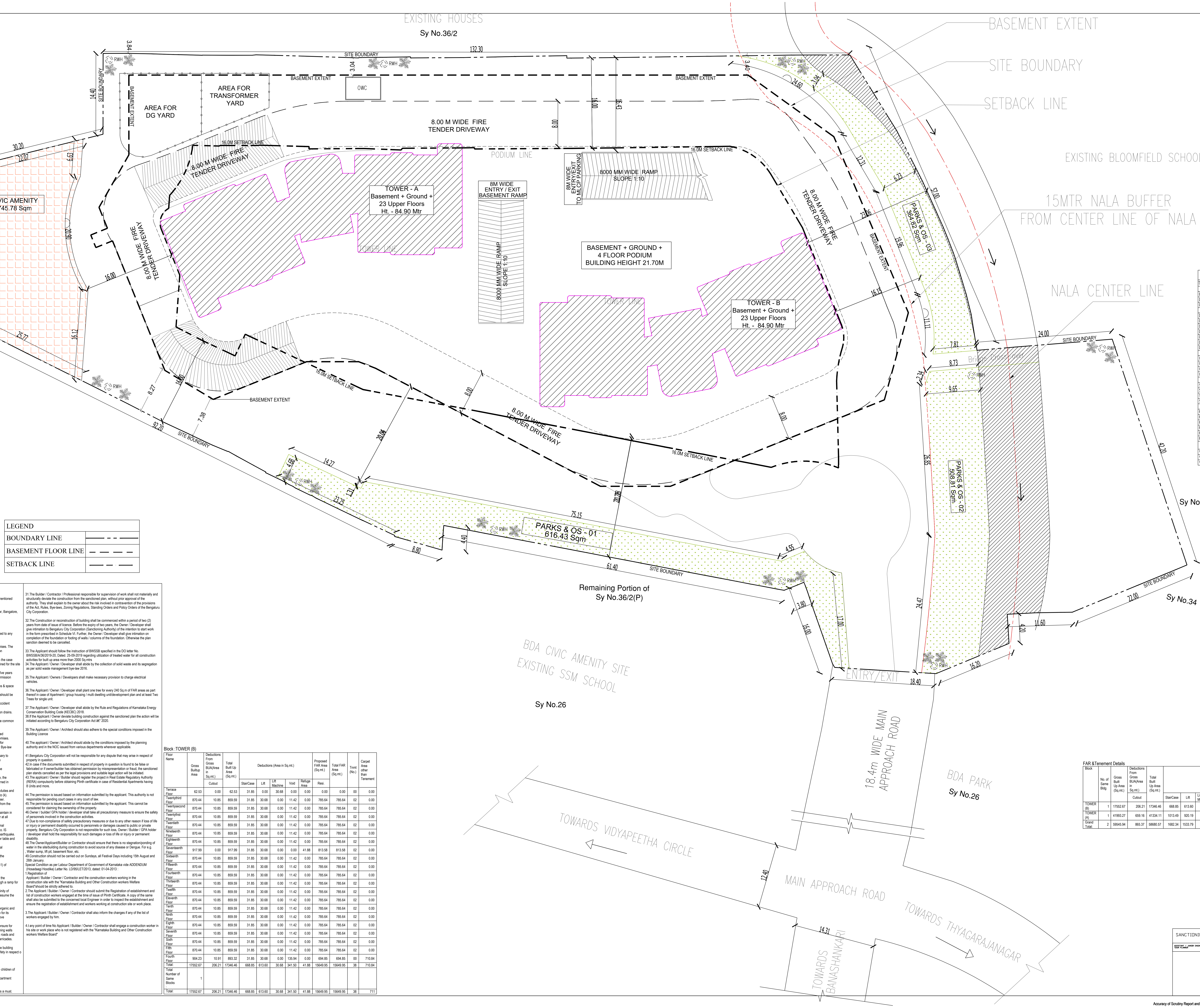
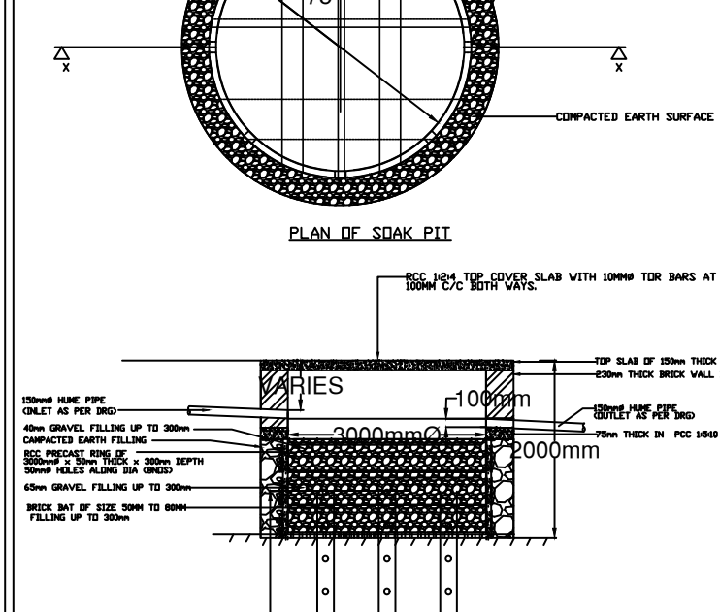
SCALE : 1:200


EXISTING HOUSES
Sy No.36/2
BASEMENT EXTENT
SITE BOUNDARY
SETBACK LINE
EXISTING BLOOMFIELD SCHOOL
15MTR NALA BUFFER FROM CENTER LINE OF NALA
NALA CENTER LINE
Gangamma Temple Road
Existing 9.50 Mtr wide, proposed for 18.0 Mtr widening
CIVIC AMENITY 745.78 Sqm
AREA FOR DG YARD
AREA FOR TRANSFORMER YARD
OWC
RWH
8.00 M WIDE FIRE TENDER DRIVEWAY
16.0M SETBACK LINE
PODIUM LINE
TOWER - A Basement + Ground + 23 Upper Floors Ht. - 84.90 Mtr
TOWER LINE
8M WIDE ENTRY / EXIT BASEMENT RAMP
8000 MM WIDE RAMP SLOPE 1:10
8M WIDE ENTRY/EXIT TO MLCP PARKING
BASEMENT + GROUND + 4 FLOOR PODIUM BUILDING HEIGHT 21.70M
TOWER - B Basement + Ground + 23 Upper Floors Ht. - 84.90 Mtr
PARKS & OS - 03 364.82 Sqm
PARKS & OS - 02 508.81 Sqm
PARKS & OS - 01 616.43 Sqm
Bridge Cross-over
Remaining Portion of Sy No.36/2(P)
BDA CIVIC AMENITY SITE EXISTING SSM SCHOOL
Sy No.26
ENTRY/EXIT
18.4m WIDE MAIN APPROACH ROAD
BDA PARK
Sy No.26
TOWARDS VIDYAPEETHA CIRCLE
MAIN APPROACH ROAD
TOWARDS THYAGARAJANAGAR
TOWARDS BANASHANKARI
Sy No.35
Sy No.34
132.30
3.84
14.40
30.20
22.07
6.63
25.77
92.20
8.27
7.38
14.27
4.58
23.25
75.15
61.40
8.80
4.90
3.80
16.00
17.00
4.55
24.47
4.20
11.60
16.20
18.40
22.00
47.20
24.00
7.81
8.73
9.65
57.00
24.80
12.31
6.23
19.96
11.11
16.15
8.00
20.00
12.90
14.31

LEGEND	
BOUNDARY LINE	— - - —
BASEMENT FLOOR LINE	— — — —
SETBACK LINE	— — - —


RCC 1:2:4 PRECAST TOP COVER SLAB 600MM WIDE WITH 10MMØ TOR BARS AT 100MM C/C BOTH WAYS.
CRUSHED STONE
3000mmØ x 50mm THICK x 300mm DEPTH RCC PRECAST RINGS WITH 50mmØ HOLES ALONG DIA (8NOS)
COMPACTED EARTH SURFACE
3000mmØ
75
X
PLAN OF SOAK PIT
RCC 1:2:4 TOP COVER SLAB WITH 10MMØ TOR BARS AT 100MM C/C BOTH WAYS.
TOP SLAB OF 150mm THICK
230mm THICK BRICK WALL BUILT IN CM 1:6
150mmØ HUME PIPE (OUTLET AS PER DRG)
75mm THICK IN PCC 1:5:10
150mmØ HUME PIPE (INLET AS PER DRG)
40mm GRAVEL FILLING UP TO 300mm
CAMPACTED EARTH FILLING
RCC PRECAST RING OF 3000mmØ x 50mm THICK x 300mm DEPTH 50mmØ HOLES ALONG DIA (8NOS)
65mm GRAVEL FILLING UP TO 300mm
BRICK BAT OF SIZE 50MM TO 80MM FILLING UP TO 300mm
VARIES
100mm
3000mmØ
2000mm
6000mm
50mmØ HOLES 2 NOS. ON OPPOSITE DIRECTION AT 300mm APART
150mmØ PVC PIPE WITH PERFORATED HOLES 6 KGF/CM OR TYPE-B
EXTERNAL RAIN WATER SOAK PIT

SECTION AT X X

RAIN WATER SOAK PIT DETAIL (1.20 M DIA X 6M DEEP)

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1
, Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.20907.15 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

fire hazards.

