nineteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	170.38	1760.38	08			
Twentieth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Twenty First Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Twenty Second Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	170.38	1760.38	08			
Twenty Third Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	170.38	1069.16	00			
Ground Floor	1891.12	51.34	1839.78	46.19	31.19	0.00	0.22	170.38	1762.18	08			
Total	49900.64	3852.36	46078.28	2746.60	935.70	84.48	6.60	4204.90	42304.50	120			
Total Number of Same Blocks	1												
Total	49900.64	3852.36	46078.28	2746.60	935.70	84.48	6.60	4204.90	42304.50	120			

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 03 (WING 08)	D5	0.90	2.10	340
BLOCK 03 (WING 08)	D2	0.90	2.10	600
BLOCK 03 (WING 08)	D1	1.20	2.10	120
BLOCK 03 (WING 08)	PW1	8.23	2.10	120

UnitBUA Table for Block BLOCK 03 (WING 08)

FLOOR	Flat Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR PLAN	FLAT	FLAT	69.26	20.00	0	
GROUND FLOOR PLAN	FLAT	FLAT	37.17	20.00	1	
	FLAT	FLAT	58.38	29.00	1	
	FLAT	FLAT	59.03	29.00	1	
	FLAT	FLAT	37.19	20.00	1	
	FLAT	FLAT	37.42	20.00	1	
	FLAT	FLAT	37.07	20.00	1	
	FLAT	FLAT	37.07	20.00	1	
	FLAT	FLAT	37.42	20.00	1	
	FLAT	FLAT	37.07	20.00	1	
	FLAT	FLAT	37.07	20.00	1	
	FLAT	FLAT	37.42	20.00	1	
	FLAT	FLAT	37.07	20.00	1	
	FLAT	FLAT	58.38	29.00	1	
	FLAT	FLAT	59.03	29.00	1	
	FLAT	FLAT	37.19



Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1. PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO.28, 46,110 and 111, SY NO.54/1, 54/2,-54/3,54/4,54/5,54/6,54/7,54/8,54/9,54/10,54/11,55,56(P),58,59/1,59/2,59/3,74/3,76,86/2,75/1,75/2,75/3,75/10,70(P),72,57,58,59/1,59/2,59/3, 60/1,602,603,611/4,642,64/3(P),644,647,648,649,64/10,65(P),594(P),595,611/1,64/5(P),612,613,617,70(P),646,643, 631, 632,633,633/5,633/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU

2.Modified Sanction is accorded for the Residential Building Block - 03 (Wing - 08) and Block - 04 (Wing - 09)

a)Consist of 3nr. BLOCK - 03, WING - 08,-2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)

b)Consist of 1nr. BLOCK - 04, WING - 09,-2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)

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

4.32585.46 area reserved for car parking shall not be converted for any other purpose.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8. 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.

9.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.

10.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.

11.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 No. 25.

12.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.

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

14.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.

15.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.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule JK" IV (Bye-law No. 3.8) under sub section IV-8 (e) to (h).

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

18.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

19.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.

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

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

22.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.

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 a€" 31) of Building bye-laws 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.

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

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).

29.The structures with basements 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.

30.Sufficient two wheeler parking shall be provided as per requirement.

Note:

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

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

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

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

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

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

33.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 a 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.

34.The Construction or reconstruction of building shall be commenced within a period of one (1) year 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 Rule 21(A) of KMC Rules, 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 cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWS/SDM/E/AD/2019-20, Dated. 25-9-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts

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

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

38.The Applicant / Owner / Developer shall plant one tree for one tree for every 362.36 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 units.

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

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments

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

45.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.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / Builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

47. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan\Plan no. BDA/TPM/DLP-13/2015-16/8233/2019-20, Dt : 20 - 07 - 2019, for the project should be strictly adhered to.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodles) Letter No. LD/ESLET/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"

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-4, BLOCK-7, WING-7	24516.42	8448.89
ExStructure TO BE RETAINED-2, BLOCK-4 (ROWHOUSE BUILDING)	10843.60	8275.35
ExStructure TO BE RETAINED-3, BLOCK-5 (ROWHOUSE BUILDING)	8343.18	6412.20
ExStructure TO BE RETAINED-1,Block-1, Wing-1 To 4	196389.92	131600.88
ExStructure TO BE RETAINED-5 BLOCK-D1 (WING S 6 AND 7)	108268.54	74473.95
Total:	350281.66	229171.27

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/230001/21-22		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		PlotSub Plot No.: Khatha No.28, 46,110 and 111
Nature of Sanction: MODIFY		City Survey No.: 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 55, 56(P),58, 59/1, 59/2, 74/3, 76, 86/2, 75/1, 75/2, 75/3, 75/10, 70(P), 72,57, 58, 59/1, 59/2, 59/3, 60/1, 602, 603, 611/4, 642, 64/3(P), 644, 647, 648, 649,64/10, 65(P), 594(P), 595, 611/1, 64/5(P),612,613,617,70(P),646,643, 631, 632,633,633/5,633/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU
Location: RING-II		Khata No. (As per Khata Extract): Khatha No.28, 46,110 and 111
Building Line Specified as per Z.R: NA		Locality / Street of the property: Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone
Zone: Mahadevapura		
Ward: Ward-054		
Planning District: 309-Tamarandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	150994.95
Deduction for NetPlot Area		
Road Widening Area		9545.92
Kharabland Area		607.03
Total		10152.95
NET AREA OF PLOT	(A-Deductions)	140842.00
Deduction for Balance Plot Area		
Road Widening Area		9545.92
Amenity Area		7504.40
Kharabland Area		607.03
Total		17657.35
BALANCE AREA OF PLOT	(A-Deductions)	123037.65
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		73170.68
Proposed Coverage Area (2.07 %)		2758.58
Existing coverage area to be retained (14.24 %)		18929.19
Achieved Net coverage area (16.31 %)		21687.77
Balance coverage area left (38.69 %)		51472.91
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		299334.59
Additional F.A.R within Ring I and II for amalgamated plot (0.25)		299334.59
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		299334.59
Residential FAR (100.00%)		229171.27
Proposed FAR Area		67980.41
Existing FAR Area		229171.27
Achieved Net FAR Area (2.23)		297151.75
Balance FAR Area (0.01)		2142.89
BUILT UP AREA CHECK		
Proposed BuiltUp Area		109078.91
Existing BUA Area for Existing Structure		350281.66
Substructure Area Add in BUA (Layout Lvl)		30.00
Achieved BuiltUp Area		459359.57

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
BLOCK 04 (WING 09)	Residential	Apartment	Highrise	R
BLOCK 03 (WING 08)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Units Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BLOCK 04 (WING 09)	Residential	Apartment	50 - 225	1	-	1	120	-
BLOCK 03 (WING 08)	Residential	Apartment	225.001 - 375	1	-	2	240	-
Total :			-	-	-	-	360	732

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	360	4950.00	732	10065.00
Visitor's Car Parking	36	495.00	0	0.00
Total Car	396	5445.00	732	10065.00
Two/Wheeler	-	495.00	0	0.00
Other Parking	-	-	-	22876.07
Total		5940.00		32941.07

Block BLOCK 03 (WING 08)

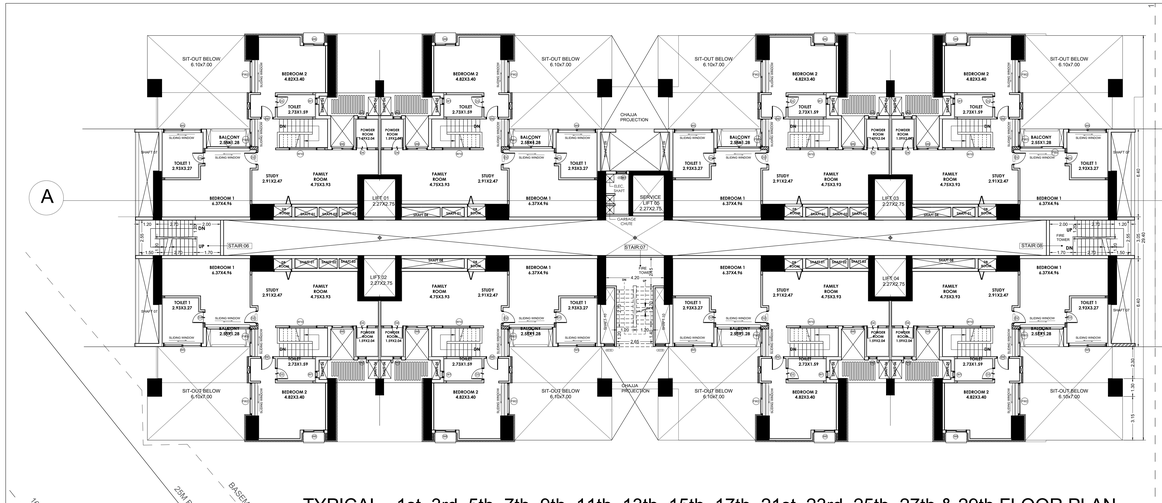
Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltUp Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	153.74	0.00	153.74	69.26	0.00	34.48	0.00	0.00	0.00	0.00	0.00	0.00	00
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Eleventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Tenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Ninth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Eighth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Seventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Sixth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Fifth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Fourth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Third Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Second Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
First Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	126.16	1750.38	08			
Twelfpooh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	126.16	1065.16	00			
Ground Floor	1891.12	51.34	1839.78	46.19	31.19	0.00	0.22	1192.16	1192.16	08			
Total:	49500.64	3852.36	46078.28	2746.60	935.70	84.48	6.60	42304.90	42304.90	120			
Number of Same Blocks:	1												
Total:	49500.64	3852.36	46078.28	2746.60	935.70	84.48	6.60	42304.90	42304.90	120			

SCHEDULE OF JOINERY:

