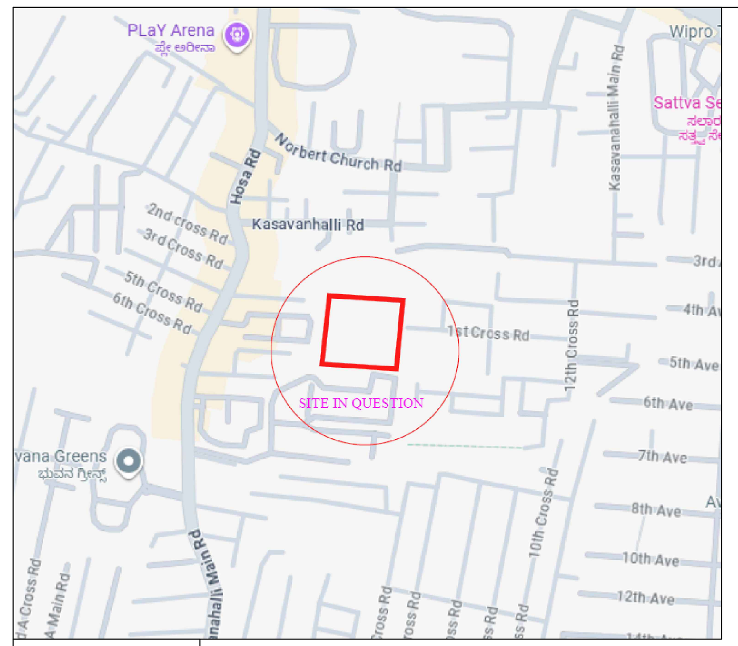
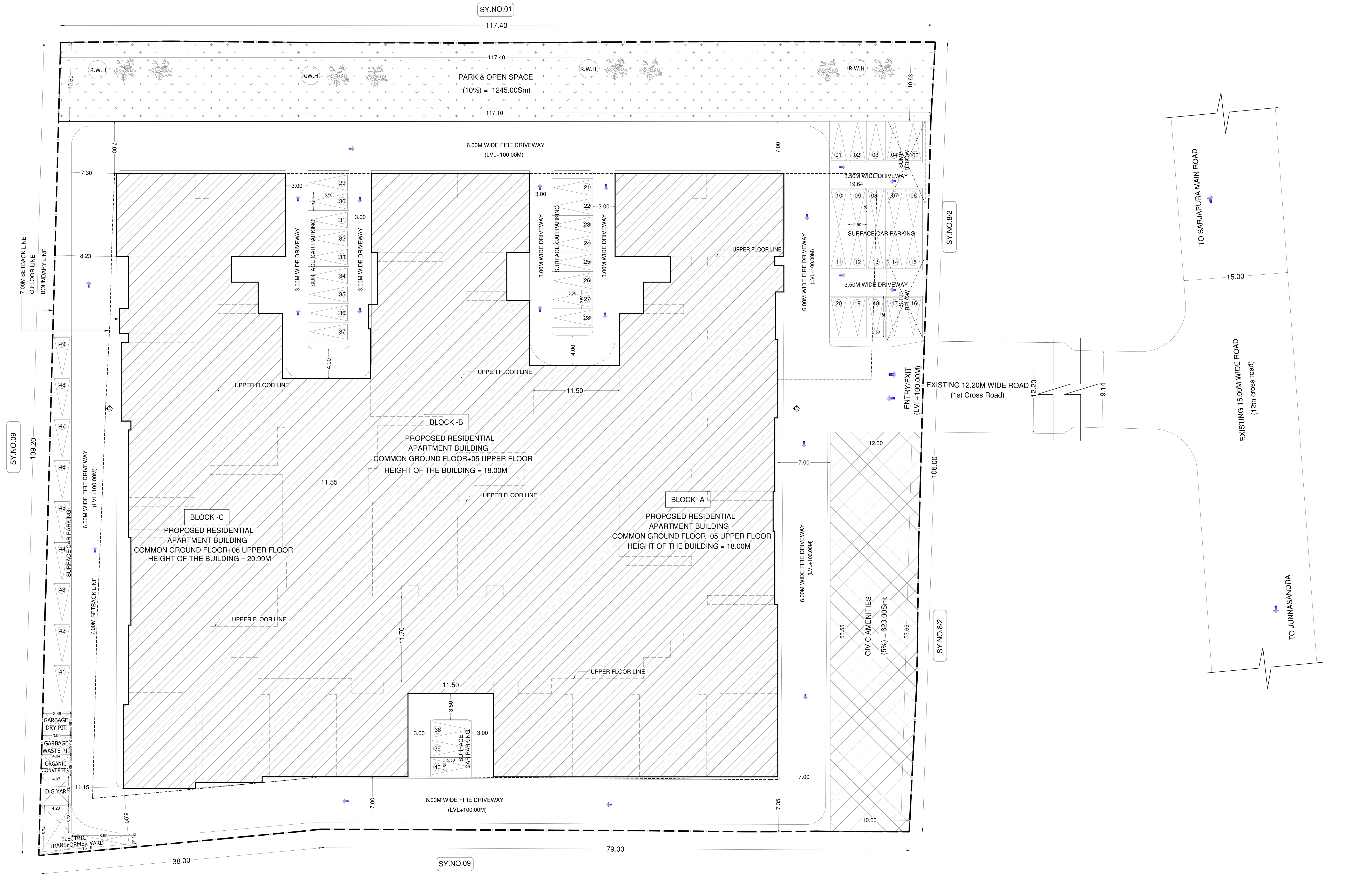