Note:

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

UserDefinedMetric (900.00 x 1350.00MM)

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
		FIRE RATED DOORS			
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road, Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA
BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25

Manjunatha.P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

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

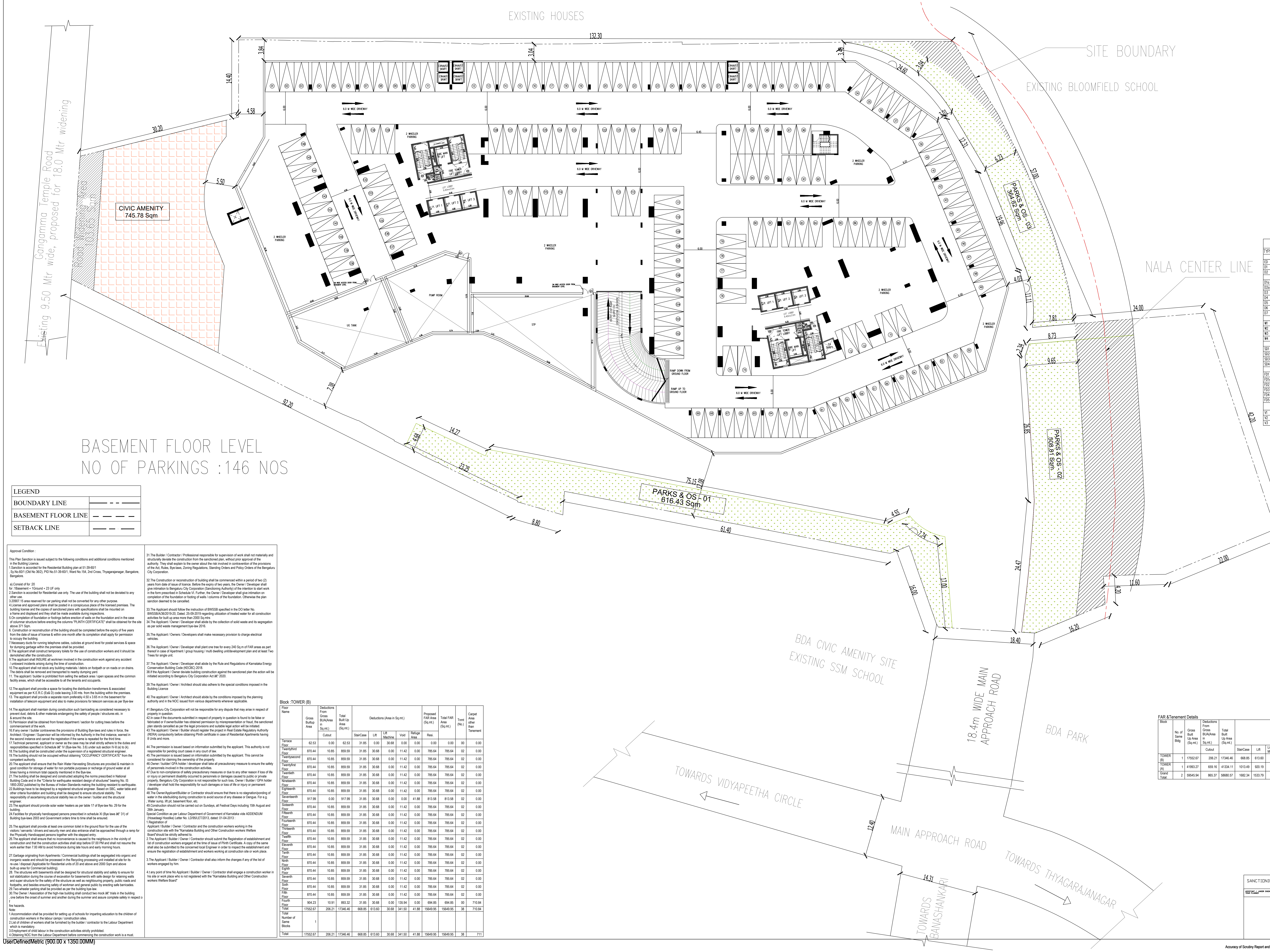
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26

Bengaluru West City Corporation QR CODE

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



BASEMENT FLOOR LEVEL
NO OF PARKINGS :146 NOS

LEGEND	
BOUNDARY LINE	— - - —
BASEMENT FLOOR LINE	— — — —
SETBACK LINE	—— — ——

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1
, Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.20907.15 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

fire hazards.

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

UserDefinedMetric (900.00 x 1350.00MM)

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

AREA STATEMENT (Bengaluru West City Corporation)

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road,
Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA
BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25

Manjunatha P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : BASEMENT FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

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

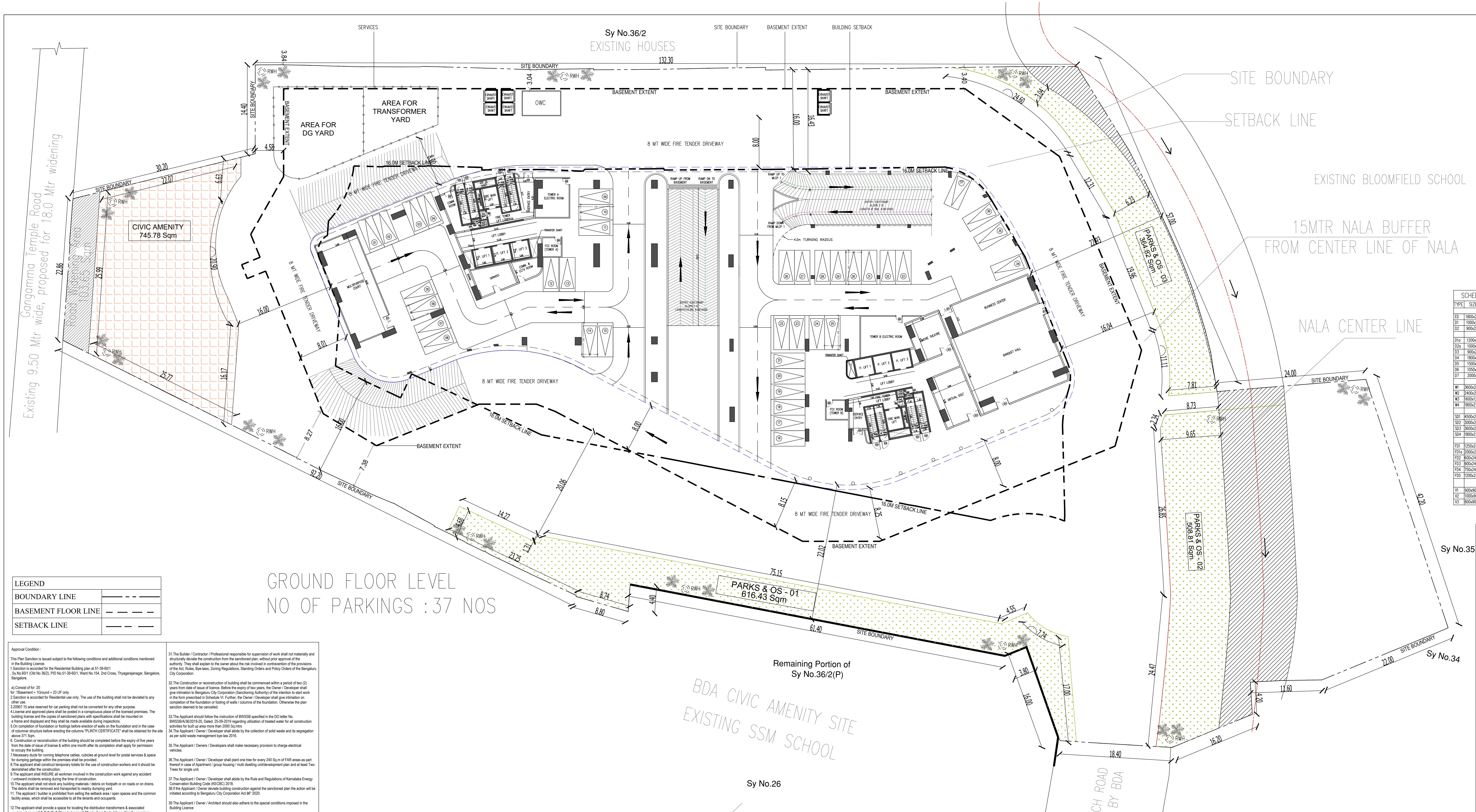
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26