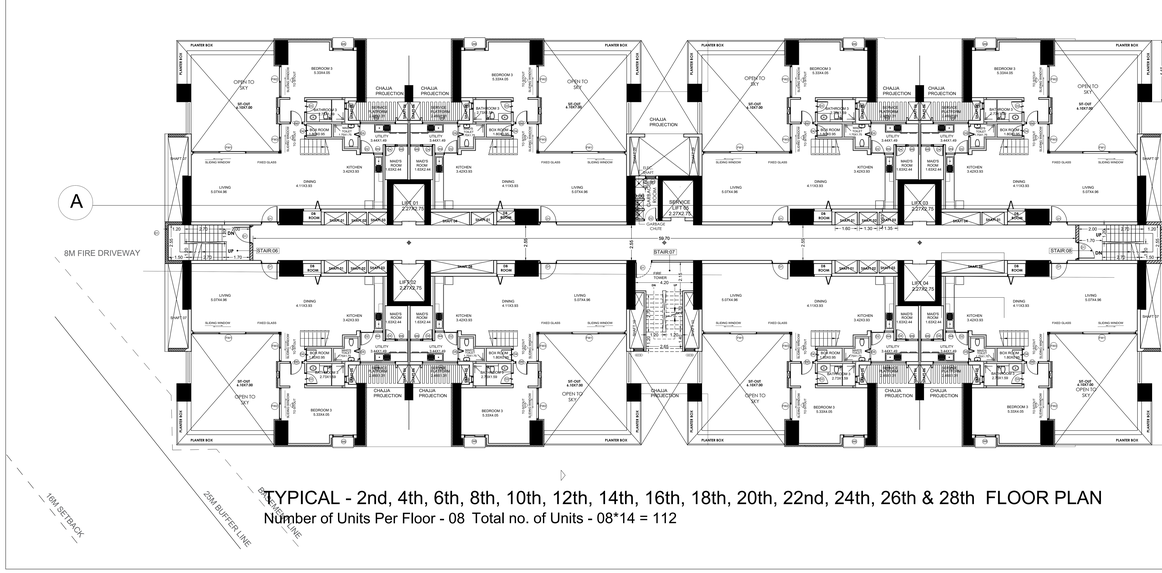
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 03 (WING 08)	D2	0.90	2.10	48
BLOCK 03 (WING 08)	D3	1.00	2.10	60
BLOCK 03 (WING 08)	D1	1.50	2.10	12
BLOCK 03 (WING 08)	FW1	6.25	2.10	120

UnitBUA Table for Block BLOCK 03 (WING 08)

BLOCK NAME	FLOOR	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BLOCK 03 (WING 08)	TYPICAL-2 & 4 OF WITH TWO LIFT	FLAT	537.21	263.45	2	4
	TYPICAL-2 & 4 OF WITH TWO LIFT	FLAT	537.21	263.45	2



TYPICAL - 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 21st, 23rd, 25th, 27th & 29th FLOOR PLAN



TYPICAL - 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th FLOOR PLAN

Number of Units Per Floor - 08 Total no. of Units - 08*14 = 112

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1. PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO.28, 46,110 and 111, SY NO.54/1, 54/2, 54/3,54/4,54/5,54/6,54/7,54/8,54/9,54/10,54/11,55/5(P),68,69/1,69/2,74/3,76,86/2,75/1,75/2,75/3,75/10,70(P),72,57,58,59/1,59/2,59/3, 60/1,60/2,60/3,61/4,64/2,64(P),64/4,64/5,64/6,64/10,65(P),594(P),56(P),595/1,641/5,641/5(P),612,613,617,70(P),646,643, 63/1, 632,633,63/5,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU

2.Modified Sanction is accorded for the Residential Building Block - 03 (Wing - 08) and Block - 04 (Wing - 09)

a)Consist of for ,BLOCK - 03, WING - 08,-2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)

b)Consist of for ,BLOCK - 04, WING - 09,-2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)

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

4.32985.46 area reserved for car parking shall not be converted for any other purpose.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8. 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.

9.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.

10.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.

11.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 No. 25.

12.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.

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

14.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.

15.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.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜X' (Bye-law No. 3.8) under sub section IV-8 (e) to (k).

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

18.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 371.5pm

19.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.

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

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

22.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.

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜ 31) of Building bye-laws 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.

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

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).

29.The structures with basements 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.

30.Sufficient two wheeler parking shall be provided as per requirement.

Note:

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

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

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

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

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

32.The Owner / Association of the high-rise building shall conduct two mock â€˜ trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of lifts/escalators.

33.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 a short the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

34.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 cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWS/SBI/4/3/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts

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

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

38.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.

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

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

41.If the Applicant / Owner develop building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments

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

45.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.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder / GPA holder shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

47. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan\Plan no. BDA/TPI&DLP-13/2015-16/6233/2019-20, D - 20 - 07 - 2019, for the project should be strictly adhered to.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep/Hoodles) Letter No. LD95LET2013, dated: 01-04-2013 :

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

2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same should 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"

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/0300021-22		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Green Category:
Nature of Sanction: MODIFY		City Survey No.: 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 55/5(P),68,69/1, 69/2, 74/3, 76, 86/2, 75/1, 75/2, 75/3, 75/10, 70(P),72,57,58,59/1,59/2,59/3, 60/1,60/2,60/3,61/4,64/2,64(P),64/4,64/5,64/6,64/10,65(P),594(P),56(P),595/1,641/5,641/5(P),612,613,617,70(P),646,643, 63/1, 632,633,63/5,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU
Location : RING-II		Khata No. (As per Khata Extract): Khatha No.28, 46,110 and 111
Building Line Specified as per Z.R: NA		Locality / Street of the property: Bileshivale Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone
Zone: Mahadevapura		
Ward: Ward-054		
Planning District: 309-Tarvandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	150994.95
Deduction for NetPlot Area		
Road Widening Area		9545.92
Kharabland Area		837.03
Total		10382.95
NET AREA OF PLOT	(A-Deductions)	140542.00
Deduction for Balance Plot Area		
Road Widening Area		9545.92
Amenity Area		7504.40
Kharabland Area		837.03
Total		17887.35
BALANCE AREA OF PLOT	(A-Deductions)	123037.65
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		73170.68
Proposed Coverage Area (2.07 %)		2758.58
Existing coverage area to be retained (14.24 %)		18929.19
Achieved Net coverage area (16.31 %)		21687.77
Balance coverage area left (38.69 %)		51482.91
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		299334.59
Additional F.A.R within Ring I and II for amalgamated plot (0.25)		299334.59
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		299334.59
Residential FAR (100.00%)		67980.41
Proposed FAR Area		67980.41
Existing FAR Area		229211.27
Achieved Net FAR Area (2.23)		297191.75
Balance FAR Area (0.01)		2142.89
BUILT UP AREA CHECK		
Proposed BuiltUp Area		109078.91
Existing BUA Area for Existing Structure		350261.68
Substructure Area Add in BUA (Layout Lvl)		30.00
Achieved BuiltUp Area		459339.57

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
BLOCK 04 (WING 09)	Residential	Apartment	Highrise	R
BLOCK 03 (WING 08)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BLOCK 04 (WING 09)	Residential	Apartment	50 - 225	1	-	1	120	-
BLOCK 03 (WING 08)	Residential	Apartment	225.001 - 375	1	-	2	240	-
Total :			-	-	-	-	360	732

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	360	4950.00	732	10065.00
Visitor's Car Parking	36	495.00	0	0.00
Total Car	396	5445.00	732	10065.00
Two/Wheeler	-	495.00	0	0.00
Other Parking	-	-	-	22876.07
Total		5940.00		32941.07

Block BLOCK 03 (WING 08)

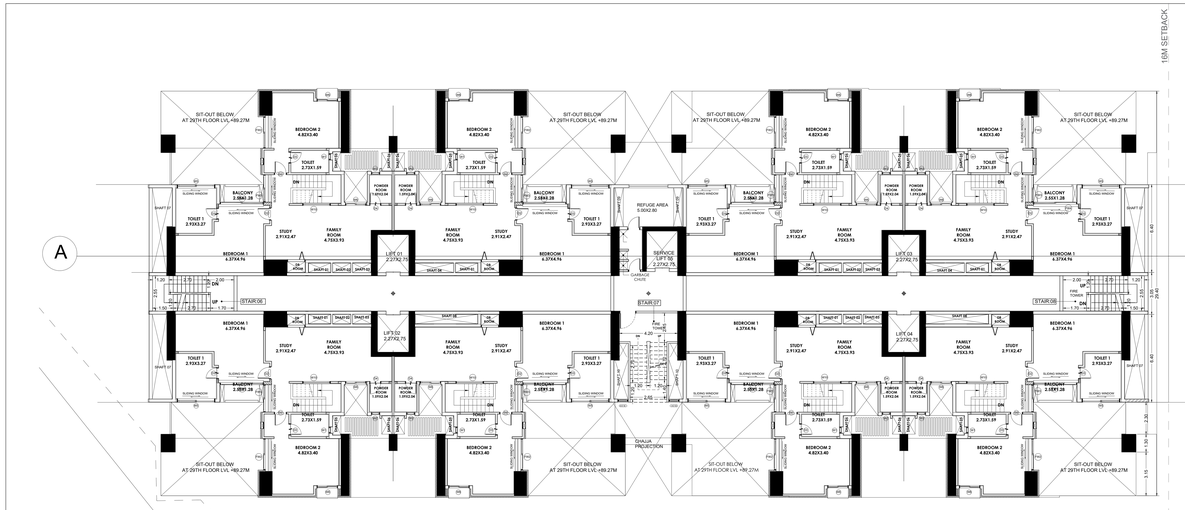
Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	153.74	0.00	153.74	89.26	0.00	64.48	0.00	0.00	0.00	0.00	0.00	00	00	
Twelfthpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Twelfthfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Eleventhpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Eleventhfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Tenthpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Tenthfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Ninthpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Ninthfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Eighthpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Eighthfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Seventhpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Seventhfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Sixthpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Sixthfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Fifthpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Fifthfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Fourthpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Fourthfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Thirdpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Thirdfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Secondpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Secondfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Firstpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Firstfloor Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	169.16	1730.38	08	08			
Groundpodi Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	169.16	1069.16	00	00			
Groundfloor Floor	1891.12	51.34	1839.78	46.19	31.19	0.00	0.22	192.16	1762.18	08	08			
Stilt Floor	4950.64	3852.36	4929.28	2746.60	935.70	84.48	6.60	4204.90	42304.90	120	120			
Total :	49500.64	3852.36	46079.28	2746.60	935.70	84.48	6.60	42304.90	42304.90	120	120			
Number of Same Blocks :	1													

SCHEDULE OF JOINERY:

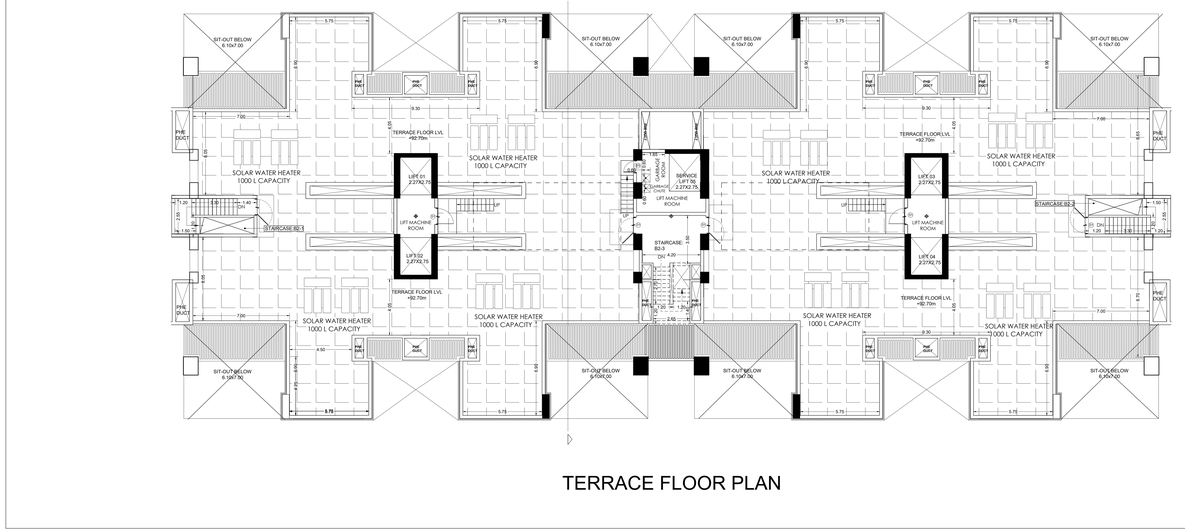
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 04 (WING 09)	D2	0.90	2.10	168
BLOCK 03 (WING 08)	D2	0.90	2.10	168
BLOCK 04 (WING 09)	D1	1.35	2.10	168
BLOCK 03 (WING 08)	D1	1.35	2.10	168
BLOCK 04 (WING 09)	FW1	6.25	2.10	120
BLOCK 03 (WING 08)	FW1	6.25	2.10	120

UnitBUA Table for Block BLOCK 03 (WING 08)

Floor Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1A+1P and MTR	FLAT	207.01	2BHK	1
	2



NINETEENTH FLOOR PLAN



TERRACE FLOOR PLAN

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the License :
1. PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO.28, 46,110 and 111, SY NO.54/1, 54/2, 543,544,545,546,547,548,549,54/10,54/11,55,56(P),68,69/1,69/2,74/3,76,86/2,75/1,75/2,75/3,76/10,70(P),72,57,58,59/1,59/2,59/3,60/1,60/2,60/3,61/4,64/2,64/3(P),64/4,64/7,64/8,64/9,64/10,65(P),66(P),68/1,69/2,74/3,76,86/2,75/1,75/2,75/3,76/10,70(P),72,57,58,59/1,59/2,59/3,60/1,60/2,60/3,61/4,64/2,64/3(P),64/4,64/7,64/8,64/9,64/10,65(P),59/4(P),56(P),59/5,61/1,64/5(P),61/2,61/3,61/7,70(P),64/6,64/3, 63/1, 63/2,63/3,63/5,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU.
2.Modified Sanction is accorded for the Residential Building Block - 03 (Wing - 08) and Block - 04 (Wing - 09)
a)Consist of for BLOCK - 03, WING - 08 ,2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)
b)Consist of for BLOCK - 04, WING - 09 ,2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.32986.46 area reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. 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.
9.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.
10.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.
11.The applicant shall provide a separate room measuring 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 No. 25.
12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜ IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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 371.5pm
19.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.
20.The building shall not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22.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.
23.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜ 31) of Building bye-laws 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29.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.
30.Sufficient two wheeler parking shall be provided as per requirement.

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.
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32.The Owner / Association of the high-rise building shall conduct two mock â€˜ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33.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 s 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.
34.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 cancelled.
35.The Applicant should follow the instructions of chairman 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 of built up area more than 2000 Sq.mts.
36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
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40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan
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42.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments
44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.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.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.
47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan(Vide no. BDA/TP/MDLP-13/2015-16&32/2019-20, Dt : 20 - 07 - 2019, for the project should be strictly adhered to
48.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

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

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned Local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.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"

Block Wise Details

Block BLOCK 03 (WING 08)

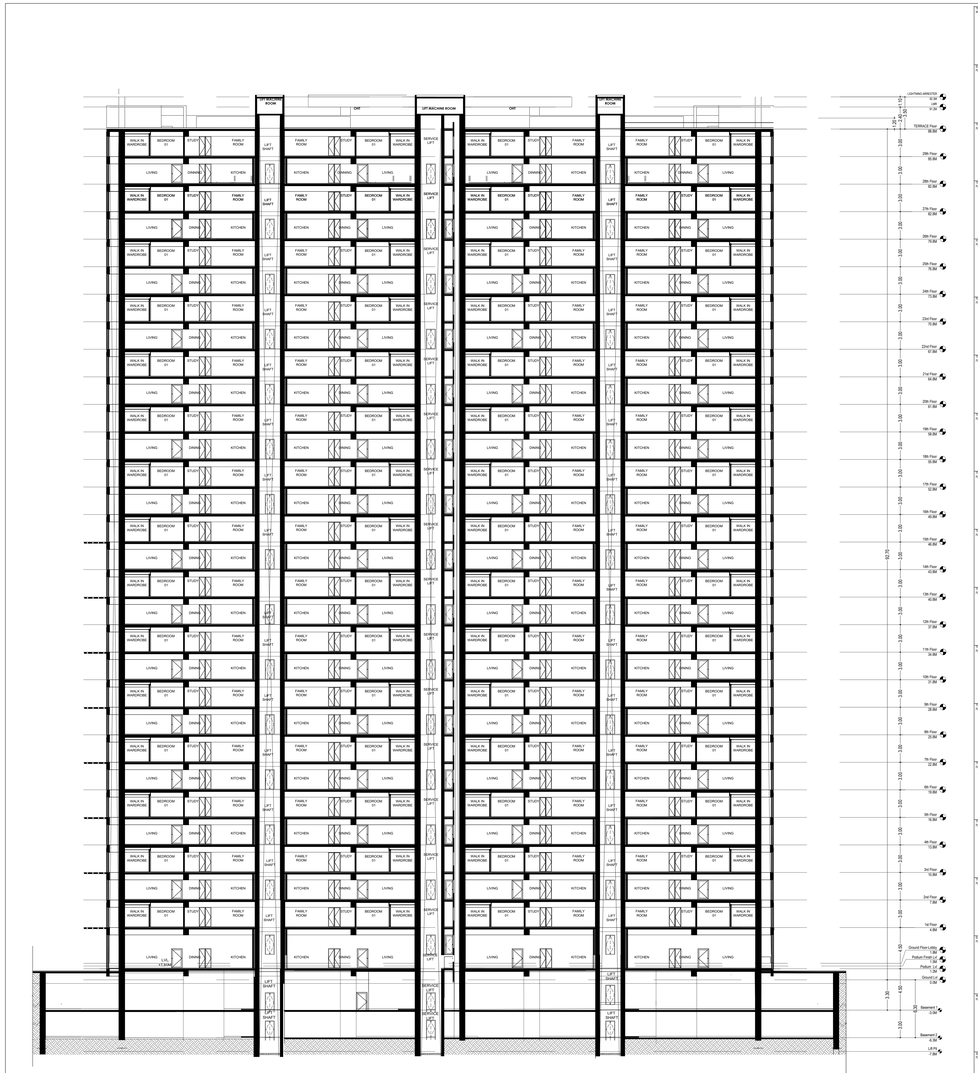
Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.) Cutout	StairCase	Lift	Lift Machine	Substructure	Resi.	Total FAR Area (Sq.mt.)	Tent (No.)
Terrace Floor	152.74	0.00	152.74	69.26	0.00	84.48	0.00	0.00	00
29th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
28th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
27th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
26th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
25th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
24th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
23rd Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
22nd Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
21st Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
20th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
19th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
18th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
17th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
16th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
15th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
14th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
13th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
12th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
11th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
10th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
9th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
8th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
7th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
6th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
5th Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
4th Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
3rd Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
2nd Height Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
1st Height Floor	1427.34	198.68	1228.66	139.19	31.19	0.00	0.22	1069.16	08
First Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
Ground Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1730.38	08
Stilt Floor	1891.12	51.34	1839.78	46.19	31.19	0.00	0.22	1742.18	08
Total :	49808.94	3852.36	45956.58	2746.60	935.70	84.48	6.60	42304.90	120
Total Number of Same Blocks :	1								
Grand Total:	49808.94	3852.36	45956.58	2746.60	935.70	84.48	6.60	42304.90	120

SCHEDULE OF JOINERY:

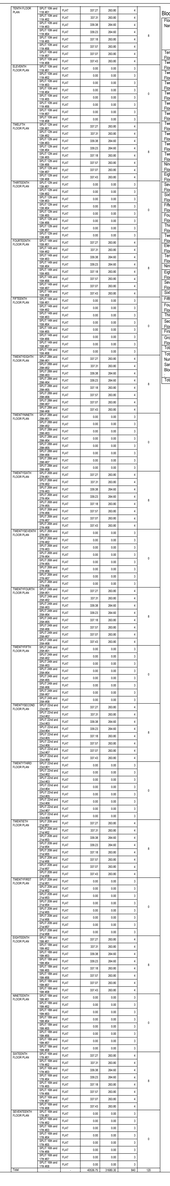
BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 03 (WING 08)	D3	0.92	2.10	240
BLOCK 03 (WING 08)	D2	0.90	2.10	600
BLOCK 03 (WING 08)	D1	1.20	2.10	120
BLOCK 03 (WING 08)	Pan	0.23	2.10	120

UniBUA Table for Block: BLOCK 03 (WING 08)

FLOOR Name	Block Name	UniBUA Type	UniBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TERRACE FLOOR	WATER TANK	FLAT	37.01	20.40	1	
	OHT FLOOR	FLAT	37.01	20.40	1	
	OHT FLOOR	FLAT	37.01	20.40	1	
29TH FLOOR	LIVE UP AND DINING	FLAT	106.38	294.60	3	3
	LIVE UP AND DINING	FLAT	106.38	294.60	3	
	LIVE UP AND DINING	FLAT	106.03	294.60	3	
	LIVE UP AND DINING	FLAT	37.10	20.00	1	
	LIVE UP AND DINING	FLAT	37.07