LOCATION MAP



SITE PLAN
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 Proposed Residential Apartment Building At Sy.No.8/1, E- Khatha No. 2027828980,Kasavanahalli Village,Varthur Hobli, East Taluk, Ward no.150,Bangalore.
a) Block-A Common Ground floor+ 05 Upper floors
b) Block-B Common Ground floor+ 05 Upper floors
c) Block-C Common Ground floor+ 06 Upper floors

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

3.6740.78 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.mt. 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 :A (BLOCKA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	78.27	0.00	78.27	60.52	7.08	10.67	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Fourth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Third Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Second Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
First Floor	1683.81	5.49	1678.32	43.59	13.61	0.00	1.11	0.00	1620.01	1620.01	15	0.00
Ground Floor	2118.02	5.62	2112.40	43.59	13.61	0.00	0.00	2048.60	6.60	6.60	00	6.60
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
Total Number of Same Blocks :	1											
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	D1	0.90	2.15	80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	W1	1.80	2.15	79
A (BLOCKA)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	449.36
	1.75 X 3.35 X 1 X 4	23.48	
	1.52 X 3.51 X 2 X 4	42.56	
	1.75 X 3.31 X 1 X 4	23.12	
	1.75 X 3.25 X 1 X 4	22.76	
	1.75 X 3.60 X 2 X 4	50.40	
	1.75 X 3.15 X 1 X 4	22.04	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.51 X 2 X 4	49.12	
	1.75 X 3.45 X 1 X 4	24.16	
	1.75 X 4.07 X 1 X 4	28.52	
Total	-	-	449.36

Block :B (BLOCKB)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	52.54	0.00	52.54	43.42	0.00	9.12	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Fourth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Third Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Second Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
First Floor	1030.71	2.42	1028.29	28.93	8.34	0.00	1.11	0.00	989.91	989.91	09	0.00
Ground Floor	1587.95	3.54	1584.41	28.93	8.34	0.00	0.00	1540.60	6.54	6.54	00	6.54
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
Total Number of Same Blocks :	1											
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	D1	0.90	2.15	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	W1	1.80	2.15	45
B (BLOCKB)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.61 X 1 X 4	25.28	50.92
	1.75 X 3.66 X 1 X 4	25.64	
Total	-	-	50.92