Bengaluru West City Corporation QR CODE

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



LEGEND	
BOUNDARY LINE	——— - - ———
BASEMENT FLOOR LINE	— — — —
SETBACK LINE	——— — ———

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1
, Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only

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

3.20907.15 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

Note:

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

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

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

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

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

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

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

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

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

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

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

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

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

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

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

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

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

47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24
	VERSION DATE: 26/11/2025
PROJECT DETAIL:	
Authority: Bengaluru West City Corporation	Plot Use: Residential
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: 51-39-60/1
Proposal Type: Building Permission	City Survey No.: 60/1
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore
Zone: Malleshwaram	
Ward: Ward 154	
Planning District: 211-Banashankari	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road,
Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA
BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25
Manjunatha P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 3

SANCTIONING AUTHORITY :

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

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

HO – NORTH

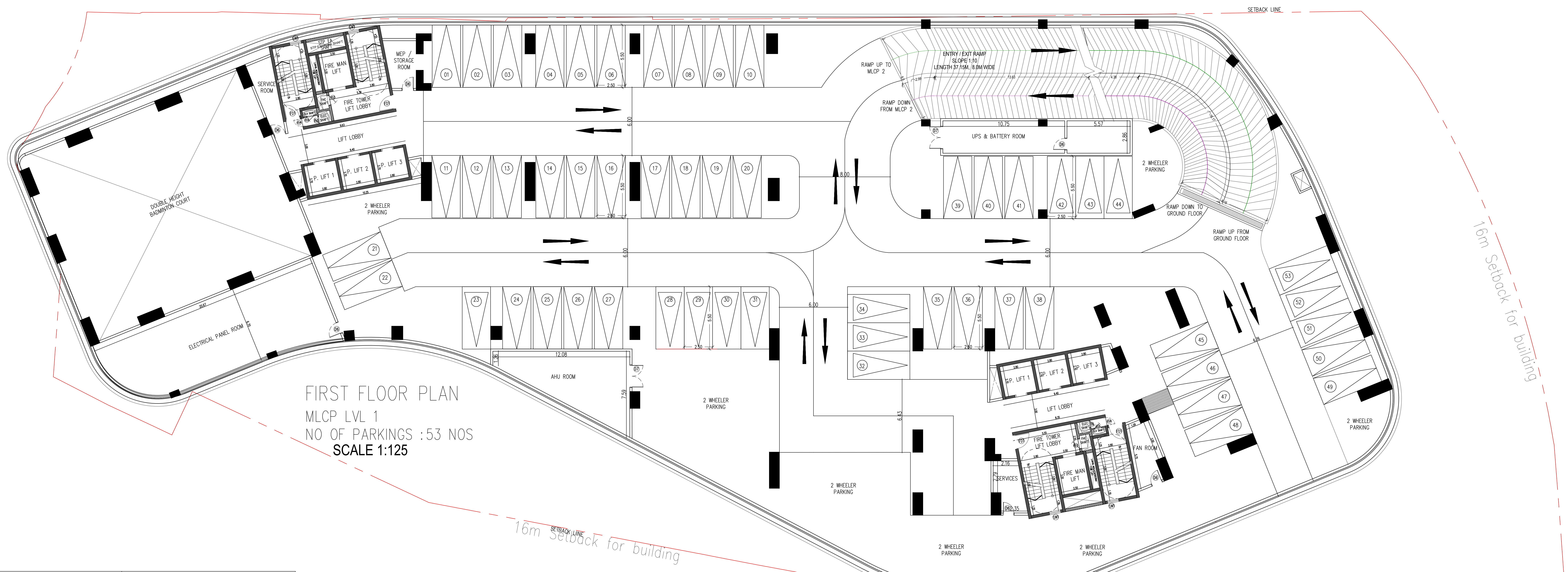
Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26

Bengaluru West City Corporation QR CODE

UserDefinedMetric (900.00 x 1350.00MM)

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

SCALE : 1:125



FIRST FLOOR PLAN
MLCP LVL 1
NO OF PARKINGS :53 NOS
SCALE 1:125

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
		FIRE RATED DOORS			
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road, Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25
Manjunatha.P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : FIRST FLOOR PLAN

SHEET NO : 4

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1 , Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.20907.15 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

SANCTIONING AUTHORITY :

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

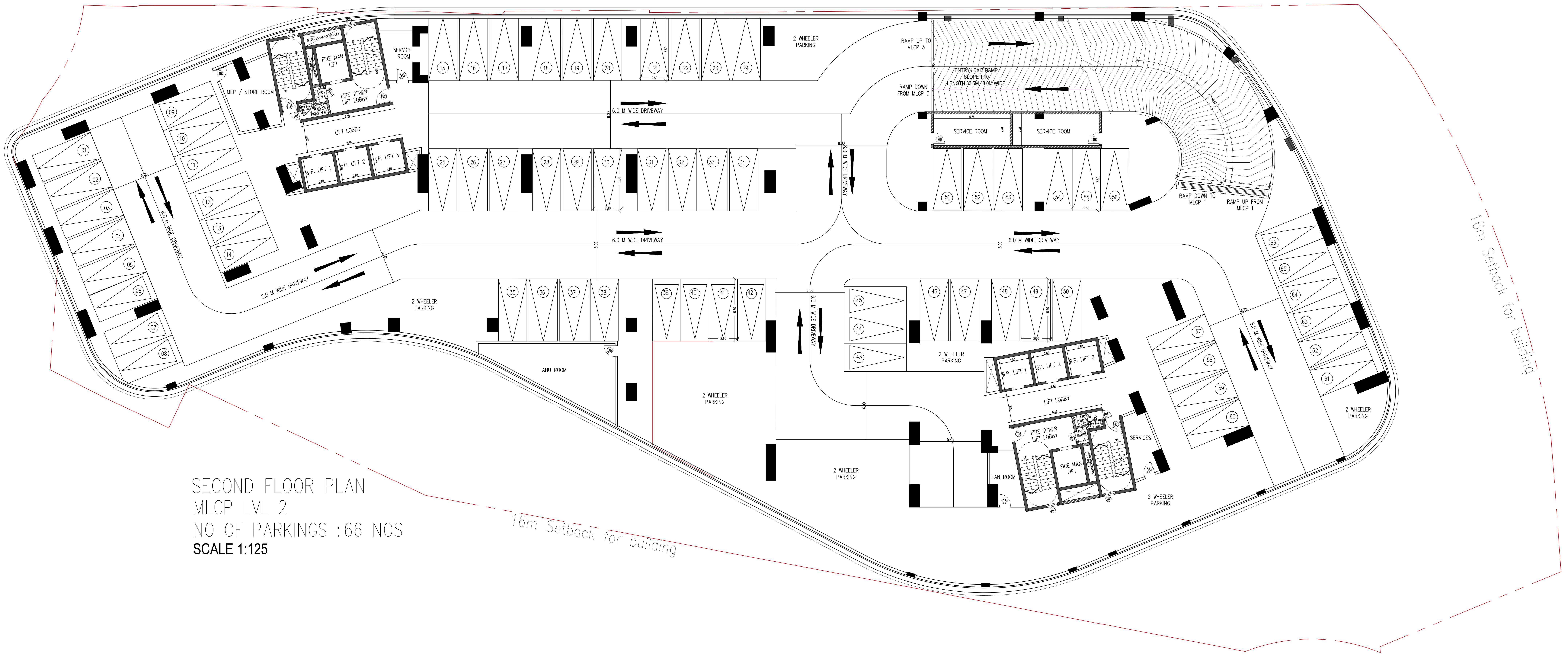
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26
Bengaluru West City Corporation
QR CODE

N

SCALE : 1:125



SECOND FLOOR PLAN
MLCP LVL 2
NO OF PARKINGS :66 NOS
SCALE 1:125

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1 , Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.20907.15 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road,
Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA
BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25

Manjunatha.P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : SECOND FLOOR PLAN

SHEET NO : 5

SANCTIONING AUTHORITY :