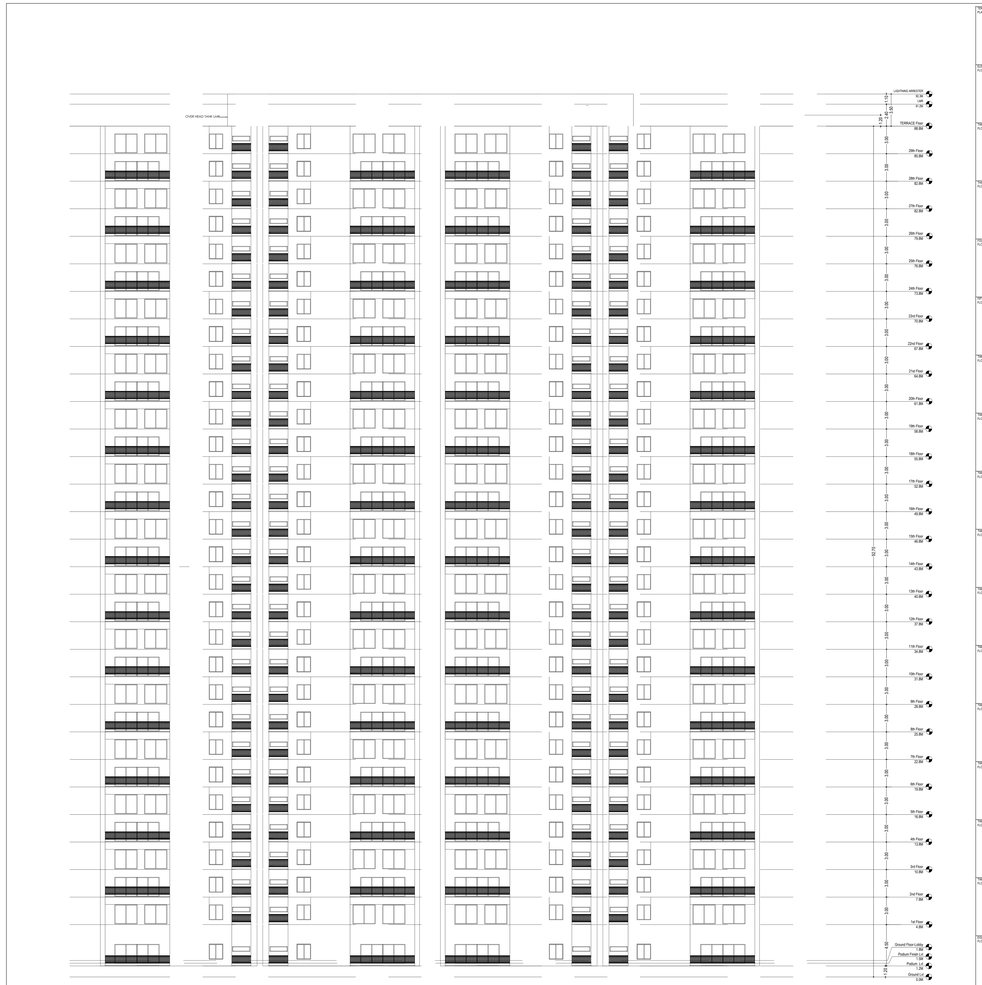


SECTION AA



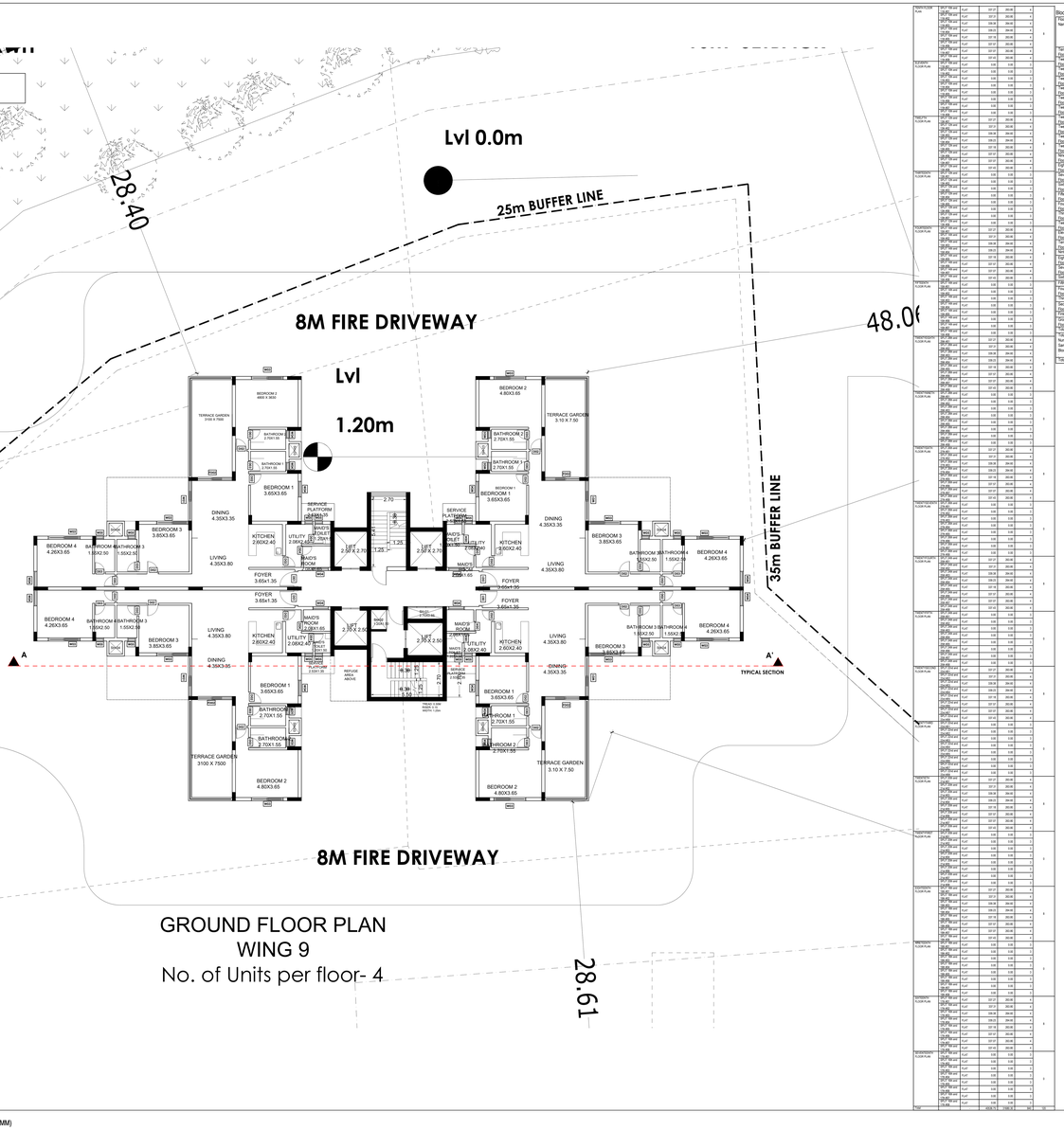
Block : BLOCK 03 (WING 08)

Floor Name	Gross Builup Area	Deductions From Gross BuUpArea (Ex.Stair Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	102.74	0.00	102.74	85.26	0.00	84.48	0.00	0.00	0.00	00
Twelfpooth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	128.9	1099.16	00
Eleventh Floor	1891.12	98.63	1792.49	50.70	31.19	0.00	0.22	128.9	1730.38	08
Twelfpooth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	128.9	1099.16	00
Twelfth



Block :BLOCK 03 (WING 08)

Floor Name	Gross Builup Area	Deductions From Gross BUA(Area in Sq.mt.)						Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout	StairCase	Lift	Lift Machine	Substructure	Ramp				
Terrace Floor	152.74	0.00	153.74	69.26	0.00	84.48	0.00	0.00	0.00	0.00	00
Twentysixth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1269.16	1069.16	00	
Twentyseventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Twentyeighth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1269.16	1069.16	00	
Twentyninth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Twentieth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1269.16	1069.16	00	
Twentyfirst Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Twentysecond Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1269.16	1069.16	00	
Twentythird Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Twentyfourth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1269.16	1069.16	00	
Twentyfifth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08



GROUND FLOOR PLAN
WING 9
No. of Units per floor- 4

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :
1. PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO.28, 46,110 and 111, SY NO.54/1, 54/2, 54/3,544,545,546,547,548,549,54/10,54/11,55,56(P),68,69/1,69/2,74/3,76,86/2,75/1,75/2,75/3,75/10,70(P),72,57,58,59/1,59/2,59/3,60/1,60/2,60/3,61/4,64/2,64/3(P),64/4,64/7,64/8,64/9,64/10,65(P),68(P),69(P),56(P),59/5,61/1,64/5(P),612/2,613/1,617/1,70(P),646,643,63/1, 63/2,63/3,63/5,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU

Block :BLOCK 03 (WING 08)

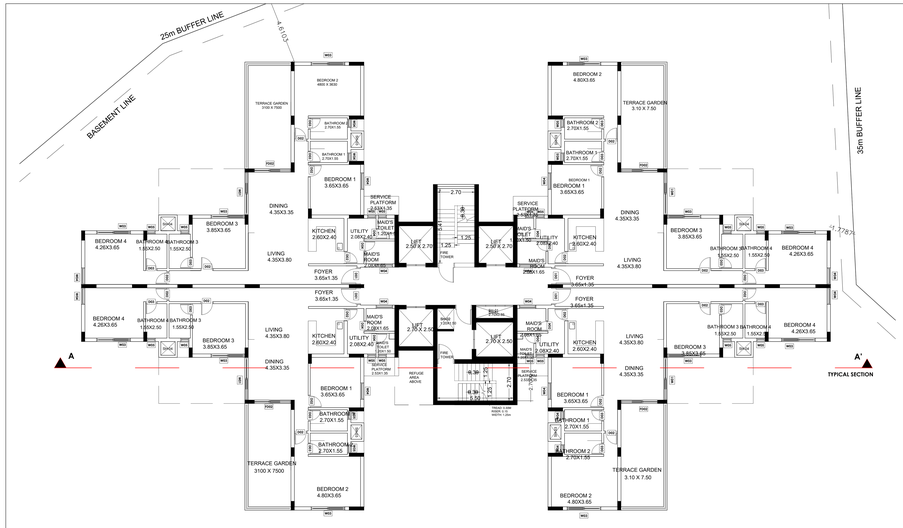
Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.) Cutout	StairCase	Lift	Lift Machine	Substructure	Ramp	Recreational Space	Parking	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	153.74	0.00	153.74	69.26	0.00	84.48	0.00	0.00	0.00	0.00	00	
Twentyninth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Thirtieth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Twentyeighth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentyseventh Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentysixth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Twentyfifth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentyfourth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentythird Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Twentysecond Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentyfirst Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentieth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Twenty Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentyninth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentyeighth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentyseventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Twentysixth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentyfifth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentyfourth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Twentythird Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentysecond Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentyfirst Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twentieth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Twenty Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Nineteenth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Eighteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Seventeenth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Sixteenth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Fifteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Fourteenth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Thirteenth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Twelfth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Eleventh Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Tenth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Ninth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Eighth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Seventh Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Sixth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Fifth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Fourth Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Third Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08		
Second Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
First Floor	1427.34	198.68	1228.66	139.09	31.19	0.00	0.22	1369.16	1369.16	00		
Ground Floor	1891.12	51.34	1839.78	46.19	31.19	0.00	0.22	1762.18	1762.18	08		
Total	49609.94	3852.36	45679.28	2746.60	935.70	84.48	6.60	42304.90	42304.90	120		
Total Number of Same Blocks	1											
Total	49609.94	3852.36	45679.28	2746.60	935.70	84.48	6.60	42304.90	42304.90	120		