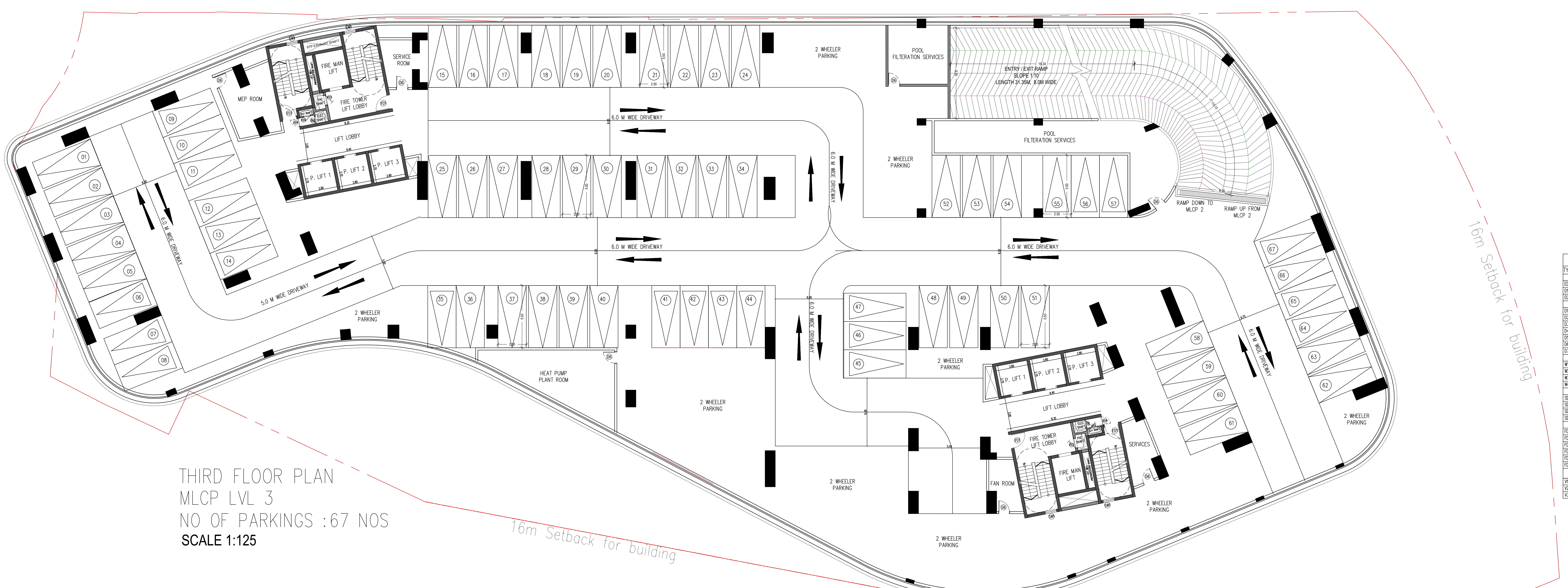
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26

QR CODE



THIRD FLOOR PLAN
MLCP LVL 3
NO OF PARKINGS :67 NOS
SCALE 1:125

SCALE : 1:125

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24 VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1
, Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.20907.15 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€“ trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

UserDefinedMetric (900.00 x 1250.00MM)

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road, Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25
Manjunatha.P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : THIRD FLOOR PLAN

SHEET NO : 6

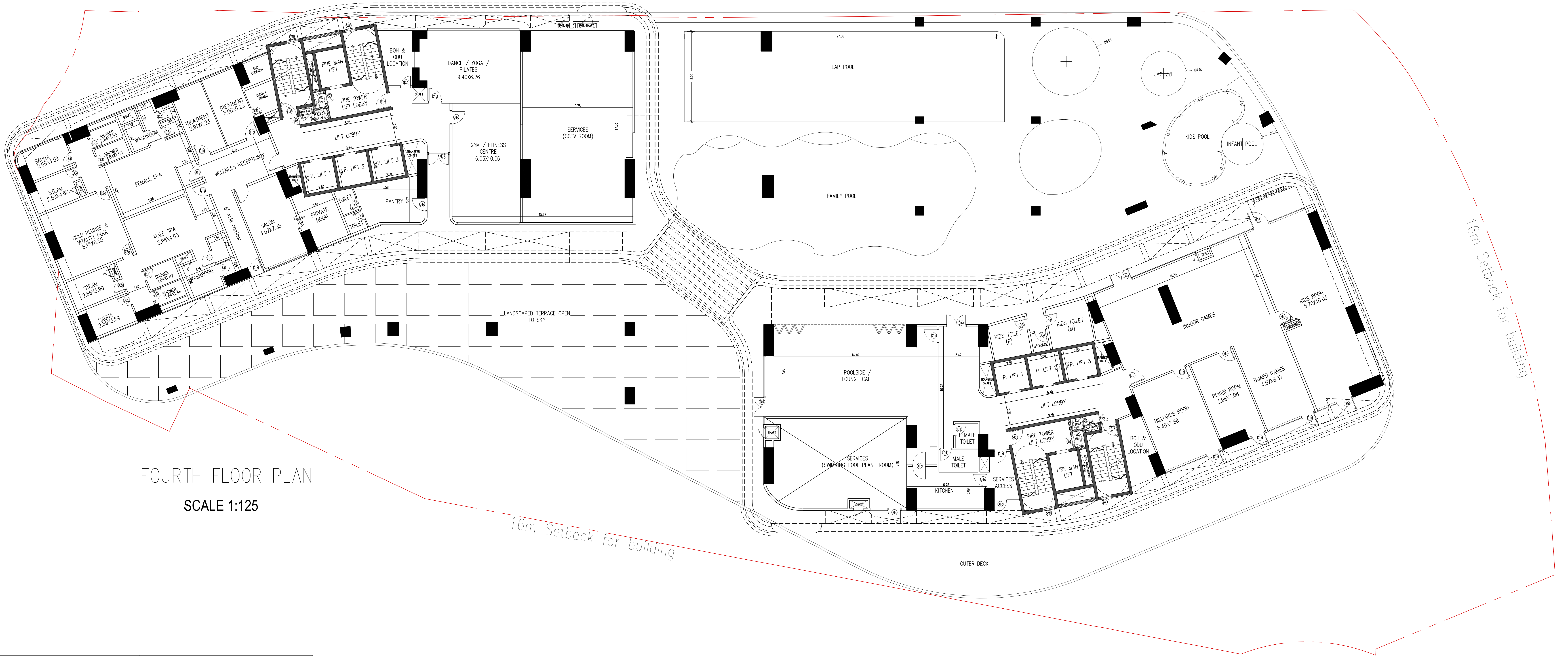
SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26
Bengaluru West City Corporation
QR CODE



FOURTH FLOOR PLAN

SCALE 1:125

SCALE : 1:125

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road,
Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA
BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25

Manjunatha P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : FOURTH FLOOR PLAN

SHEET NO : 7

SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26
Bengaluru West City Corporation QR CODE

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1
, Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.20907.15 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

fire hazards.

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

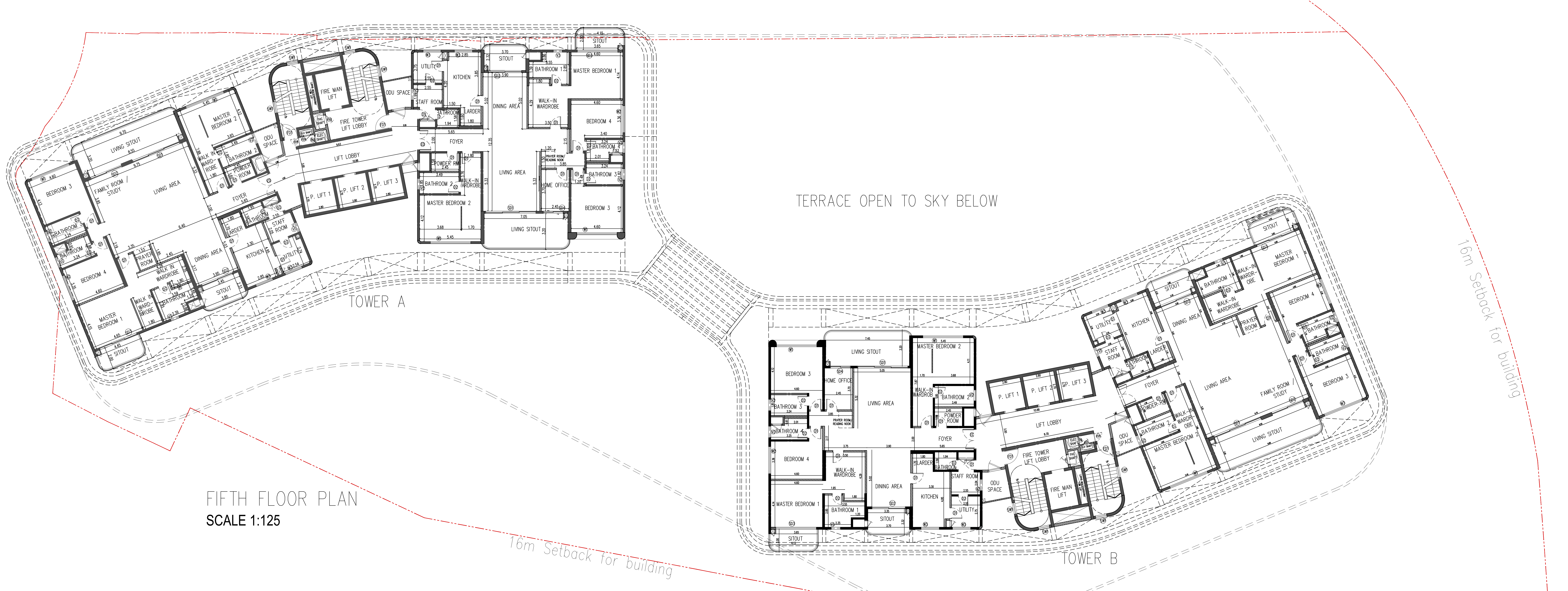
3.The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.

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

UserDefinedMetric (900.00 x 1350.00MM)

N

SCALE : 1:125



FIFTH FLOOR PLAN
SCALE 1:125

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24 VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1
, Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only

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

3.20907.15 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

Note:

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

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

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

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

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

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

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

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

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

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

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

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

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

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

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

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

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

47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road,
Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA
BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25

Manjunatha P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : FIFTH FLOOR PLAN

SHEET NO : 8

SANCTIONING AUTHORITY :

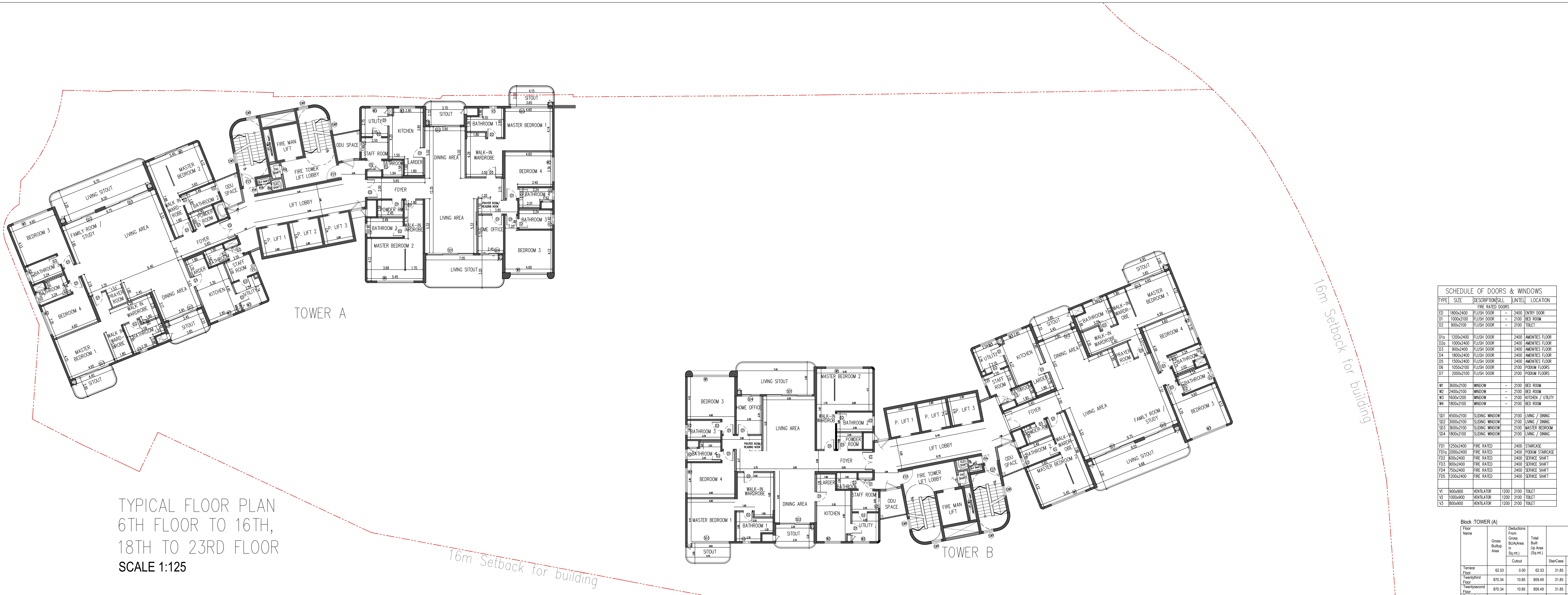
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26

QR CODE



SCALE : 1:125

TYPICAL FLOOR PLAN 6TH FLOOR TO 16TH, 18TH TO 23RD FLOOR

SCALE 1:125

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1 , Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only

2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.20907.15 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

fire hazards.

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24 VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road,
Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA
BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25

Manjunatha P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : TYPICAL FLOOR PLAN 6TH FLOOR TO 16TH, 18TH TO 23RD FLOOR

SHEET NO : 9

SANCTIONING AUTHORITY :

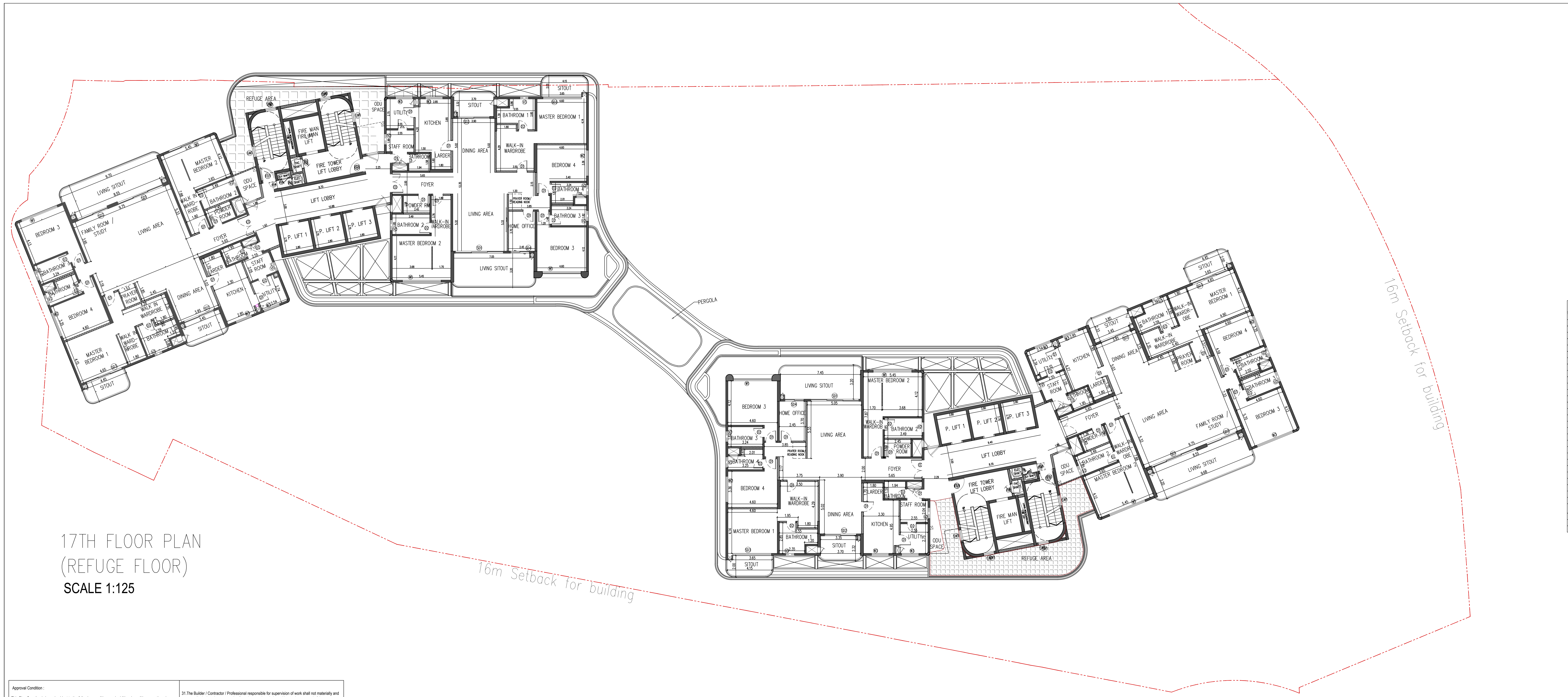
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26

Bengaluru West City Corporation QR CODE



17TH FLOOR PLAN
(REFUGE FLOOR)

SCALE 1:125

AREA STATEMENT

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1 , Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only

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

3.20907.15 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

fire hazards.