SCHEDULE OF JOINERY :

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 03 (WING 08)	D5	0.83	2.10	36
BLOCK 03 (WING 08)	D2	0.90	2.10	600
BLOCK 03 (WING 08)	D1	1.20	2.10	120
BLOCK 03 (WING 08)	PW1	8.23	2.10	120

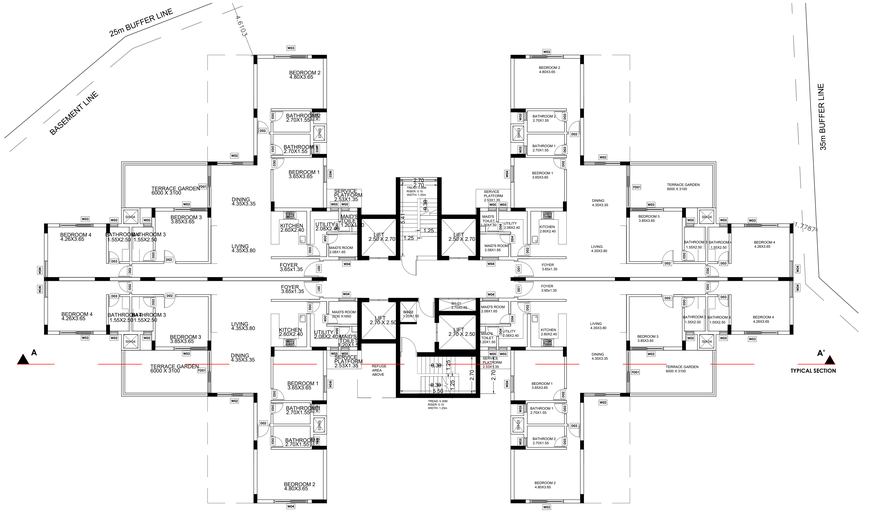
UnitBUA Table for Block :BLOCK 03 (WING 08)

BLOCK NAME	Name	UnitBUA Type	Carpet Area	No. of Rooms	No. of Tenement
BLOCK 03 (WING 08)	TYPICAL 1 BHK 2 FLOOR PLAN	FLAT	37.07	2	1
			37.07	2	
			37.07	2	
			39.24	2	
			39.24	2	
			37.07	2	
			37.07	2	
			37.07



TYPICAL - 1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 21st, 23rd, 25th, 27th & 29th FLOOR PLAN

Number of Units Per Floor - 04 Total no. of Units - 04*14 = 56



TYPICAL - 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th, 26th & 28th FLOOR PLAN

Number of Units Per Floor - 04 Total no. of Units - 04*14 = 56

Block :BLOCK 03 (WING 09)

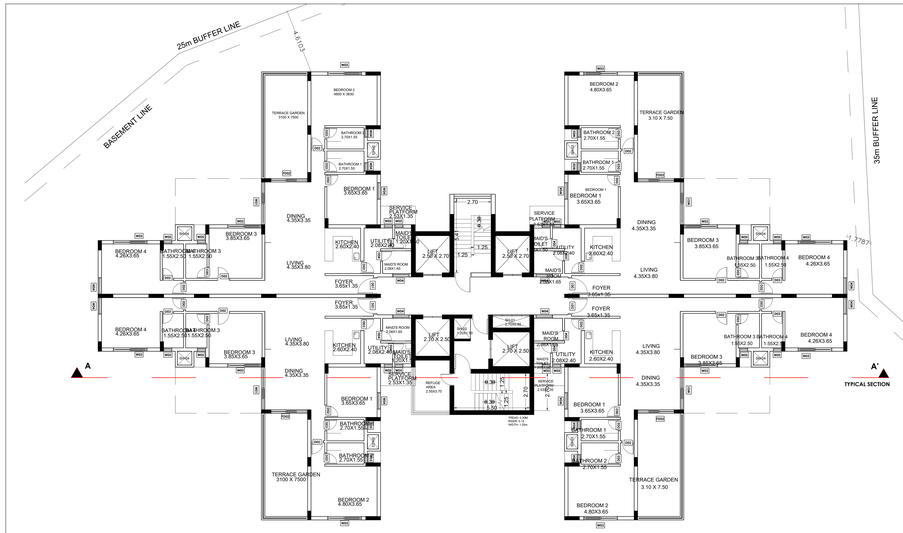
Floor Name	Gross Built Up Area	Deductions From BUA/Area as Sq.mt.)						Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout	StairCase	Lift	Lift Machine	Substructure	Resi.				
Terrace Floor	153.74	0.00	153.74	69.26	0.00	36.48	0.00	0.00	0.00	00	00
Twentyninth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Twentyeighth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Twentyseventh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Twentysixth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Twentyfifth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Twentyfourth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Twentythird Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Twentysecond Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Twenty First Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Twentieth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Eighteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Seventeenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Sixteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Fifteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Fourteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Thirteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Twelfth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Eleventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Tenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Ninth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Eighth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Seventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Sixth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Fifth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Fourth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Third Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Second Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
First Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Ground Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1069.16	1069.16	00	
Stilt Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	
Number of Same Blocks	1										
Total:	49950.64	3852.36	46079.28	2746.60	935.70	84.48	6.60	42304.90	42304.90	120	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 03 (WING 09)	D1	1.20	2.10	120
BLOCK 03 (WING 09)	D2	0.90	2.10	360
BLOCK 03 (WING 09)	D1	1.20	2.10	120
BLOCK 03 (WING 09)	PW1	6.00	2.10	120

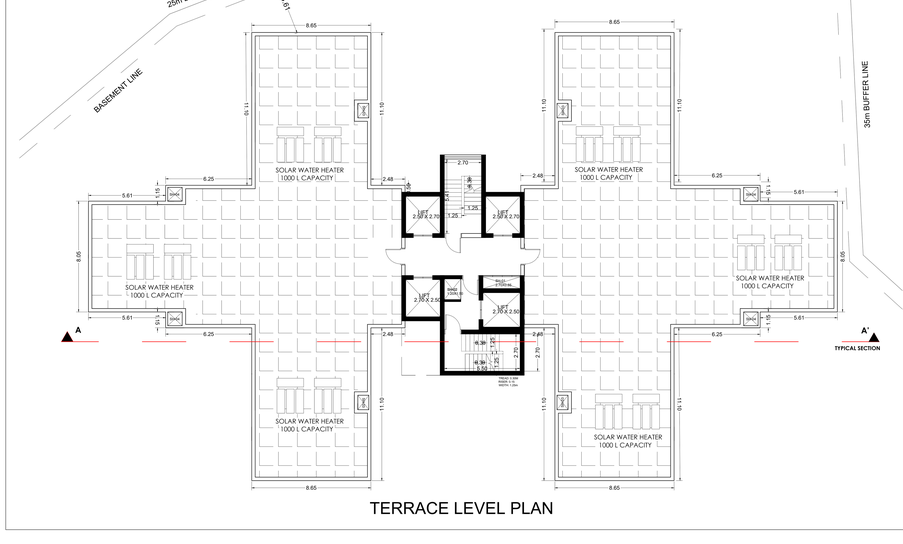
UnitBUA Table for Block :BLOCK 03 (WING 09)

FLOOR	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1H 2P and PW	FLAT	337.21	20.00	1
	2BHK+2T and PW	FLAT	337.21	20.00	1
	1H 2P and PW	FLAT	336.39	20.00	1
	1H 2P and PW	FLAT	339.23	20.00	1
	1H 2P and PW	FLAT	337.10	20.00	1
	2BHK+2T and PW	FLAT	337.21



NINETEENTH FLOOR PLAN

Number of Units Per Floor - 08



TERRACE LEVEL PLAN

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :
1. PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO.28, 46,110 and 111, SY NO.54/1, 54/2, 54/3,54/4,54/5,54/6,54/7,54/8,54/9,54/10,54/11,55,56/P1,58,69/1,69/2,74/3,76,86/2,75/1,75/2,75/3,75/10,70/P1,72,57,58,59/1,59/2,59/3,60/1,60/2,60/3,61/4,64/2,64/3/P1,64/4,64/7,64/8,64/9,64/10,65/P1,594/P1,595/1,611/P1,64/5,643/1,63/1, 632,633/3,635,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU
2.Modified Sanction is accorded for the Residential Building Block - 03 (Wing - 08) and Block - 04 (Wing - 09)
a)Consist of for BLOCK - 03, WING - 08, 2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)
b)Consist of for BLOCK - 04, WING - 09, 2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)
3.Modified Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
4.32586.40 area reserved for car parking shall not be converted for any other purpose.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforward incidents arising during the time of construction.
8. 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.
9.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.
10.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.
11.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 No. 25.
12.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.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule –IV of (Bye-law No. 3.6) under sub section IV-B (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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 from the site above 371 Sqm.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
22.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.
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 3€" 31) of Building bye-laws 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
27.The applicant shall ensure that no inconvenience is caused to the neighbors in the vicinity of construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit/Required k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
29.The structures with basements 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.
30.Sufficient two wheeler parking shall be provided as per requirement.