Note:

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

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

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

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

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

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

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

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

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

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

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

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

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

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

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

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

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

47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

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

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road,
Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA
BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25

Manjunatha P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : 17TH FLOOR PLAN

SHEET NO : 10

SANCTIONING AUTHORITY :

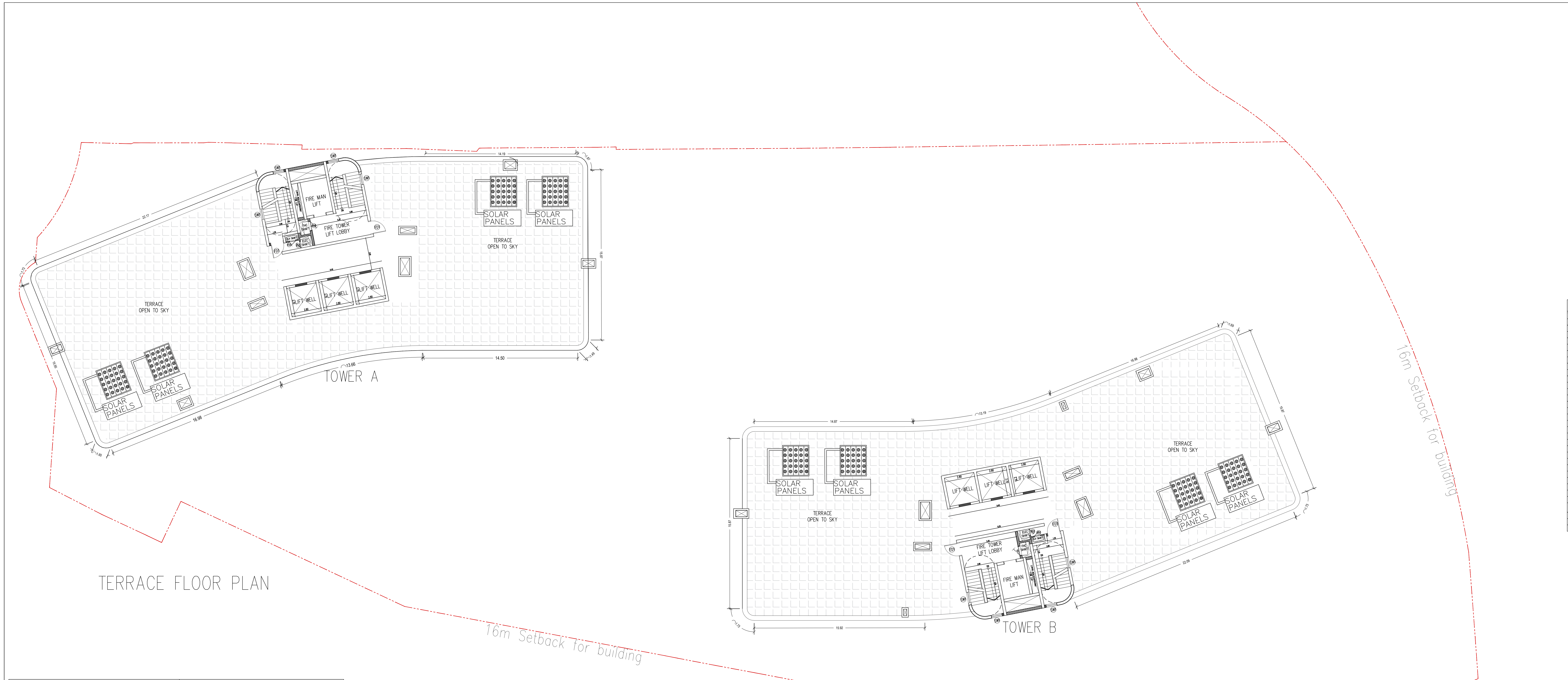
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26

QR CODE



SCALE : 1:125

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24 VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road, Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25
Manjunatha.P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : TERRACE FLOOR PLAN

SHEET NO : 11

SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26
Bengaluru West City Corporation
QR CODE

Approval Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1.Sanction is accorded for the Residential Building plan at 51-39-60/1 , Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.20907.15 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "PLINTH CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

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

25.The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its re-use / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above built-up area for Commercial building).
28. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
29.Two-wheeler parking shall be provided as per the building bye-law.
30.The Owner / Association of the high-rise building shall conduct two mock â€" trials in the building , one before the onset of summer and another during the summer and assure complete safety in respect o f
fire hazards.
Note:
1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2.List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3.Employment of child labour in the construction activities strictly prohibited.
4.Obtaining NOC from the Labour Department before commencing the construction work is a must.

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

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

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

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

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

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

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.
49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.
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 Plinth Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.

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

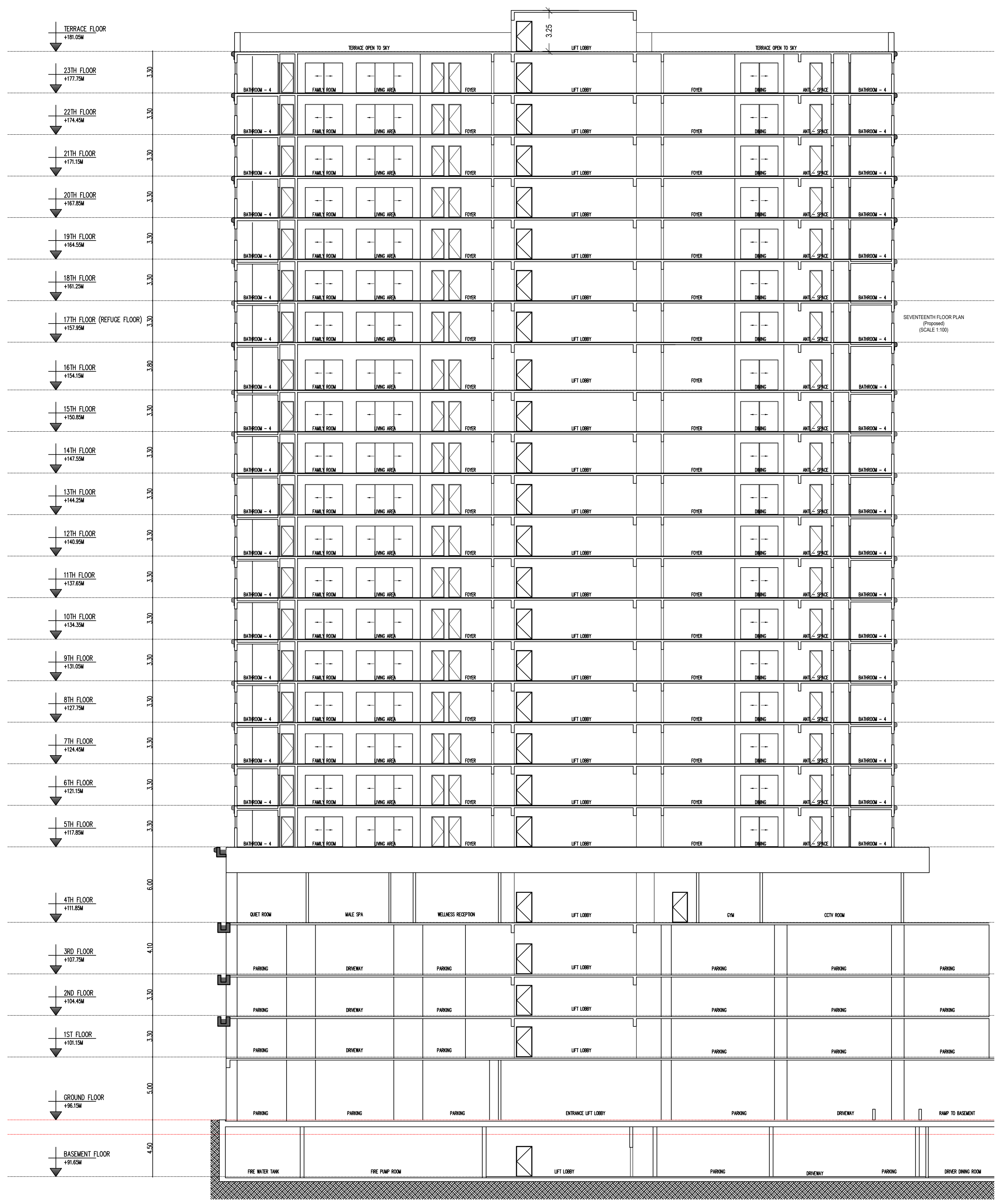
4.t any point of time No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

SCALE 1:125

Block :TOWER (B)

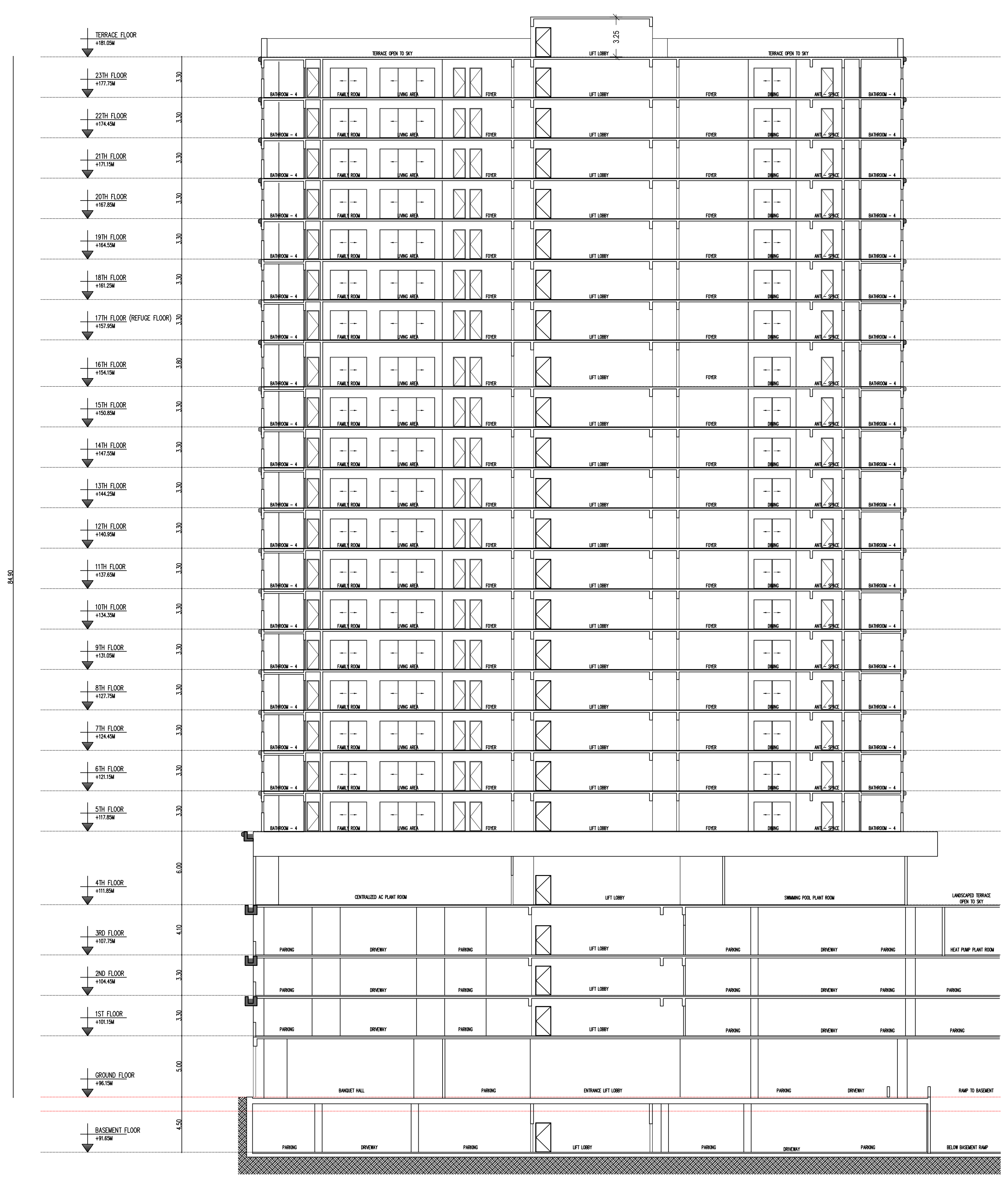
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

UserDefinedMetric (900.00 x 1350.00MM)



TOWER A – SECTION-A

SCALE 1:200



TOWER B – SECTION-B

SCALE 1:200

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 51-39-60/1
, Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore, Bangalore.

a).Consist of for :20
for :1Basement + 1Ground + 23 UF only

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

3.20907.15 area reserved for car parking shall not be converted for any other purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 07.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

fire hazards.

Note:

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

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

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

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

31.The Builder / Contractor / Professional responsible for supervision of work shall not materially and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the Bengaluru City Corporation.

32.The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to Bengaluru City Corporation (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.

33.The Applicant should follow the instruction of BWSSB specified in the DO letter No. BWSSB/A/36/2019-20, Dated. 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.mtrs

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

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

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

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

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

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

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

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

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

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

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

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

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

47.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, Bengaluru City Corporation is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.

48.The Owner/Applicant/Builder or Contractor should ensure that there is no stagnation/ponding of water in the site/building during construction to avoid source of any disease or Dengue. For e.g. , Water sump, lift pit, basement floor, etc.

49.Construction should not be carried out on Sundays, all Festival Days including 15th August and 26th January.

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

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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.

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

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

N

SCALE : 1:200

Color Notes

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

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24 VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

Approval Date :

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

Block :TOWER (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Refuge Area	Parking	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentysecond Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentyfirst Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twentieth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Nineteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventeenth Floor	921.59	10.85	910.74	31.85	30.68	0.00	5.43	0.00	0.00	52.30	0.00	790.48	790.48	02	0.00
Sixteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Thirteenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Twelfth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eleventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Tenth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Ninth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Eighth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Seventh Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Sixth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fifth Floor	870.34	10.85	859.49	31.85	30.68	0.00	11.42	0.00	0.00	0.00	0.00	785.54	785.54	02	0.00
Fourth Floor	943.78	14.08	929.70	31.85	30.68	0.00	185.47	0.04	0.00	0.00	0.00	681.66	681.66	00	689.88
Third Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
Second Floor	4240.42	15.21	4225.21	64.42	61.33	0.00	0.00	0.00	257.77	0.00	3841.69	0.00	0.00	00	0.00
First Floor	4240.42	390.04	3850.38	64.42	61.33	0.00	0.00	131.59	257.77	0.00	3335.27	0.00	0.00	00	0.00
Ground Floor	3715.23	18.47	3696.76	64.42	61.33	0.00	46.48	0.00	720.52	0.00	2291.70	512.31	512.31	00	511.42
Basement Floor	7962.76	0.00	7962.76	86.96	61.27	0.00	0.00	266.35	384.81	0.00	7163.37	0.00	0.00	00	0.00
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Total Number of Same Blocks :	1														
Total:	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	DESCRIPTION	SILL	LINTEL	LOCATION
FIRE RATED DOORS					
ED	1800x2400	FLUSH DOOR	–	2400	ENTRY DOOR
D1	1000x2100	FLUSH DOOR	–	2100	BED ROOM
D2	900x2100	FLUSH DOOR	–	2100	TOILET
D1a	1200x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D2a	1000x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D3	900x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D4	1800x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D5	1500x2400	FLUSH DOOR		2400	AMENITIES FLOOR
D6	1050x2100	FLUSH DOOR		2100	PODIUM FLOORS
D7	2000x2100	FLUSH DOOR		2100	PODIUM FLOORS
W1	3600x2100	WINDOW	–	2100	BED ROOM
W2	2400x2100	WINDOW	–	2100	BED ROOM
W3	1600x1200	WINDOW	–	2100	KITCHEN / UTILITY
W4	1800x2100	WINDOW	–	2100	BED ROOM
SD1	4500x2100	SLIDING WINDOW		2100	LIVING / DINING
SD2	3000x2100	SLIDING WINDOW		2100	LIVING / DINING
SD3	3600x2100	SLIDING WINDOW		2100	MASTER BEDROOM
SD4	1800x2100	SLIDING WINDOW		2100	LIVING / DINING
FD1	1250x2400	FIRE RATED		2400	STAIRCASE
FD1a	2000x2400	FIRE RATED		2400	PODIUM STAIRCASE
FD2	600x2400	FIRE RATED		2400	SERVICE SHAFT
FD3	900x2400	FIRE RATED		2400	SERVICE SHAFT
FD4	750x2400	FIRE RATED		2400	SERVICE SHAFT
FD5	1200x2400	FIRE RATED		2400	SERVICE SHAFT
V1	900x900	VENTILATOR	1200	2100	TOILET
V2	1000x900	VENTILATOR	1200	2100	TOILET
V3	800x900	VENTILATOR	1200	2100	TOILET

Block :TOWER (B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Refuge Area	Resi.			
Terrace Floor	62.53	0.00	62.53	31.85	0.00	30.68	0.00	0.00	0.00	0.00	00	0.00
Twentythird Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentysecond Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentyfirst Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twentieth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Nineteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventeenth Floor	917.99	0.00	917.99	31.85	30.68	0.00	0.00	41.88	813.58	813.58	02	0.00
Sixteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Thirteenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Twelfth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eleventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Tenth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Ninth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Eighth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Seventh Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Sixth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fifth Floor	870.44	10.85	859.59	31.85	30.68	0.00	11.42	0.00	785.64	785.64	02	0.00
Fourth Floor	904.23	10.91	893.32	31.85	30.68	0.00	135.94	0.00	694.85	694.85	00	710.84
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	710.84
Total Number of Same Blocks :	1											
Total:	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	41.88	15649.95	15649.95	38	711

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Recreational Space	Parking	Resi.			
TOWER (B)	1	17552.67	206.21	17346.46	668.85	613.60	30.68	341.50	0.00	0.00	41.88	0.00	15649.95	15649.95	38	710.84
TOWER (A)	1	41993.27	659.16	41334.11	1013.49	920.19	30.68	442.94	397.98	1878.64	52.30	20473.72	16124.17	16124.17	38	1201.30
Grand Total:	2	59545.94	865.37	58680.57	1682.34	1533.79	61.36	784.44	397.98	1878.64	94.18	20473.72	31774.12	31774.12	76.00	1912.14

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIFTH FLOOR PLAN	1.30 X 10.12 X 1 X 1	12.70	16.57
	0.93 X 4.45 X 1 X 1	3.87	
TYPICAL - 6- 16, 18- 23 FLOOR PLAN	1.30 X 10.17 X 1 X 17	220.15	285.94
	0.93 X 4.45 X 1 X 17	65.79	
SEVENTEENTH FLOOR PLAN	1.30 X 10.17 X 1 X 1	12.95	16.82
	0.93 X 4.45 X 1 X 1	3.87	
Total	-	-	319.33