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

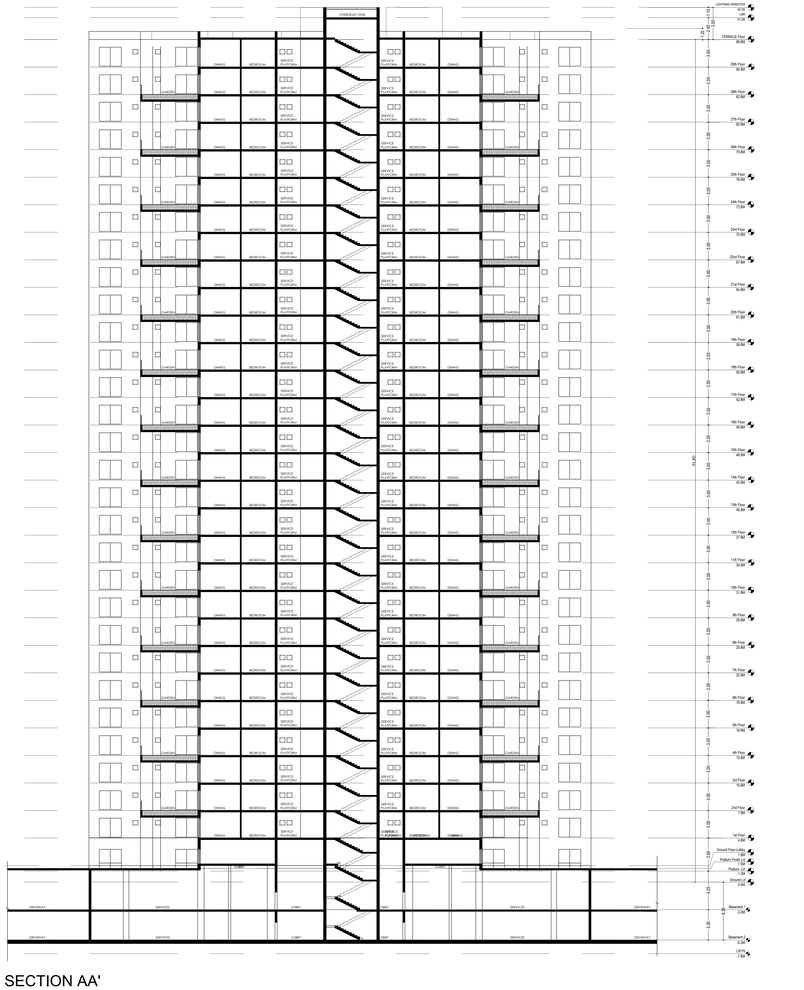
31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
32.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
33.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 a 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.
34.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 cancelled.
35.The Applicant should follow the instruction of chairman 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 of built up area more than 2000 Sq.mts
36.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
37.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
38.The Applicant / Owner / Developer shall plant one tree for 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.
39.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018
40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan
41.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.
42.The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence
43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments
44.BBMP will not be responsible for any dispute that may arise in respect of property in question.
45.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.
46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.
47.Owner /builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
47. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan/Revise no. BDA/TP/MDP-13/2015-16/623/2019-20, Dt : 20 - 07 - 2019, for the project should be strictly adhered to
49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Government circular vide ACCENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

1.Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board" should be strictly adhered to
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4.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"

Block BLOCK 03 (WING 08)

Floor Name	Gross Built Up Area	Deductions (From Gross BUA(Area in Sq.mt.)) Cutout	Total Built Up Area (Sq.mts.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	153.74	0.00	153.74	69.06	0.00	84.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Twentysixth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Twentyseventh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Twentyeighth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Twentyninth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirtieth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirtyfirst Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirtysecond Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirtythird Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirtyfourth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirtyfifth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirtysixth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirtyseventh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirtyeighth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirtyninth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Fourth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	0.00	1268.16	1268.16	00			
Fifth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	0.00	1268.16	1268.16	00			
Sixth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	0.00	1268.16	1268.16	00			
Seventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	0.00	1268.16	1268.16	00			
Eighth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	0.00	1268.16	1268.16	00			
Ninth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	0.00	1268.16	1268.16	00			
Tenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	0.00	1268.16	1268.16	00			
Eleventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	0.00	1268.16	1268.16	00			
Twelfth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Thirteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Fourteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Fifteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Sixteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Seventeenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Eighteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Nineteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Twentieth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Twentyfirst Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Twentysecond Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Twentythird Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Twentyfourth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08			
Twentyfifth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	0.00	1760.38	1760.38	08		



SECTION AA'

Block :BLOCK-03 (WING 08)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area Statement)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Resc.			
Terrace Floor	153.74	0.00	153.74	69.26	0.00	34.48	0.00	0.00	0.00	00	00	
Twentyninth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Twentyeighth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Twentyseventh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Twentysixth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Twentyfifth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Twentyfourth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Twentythird Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Twentysecond Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Twentyfirst Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Twentieth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Nineteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Eighteenth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Seventeenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Sixteenth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Fifteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Fourteenth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Thirteenth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Twelfth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Eleventh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Tenth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Ninth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Eighth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Seventh Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Sixth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Fifth Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Fourth Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
Third Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Second Floor	1891.12	58.63	1832.49	90.70	31.19	0.00	0.22	1742.38	1718.38	08		
First Floor	1427.34	198.68	1228.66	126.09	31.19	0.00	0.22	1093.16	1069.16	00		
Ground Floor	1891.12	51.34	1839.78	46.19	31.19	0.00	0.22	1792.18	1768.18	08		
Total:	49930.64	3852.36	46078.28	2746.60	935.70	84.48	6.60	42304.90	42084.90	120		
Number of Same Blocks : 1												
Total:	49930.64	3852.36	46078.28	2746.60	935.70	84.48	6.60	42304.90	42084.90	120		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 03 (WING 08)	D1	0.90	2.10	300
BLOCK 03 (WING 08)	D	1.00	2.10	600
BLOCK 03 (WING 08)	D2	0.75	2.10	120
BLOCK 03 (WING 08)	Pen	6.25	2.10	120

UnitBUA Table for Block (BLOCK-03 (WING 08))

Block	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP UNIT-01	FLAT	57.17	26.00	2	1
	SHOP UNIT-02	FLAT	57.17	26.00	2	
	SHOP UNIT-03	FLAT	339.39	294.00	1	
	SHOP UNIT-04	FLAT	339.23	294.00	1	
	SHOP UNIT-05	FLAT	337.16	293.00	1	
	SHOP UNIT-06	FLAT	57.17	26.00	2	
	SHOP UNIT-07	FLAT	57.17	26.00	2	
FIRST FLOOR PLAN	SHOP UNIT-08	FLAT	57.17	26.00	2	1
	SHOP UNIT-09	FLAT	57.17	26.00	2	
	SHOP UNIT-10	FLAT	339.39	294.00	1	
	SHOP UNIT-11	FLAT	339.23	294.00	1	
	SHOP UNIT-12	FLAT	337.16	293.00	1	
	SHOP UNIT-13	FLAT	57.17	26.00	2	
	SHOP UNIT-14	FLAT	57.17	26.00	2	
SECOND FLOOR PLAN	SHOP UNIT-15	FLAT	57.17	26.00	2	1
	SHOP UNIT-16	FLAT	57.17	26.00	2	
	SHOP UNIT-17	FLAT	339.39	294.00	1	
	SHOP UNIT-18	FLAT	339.23	294.00	1	
	SHOP UNIT-19	FLAT	337.16	293.00	1	
	SHOP UNIT-20	FLAT	57.17	26.00	2	
	SHOP UNIT-21	FLAT	57.17	26.00	2	
THIRD FLOOR PLAN	SHOP UNIT-22	FLAT	0.00	0.00	1	1
	SHOP UNIT-23	FLAT	0.00	0.00	1	
	SHOP UNIT-24	FLAT	0.00	0.00	1	
	SHOP UNIT-25	FLAT	0.00	0.00	1	
	SHOP UNIT-26	FLAT	0.00	0.00	1	
	SHOP UNIT-27	FLAT	0.00	0.00	1	
	SHOP UNIT-28	FLAT	0.00	0.00	1	
FOURTH FLOOR PLAN	SHOP UNIT-29	FLAT	0.00	0.00	1	1
	SHOP UNIT-30	FLAT	0.00	0.00	1	
	SHOP UNIT-31	FLAT	0.00	0.00	1	
	SHOP UNIT-32	FLAT	0.00	0.00	1	
	SHOP UNIT-33	FLAT	0.00	0.00	1	
	SHOP UNIT-34	FLAT	0.00	0.00	1	
	SHOP UNIT-35	FLAT	0.00	0.00	1	
FIFTH FLOOR PLAN	SHOP UNIT-36	FLAT	57.17	26.00	2	1
	SHOP UNIT-37	FLAT	57.17	26.00	2	
	SHOP UNIT-38	FLAT	339.39	294.00	1	
	SHOP UNIT-39	FLAT	339.23	294.00	1	
	SHOP UNIT-40	FLAT	337.16	293.00	1	
	SHOP UNIT-41	FLAT	57.17	26.00	2	
	SHOP UNIT-42	FLAT	57.17	26.00	2	
SIXTH FLOOR PLAN	SHOP UNIT-43	FLAT	57.17	26.00	2	1
	SHOP UNIT-44	FLAT	57.17	26.00	2	
	SHOP UNIT-45	FLAT	339.39	294.00	1	
	SHOP UNIT-46	FLAT	339.23	294.00	1	
	SHOP UNIT-47	FLAT	337.16	293.00	1	
	SHOP UNIT-48	FLAT	57.17	26.00	2	
	SHOP UNIT-49	FLAT	57.17	26.00	2	
SEVENTH FLOOR PLAN	SHOP UNIT-50	FLAT	0.00	0.00	1	1
	SHOP UNIT-51	FLAT	0.00	0.00	1	
	SHOP UNIT-52	FLAT	0.00	0.00	1	
	SHOP UNIT-53	FLAT	0.00	0.00	1	
	SHOP UNIT-54	FLAT	0.00	0.00	1	
	SHOP UNIT-55	FLAT	0.00	0.00	1	
	SHOP UNIT-56	FLAT	0.00	0.00	1	
EIGHTH FLOOR PLAN	SHOP UNIT-57	FLAT	57.17	26.00	2	1
	SHOP UNIT-58	FLAT	57.17	26.00	2	
	SHOP UNIT-59	FLAT	339.39	294.00	1	
	SHOP UNIT-60	FLAT	339.23	294.00	1	
	SHOP UNIT-61	FLAT	337.16	293.00	1	
	SHOP UNIT-62	FLAT	57.17	26.00	2	
	SHOP UNIT-63	FLAT	57.17	26.00	2	
NINTH FLOOR PLAN	SHOP UNIT-64	FLAT	0.00	0.00	1	1
	SHOP UNIT-65	FLAT	0.00	0.00	1	
	SHOP UNIT-66	FLAT	0.00	0.00	1	
	SHOP UNIT-67	FLAT	0.00	0.00	1	
	SHOP UNIT-68	FLAT	0.00	0.00	1	
	SHOP UNIT-69	FLAT	0.00	0.00	1	
	SHOP UNIT-70	FLAT	0.00	0.00	1	
TOTAL:			8336.13	3852.36	84	10

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1. PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO.28, 46,110 and 111, SY NO.54/1, 54/2, 54/3,54/4,54/5,54/7,54/8,54/9,54/10,54/11,55,56(P),68,69/1,69/2,74/3,76,86/2,75/1,75/2,75/3,75/10,70(P),72,57,58,59/1,59/2,59/3, 60/1,60/2,60/3,61/4,64/2,64/3(P),64/4,64/7,64/8,64/9,64/10,65(P),594(P),595/1,611,64/5(P),612,613,617,70(P),64/6,64/3, 63/1, 63/2,63/3,63/5,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU

2.Modified Sanction is accorded for the Residential Building Block - 03 (Wing - 08) and Block - 04 (Wing - 09)
a)Consist of for :BLOCK - 03. WING - 08, 2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)
b)Consist of for :BLOCK - 04. WING - 09, 2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)

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

4.32985.46 area reserved for car parking shall not be converted for any other purpose.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8.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.