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mrs.SHARMILA BHAKTARAM and Mr.VIVEK BHAKTARAM (Katha Holders) #2104, Svasa Homes, Off Bull Temple Road,
Basavanagudi, Bengaluru

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
MANJUNATHA P R #360, B C MAIN ROAD, PALAHALLI GRAMA
BELAGOLA HOBLI, SHRIRANGAPATTANA
BCCL/BL-3.6/E-0302/24-25

Manjunatha P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : SECTION

SHEET NO : 12

SANCTIONING AUTHORITY :

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

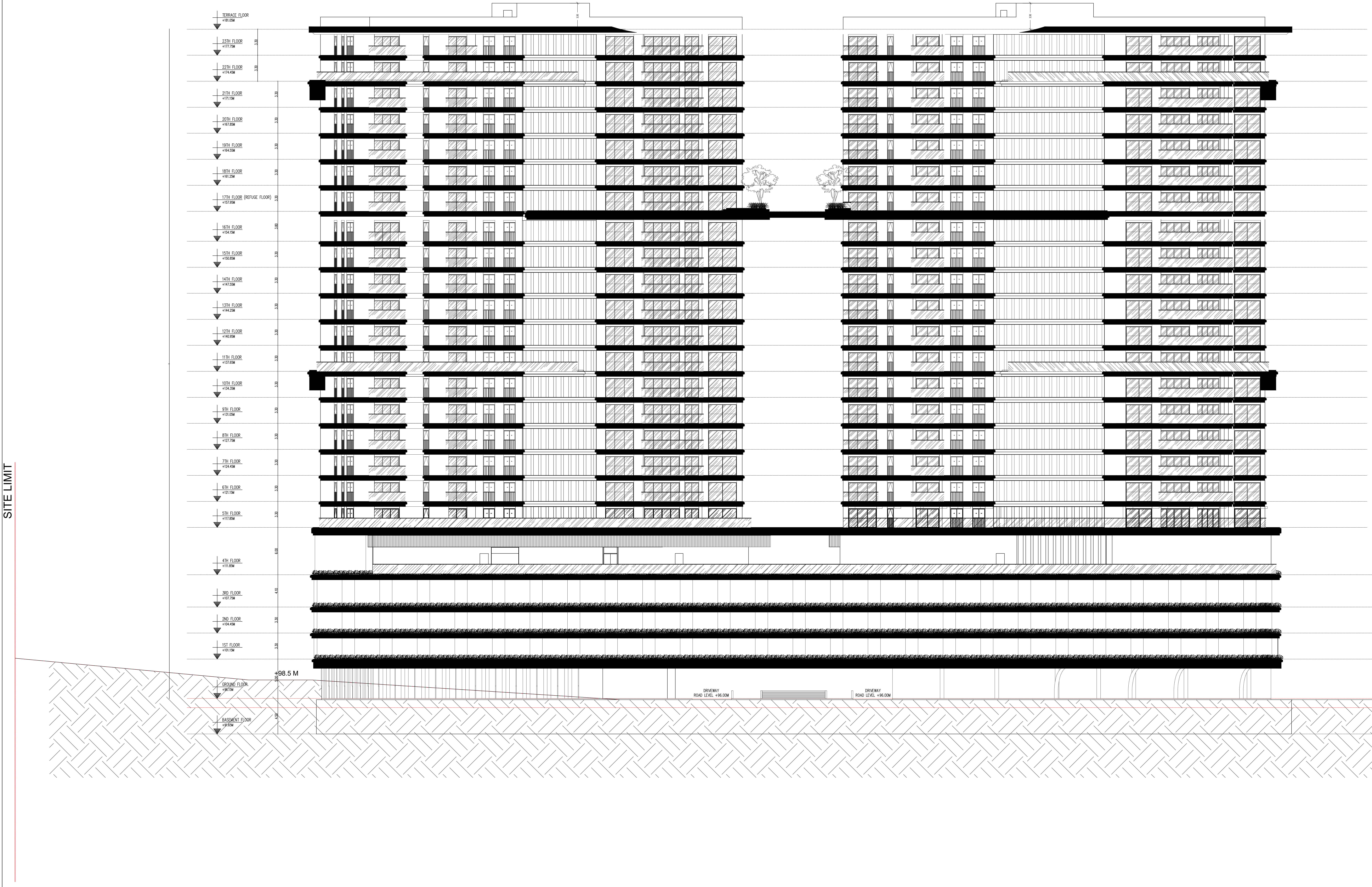
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

HO – NORTH

Digitally signed by:N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26

Bengaluru West City Corporation

QR CODE


TERRACE FLOOR
+181.05M
23TH FLOOR
+177.75M
22TH FLOOR
+174.45M
21TH FLOOR
+171.15M
20TH FLOOR
+167.85M
19TH FLOOR
+164.55M
18TH FLOOR
+161.25M
17TH FLOOR (REFUGE FLOOR)
+157.95M
16TH FLOOR
+154.15M
15TH FLOOR
+150.85M
14TH FLOOR
+147.55M
13TH FLOOR
+144.25M
12TH FLOOR
+140.95M
11TH FLOOR
+137.65M
10TH FLOOR
+134.35M
9TH FLOOR
+131.05M
8TH FLOOR
+127.75M
7TH FLOOR
+124.45M
6TH FLOOR
+121.15M
5TH FLOOR
+117.85M
4TH FLOOR
+111.85M
3RD FLOOR
+107.75M
2ND FLOOR
+104.45M
1ST FLOOR
+101.15M
+98.5 M
GROUND FLOOR
+96.15M
BASEMENT FLOOR
+91.65M
3.30
3.80
6.00
4.10
5.00
4.50
DRIVEWAY
ROAD LEVEL +96.00M
DRIVEWAY
ROAD LEVEL +96.00M
SITE LIMIT

SITE LIMIT

N

SCALE : 1:200

AREA STATEMENT (Bengaluru West City Corporation)	VERSION NO.: 1.0.24	
	VERSION DATE: 26/11/2025	
PROJECT DETAIL:		
Authority: Bengaluru West City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru West City Corporation	Plot SubUse: Apartment	
Project No: GBA/BWCC/0739/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 51-39-60/1	
Proposal Type: Building Permission	City Survey No.: 60/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 51-39-60/1	
Location: RING-II	PID No. (As per Khata Extract): 51-39-60/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore	
Zone: Malleshwaram		
Ward: Ward 154		
Planning District: 211-Banashankari		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15479.10
Deduction for NetPlot Area		
Surrender Free of Cost		103.66
Kharabland Area		607.02
Total		710.68
NET AREA OF PLOT	(A-Deductions)	14768.41
Deduction for Balance Plot Area		
RW Area surrendered Free of Cost		103.66
Amenity Area		745.78
Kharabland Area		607.02
Total		1454.28
BALANCE AREA OF PLOT	(A-Deductions)	14024.83
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7012.41
Proposed Coverage Area (27.63 %)		3875.06
Achieved Net coverage area (27.63 %)		3875.06
Balance coverage area left (22.37 %)		3137.35
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		31789.09
Total Perm. FAR area (2.25)		31789.09
Residential FAR (100.00%)		31774.06
Proposed FAR Area		31774.06
Achieved Net FAR Area (2.25)		31774.06
Balance FAR Area (0.00)		15.03
BUILT UP AREA CHECK		
Proposed BuiltUp Area		58680.57
Substructure Area Add in BUA (Layout Lvl)		0.00
Achieved BuiltUp Area		58680.57

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (B)	Residential	Apartment	Highrise	R
TOWER (A)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (B)	Residential	Apartment	225.001 - 375	1	-	2	76	-
TOWER (A)	Residential	Apartment	225.001 - 375	1	-	2	76	-
	Total :		-	-	-	-	152	370

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	152	2090.00	370	5087.50
Visitor's Car Parking	16	220.00	0	0.00
Total Car	168	2310.00	370	5087.50
TwoWheeler	-	220.00	0	0.00
Other Parking	-	-	-	15819.65
Total		2530.00		20907.15

Balcony Calculations Table

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OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
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BCCL/BL-3.6/E-0302/24-25

Manjunatha.P.R

PROJECT TITLE :
Proposed Residential Apartment Building of M/s. NESTLED HAVEN REALTY PVT LTD GPA Holders of Mr.VIVEK BHAKTARAM and Mrs.SHARMILA BHAKTARAM (Katha Holders) at Sy.No.60/1 (Old No 36/2), PID No.51-39-60/1, Ward No.154, 2nd Cross, Thyagarajanagar, Bangalore 560028

DRAWING TITLE : ELEVATION

SHEET NO : 13

SANCTIONING AUTHORITY :

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

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

HO – NORTH

Digitally signed by N M NANJE GOWDA
Date: 20 Feb 2026 17:07:22
Project No.:GBA/BWCC/0739/25-26IN
Organization :Bengaluru West City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BWCC/Addl.CTP/0007/25-26

Bengaluru West City Corporation

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