9.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.

10.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.

11.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 No. 25.

12.The applicant shall maintain from forest department tree cutting trees before the commencement of the work.

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

14.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.

15.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.

16.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-6 (e) to (k).

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

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sm.

19.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.

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

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

22.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.

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 a€" 31) of Building bye-laws 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.

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

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).

29.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 neighouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.

30.Sufficient two wheeler parking shall be provided as per requirement.

Note:

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

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

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

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

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

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

33.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 a 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.

34.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 cancelled.

35.The Applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWSSB/A36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts

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

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

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

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

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

41.If the Applicant / Owner develop building construction against the sanctioned plan the action will be initiated according to BBMP Act â€" 2020.

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOC's obtained from different departments

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

45.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.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / Builder / GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

47. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan/Wide no. BDA/TPM/DLP-13/2015-16/623/2019-20, Dt : 27 - 07 - 2019, for the project should be strictly adhered to.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodles) Letter No. LD/FE/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"

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No.: PR/230001/21-22		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: Khatha No.28, 46,110 and 111
Nature of Sanction: MODIFY		City Survey No.: 54/1, 54/2, 54/3, 54/4, 54/5, 54/7, 54/8, 54/9, 54/10, 54/11, 55, 56(P),68,69/1, 69/2, 74/3, 76, 86/2, 75/1, 75/2, 75/3, 75/10 ,70(P), 72,57, 58, 59/1, 59/2, 59/3, 60/1, 60/2, 60/3, 61/4, 64/2, 64/3(P), 64/4, 64/7, 64/8, 64/9,64/10, 65(P), 594(P), 595/1, 611, 64/5(P), 612 ,613, 617, 70(P), 64/6, 64/3, 63/1, 63/2,63/3,63/5,63/6
Location : RING-III		Khata No. (As per Khata Extract): Khatha No.28, 46,110 and 111
Building Line Specified as per Z.R: NA		Locality / Street of the Site: Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone
Zone: Mahadevapura		
Ward: Ward-054		
Planning District: 309-Tarrandore		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	150994.95
Deduction for NetPlot Area		
Road Widening Area		9545.92
Kharabland Area		607.03
Total		10152.95
NET AREA OF PLOT	(A-Deductions)	140842.00
Deduction for Balance Plot Area		
Road Widening Area		9545.92
Amenity Area		7524.40
Kharabland Area		607.03
Total		17677.35
BALANCE AREA OF PLOT	(A-Deductions)	133037.65
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		73170.68
Proposed Coverage Area (2.07 %)		2758.58
Existing coverage area to be retained (14.24 %)		18939.19
Achieved Net coverage area (16.31 %)		21697.77
Balance coverage area left (38.69 %)		51472.91
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		299334.39
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		299334.39
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		299334.39
Residential FAR (100.00%)		679861.41
Proposed FAR Area		679861.41
Existing FAR Area		229211.27
Achieved Net FAR Area (2.23)		297161.70
Balance FAR Area (0.01)		2172.69
BUILT UP AREA CHECK		
Proposed BuiltUp Area		109078.91
Existing BUA Area for Existing Structure		342261.68
Substructure Area Add in BUA (Layout Lvl)		30.00
Achieved BuiltUp Area		451370.57

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
BLOCK-04 (WING-09)	Residential	Apartment	Highrise	R
BLOCK-03 (WING-08)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BLOCK-04 (WING-09)	Residential	Apartment	50 - 225	1	-	1	120	-
BLOCK-03 (WING-08)	Residential	Apartment	225.001 - 375	1	-	2	240	-
	Total :		-	-	-	-	360	732

Parking Check (Table 7b)

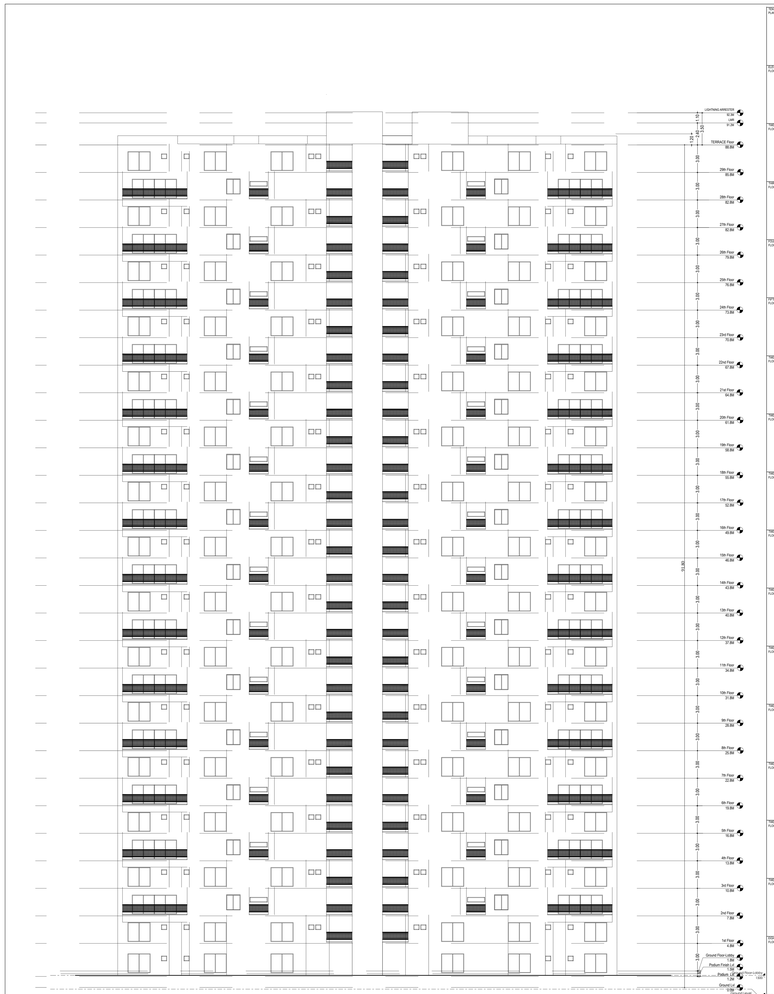
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	360	4950.00	732	10065.00
Visitor's Car Parking	36	495.00	0	0.00
Total Car	396	5445.00	732	10065.00
TwoWheeler	-	495.00	0	0.00
Other Parking	-	-	-	22876.07
Total		5940.00		32941.07

FAR & Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area Statement) (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout			StairCase	Lift	Lift Machine	SubStructure	Ramp	Recreational Space	Parking	Resi.		
BLOCK-04 (WING-09)	1	63485.17	484.54	63000.63	1175.81	930.26	76.29	1319.41	952.00	10.90	32860.47	25675.50	25675.50	120	
BLOCK-03 (WING-08)	1	49930.64	3852.36	46078.28	2746.60	935.70	84.48	6.60	0.00	0.00	0.00	42304.90	42304.90	240.00	
Grand Total:	2	113415.81	4336.90	109078.91	3922.41	1865.96	160.77	1326.01	952.00	10.90	32860.47	67980.40	67980.40	240.00	

Block :BLOCK-04 (WING-09)

Floor Name	Gross Built Up Area	Deductions From Gross BUA(Area Statement)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout			StairCase	Lift	Lift Machine	Substructure	Ramp	Refuge Area	Parking	Resi.		
Terrace Floor	111.48	0.00	111.48	35.19	0.00	76.29	0.00	0.00	0.00	0.00	0.00	00	00	
Twentyninth Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Twentyeighth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Twentyseventh Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Twentysixth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Twentyfifth Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Twentyfourth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Twentythird Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Twentysecond Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Twentyfirst Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Twentieth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Nineteenth Floor	941.33	11.64	929.69	26.36	26.96	0.00	0.22	0.00	10.90	0.00	865.23	865.23	04	
Eighteenth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Seventeenth Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Sixteenth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Fifteenth Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Fourteenth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Thirteenth Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Twelfth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Eleventh Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Tenth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Ninth Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Eighth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Seventh Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Sixth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Fifth Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Fourth Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
Third Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Second Floor	914.24	15.55	898.69	26.36	26.96	0.00	0.22	0.00	0.00	0.00	845.13	845.13	04	
First Floor	930.43	11.64	918.79	26.36	26.96	0.00	0.22	0.00	0.00	0.00	865.23	865.23	04	
Ground Floor	1783.59	40.49	1743.10	124.91	60.43	0.00	588.09	476.00	0.00	1649.18	0.00	0.00	00	
Basement First	1783.59	40.49	1743.10	124.91	60.43	0.00	588.09	476.00	0.00	1649.18	0.00	0.00	00	
Basement Second	1784.146	40.11	1760.35	124.91	60.43	0.00	724.72	476.00	0.00	1636.29	0.00	0.00	00	
Total:	63485.17	484.54	63000.63	1175.81	930.26	76.29	1319.41	952.00	10.90	32860.47	25675.50	25675.50	120	
Total Number of Same Blocks : 1														
Total:	63485.17



ELEVATION

Approval Condition :

This Modified Plan Sanction is issued subject to the following conditions and condition mentioned in the Licence :

1. PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO.28, 46,110 and 111, SY NO.54/1, 54/2, 54/3,54/4,54/5,54/6,54/7,54/8,54/9,54/10,54/11,55,56(P),58,65/1,65/2,74/3,76,86/2,75/1,75/2,75/3,75/10,70(P),72,57,58,59/1,59/2,59/3, 60/1,60/2,60/3,61/4,64/2,64/3(P),64/4,64/7,64/8,64/9,64/10,65(P),594(P),595(P),595/1,611/4,64/5(P),612/1,613/1,617,70(P),64/6,64/3, 63/1, 632,63/3,63/5,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU

2.Modified Sanction is accepted for the Residential Building Block - 03 (Wing - 08) and Block - 04 (Wing - 09)

a)Consist of 1nr. BLOCK - 03, WING - 08, 2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)

b)Consist of 1nr. BLOCK - 04, WING - 09, 2Basement + Ground + 29 UF (Twenty nine Upper Floor Only)

3.Modified Sanction is accepted for Residential use only. The use of the building shall not be deviated to any other use.

4.32985.46 area reserved for car parking shall not be converted for any other purpose.

5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.

6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.

7.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.

8. 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.

9.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.

10.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.

11.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 No. 25.

12.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.

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

14.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.

15.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.

16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule â€˜Eâ€™ (Bye-law No. 3.8) under sub section IV-8 (e) to (k).

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

18.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371.5sm

19.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.

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

21.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).

22.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.

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

24.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws â€˜XI) of Building bye-laws 2003 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 Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.

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

28.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit Required k.g capacity installed at site for its re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).

29.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.

30.Sufficient two wheeler parking shall be provided as per requirement.

Note:

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

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

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

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

31.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.

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

33.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 s about the that risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.

34.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 cancelled.

35.The applicant should follow the instruction of chairman BWSSB specified in the DO letter No. BWS/SB/AE/BC/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities of built up area more than 2000 Sq.mts

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

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

38.The Applicant / Owner / Developer shall plant one tree for 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.

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

40.The Applicant / Owner / Architect shall intimate line out marking date within 30 days from sanctioned plan

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

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

43.The applicant / Owner / Architect should abide by the conditions imposed in the NOCâ€™s obtained from different departments

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

45.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.

46.The applicant / Owner / Architect should registered in Real Estate Regulatory Authority (RERA) compulsorily in case of Residential Apartments having 8 Units and above.

47.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.

48.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private property, BBMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

47. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan/Wide no. BDA/TPM/DLP-13/2015-16/623/2019-20, Dt : 20 - 07 - 2019, for the project should be strictly adhered to.

49.In case of any false information, misrepresentation of facts, or pending court cases if any the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekaagi Hoodake) Letter No. LD/ESLET/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 stepped entry .

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"

Block Name | Built Up Area (Sq. Mt.) | FAR Area (Sq. Mt.)

Block Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
ExStructure TO BE RETAINED-4, BLOCK-7, WING- H	24516.42	8448.89
ExStructure TO BE RETAINED-3, BLOCK-6 (ROWHOUSE BUILDING)	10843.60	8275.35
ExStructure TO BE RETAINED-2, BLOCK-5 (ROWHOUSE BUILDING)	8343.18	6412.20
ExStructure TO BE RETAINED-1,Block-1, Wing-T,To -4	198389.92	131600.88
ExStructure TO BE RETAINED-5 BLOCK 03 (1 (WING-S 6 AND 7)	108268.54	74473.95
Total:	350361.66	229011.27

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	360	4950.00	732	10065.00
Visitor's Car Parking	36	495.00	0	0.00
Total Car	396	5445.00	732	10065.00
TwoWheeler	-	495.00	0	0.00
Other Parking	-	-	-	22876.07
Total		5940.00		32941.07

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.14
		VERSION DATE: 04/05/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/230001/21-22		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		PreStud Plot No.: Khatha No.28, 46,110 and 111
Nature of Sanction: MODIFY		City Survey No.: 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 54/7, 54/8, 54/9, 54/10, 54/11, 55, 56(P),58, 65/1, 65/2, 74/3, 76, 86/2, 75/1, 75/2, 75/3, 75/10, 70(P), 72,57, 58,59/1,59/2,59/3, 60/1,60/2,60/3,61/4,64/2,64/3(P),64/4,64/7,64/8,64/9,64/10,65(P),594(P),595(P),595/1,611/4,64/5(P),612/1,613/1,617,70(P),64/6,64/3, 63/1, 632,63/3,63/5,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU
Location: RING-II		Khatha No. (As per Khata Extract): Khatha No.28, 46,110 and 111
Building Line Specified as per Z.R: NA		Locality / Street of the Site: Bilekahalli Village, Bilekahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone
Zone: Mahadevapura		
Ward: Ward-054		
Planning District: 309-Tarlaandra		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	150994.95
Deduction for NetPlot Area		
Road Widening Area		9545.92
Kharabland Area		607.03
Total		10152.95
NET AREA OF PLOT	(A-Deductions)	140842.00
Deduction for Balance Plot Area		
Road Widening Area		9545.92
Amenity Area		7504.40
Kharabland Area		607.03
Total		17657.35
BALANCE AREA OF PLOT	(A-Deductions)	133031.65
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		73170.68
Proposed Coverage Area (2.87 %)		2758.58
Existing coverage area to be retained (14.24 %)		18928.19
Achieved Net coverage area (16.31 %)		21687.77
Balance coverage area left (38.69 %)		51482.91
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		299334.59
Additional F.A.R within Ring I and II (for amalgamated plot 2.25)		299334.59
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		299334.59
Residential FAR (100.00%)		279981.41
Proposed FAR Area		6798041.41
Existing FAR Area		2292111.27
Achieved Net FAR Area (2.23)		2971821.70
Balance FAR Area (0.01)		2142.89
BUILT UP AREA CHECK		
Proposed BuiltUp Area		109678.91
Existing BUA Area for Existing Structure		350361.66
Substructure Area Add in BUA (Layout Lvl)		30.00
Achieved BuiltUp Area		459370.57

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
BLOCK 04 (WING 09)	Residential	Apartment	Highrise	R
BLOCK 03 (WING 08)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Units Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
BLOCK 04 (WING 09)	Residential	Apartment	50 - 225	1	-	1	120	-
BLOCK 03 (WING 08)	Residential	Apartment	225.001 - 375	1	-	2	240	-
Total :			-	-	-	-	360	732

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :

TOTAL ENVIRONMENT CONSTRUCTIONS PVT LTD
IMAGINE, No.78, ITPL, Main Road Whitefield,
EPIP Zone, Bengaluru, karnataka 560066

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

Varun Biltona
BCC/BL-3.6A-2026/2018-19
Total Environment Building System Pvt. Ltd, IMAGINE, No 78, ITPL, Main Road, EPIP Zone, Whitefield, Bengaluru

PROJECT TITLE :
PROPOSED MODIFIED RESIDENTIAL APARTMENT BUILDING ON KHATHA NO 28, 46,110 and 111, SY NO.54/1, 54/2,54/3, 54/4,54/5,54/6,54/7,54/8,54/9,54/10,54/11,55,56(P),58,65/1,65/2, 74/3,76,86/2,75/1,75/2,75/3,75/10,70(P),72,57,58,59/1,59/2,59/3, 60/1,60/2,60/3,61/4,64/2,64/3(P),64/4,64/7,64/8,64/9,64/10,65(P), 594(P),595(P),595/1,611/4,64/5(P),612/1,613/1,617,70(P),64/6,64/3, 63/1, 632,63/3,63/5,63/6 and 139, BILESHIVALE VILLAGE, BIDARAHALLI HOBLI, WARD NO. 54, MAHADEVAPURA ZONE, BENGALURU EAST TALUK, BENGALURU

DRAWING TITLE :
BLOCK - 04 (WING - 09)
ELEVATION

SCALE : 1:150

SHEET NO : 13 OF 13

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.

Block: BLOCK 03 (WING 08)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	StairCase	Lift	Lift Machine	Substructure	Ramp	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	102.74	0.00	102.74	69.26	0.00	34.48	0.00	0.00	0.00	00	00
Twentysixth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Twentyseventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Twentyeighth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Twentyninth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Thirtieth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Thirtyfirst Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Thirtysecond Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Thirtythird Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Thirtyfourth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Thirtyfifth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Thirtysixth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Thirtyseventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Thirtyeighth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Thirtyninth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Fourth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Fifth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Sixth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Seventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Eighth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Ninth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Tenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Eleventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Twelfth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Thirteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Fourteenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Fifteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Sixteenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Seventeenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Eighteenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
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Twentythird Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Twentyfourth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Twentyfifth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Ground Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
First Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Second Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Third Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Fourth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Fifth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Sixth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Seventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Eighth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Ninth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Tenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Eleventh Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Twelfth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Thirteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Fourteenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Fifteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Sixteenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Seventeenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Eighteenth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Nineteenth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Twentieth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Twentyfirst Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Twentysecond Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Twentythird Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Twentyfourth Floor	1427.34	198.68	1228.66	128.09	31.19	0.00	0.22	1069.16	1069.16	00	00
Twentyfifth Floor	1891.12	58.63	1832.49	50.70	31.19	0.00	0.22	1750.38	1750.38	08	08
Total:	49061.64	3852.36	46079.28	2746.60	935.70	84.48	6.60	42304.90	42304.90	120	120

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK 03 (WING 08)	D2	0.90	2.10	600
BLOCK 03 (WING 08)	D3	1.20	2.10	120
BLOCK 03 (WING 08)	Pan	0.23	2.10	120

UnitBUA Table for Block :BLOCK 03 (WING 08)

Floor Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1BHK+2P SHAREDWASHROOM	FLAT	37.00	2.00	1
	1BHK+2P SHAREDWASHROOM	FLAT	37.21	20.00	1
	1BHK+2P SHAREDWASHROOM	FLAT	39.39	29.40	1
	1BHK+2P SHAREDWASHROOM	FLAT	39.23	29.40	1
	1BHK+2P SHAREDWASHROOM	FLAT	37.16	20.00	1
	1BHK+2P SHAREDWASHROOM	FLAT	37.07	20.00	1
	1BHK+2P SHAREDWASHROOM	FLAT	37.07	20.00	1
SECOND FLOOR PLAN	1BHK+2P SHAREDWASHROOM	FLAT	37.00	2.00	1
	1BHK+2P SHAREDWASHROOM	FLAT	37.21	20.00	1
	1BHK+2P SHAREDWASHROOM	FLAT	39.39	29.40	1
	1BHK+2P SHAREDWASHROOM	FLAT	39.23	29.40	1
	1BHK+2P SHAREDWASHROOM	FLAT	37.16	20.00	1
	1BHK+2P SHAREDWASHROOM	FLAT	37.07	20.00	1
	1BHK+2P SHAREDWASHROOM	FLAT	37.07	20.00	1
THIRD FLOOR PLAN	1BHK+2P SHAREDWASHROOM	FLAT	0.00	0.00	3