Block :C (BLOCKC)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	79.02	0.00	79.02	63.24	0.00	15.78	0.00	0.00	0.00	0.00	00	0.00
Sixth Floor	1297.44	4.50	1292.94	43.59	13.61	0.00	1.11	0.00	1234.63	1234.63	11	0.00
Fifth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Fourth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Third Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Second Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
First Floor	1691.45	5.49	1685.96	43.59	13.61	0.00	1.11	0.00	1627.65	1627.65	15	0.00
Ground Floor	2532.41	5.62	2526.79	43.59	13.61	0.00	0.00	2463.05	6.54	6.54	00	6.54
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Total Number of Same Blocks :	1											
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	D1	0.90	2.15	87

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	W1	1.80	2.15	86
C (BLOCKC)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	310.44
	1.75 X 3.35 X 1 X 4	23.48	
	1.75 X 3.45 X 2 X 4	48.40	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.51 X 2 X 4	49.04	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 3.76 X 1 X 4	26.32	
SIXTH FLOOR PLAN	1.75 X 3.51 X 1 X 1	6.14	26.32
	1.75 X 4.22 X 1 X 1	7.38	
	1.75 X 3.40 X 1 X 1	5.96	
	1.75 X 3.91 X 1 X 1	6.84	
Total	-	-	336.76

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE.

N

SCALE : 1:200

COLOR INDEX

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.26	
	VERSION DATE: 17/02/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/1146/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 2027828980	
Proposal Type: Building Permission	City Survey No.: 8/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2027828980	
Location: RING-III	Locality / Street of the property: Kasavanahalli Village, Varthur Hobli, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: Bommanahalli		
Ward: Ward 150S		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12443.90
NET AREA OF PLOT	(A-Deductions)	12443.90
Deduction for Balance Plot Area		
Amenity Area		623.00
Total		623.00
BALANCE AREA OF PLOT	(A-Deductions)	11820.90
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5910.45
Proposed Coverage Area (52.65 %)		6223.62
Achieved Net coverage area (52.65 %)		6223.62
Balance coverage area left (- %)		-313.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		26597.02
Premium F.A.R Applicable (0.30 (Maximum 0.30) of Perm.FAR)		7979.11
Total Perm. FAR area (2.92)		34576.13
Residential FAR (100.00%)		23472.73
Proposed FAR Area		23472.73
Achieved Net FAR Area (1.99)		23472.73
Balance FAR Area (0.89)		11103.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		30719.79
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		30734.78

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (BLOCKA)	Residential	Apartment	Highrise Building	R
B (BLOCKB)	Residential	Apartment	Highrise Building	R
C (BLOCKC)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BLOCKA)	Residential	Apartment	50 - 225	1	-	1	75	-
B (BLOCKB)	Residential	Apartment	50 - 225	1	-	1	45	-
C (BLOCKC)	Residential	Apartment	50 - 225	1	-	1	86	-
	Total :		-	-	-	-	206	261

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	206	2832.50	261	3588.75
Visitor's Car Parking	22	302.50	0	0.00
Total Car	228	3135.00	261	3588.75
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	3152.03
Total		3437.50		6740.78

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Parking	Resi.			
A (BLOCKA)	1	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
B (BLOCKB)	1	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
C (BLOCKC)	1	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Grand Total:	3	30806.06	86.28	30719.78	907.43	234.05	35.57	17.76	6052.26	23472.72	23472.72	206.00	19.68

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
BHAVYA CONSTRUCTIONS REP BY PARTNERS VENKATESWARLU NADELLA & PUTTA VENKATA LAKSHMANA
RAO 504, B block, Geetham Pride apartments,
Kudlu Main Road, Kudlu, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE.

DRAWING TITLE :

SITE PLAN

SHEET NO : 01

SANCTIONING AUTHORITY :

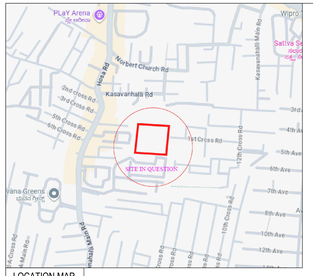
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

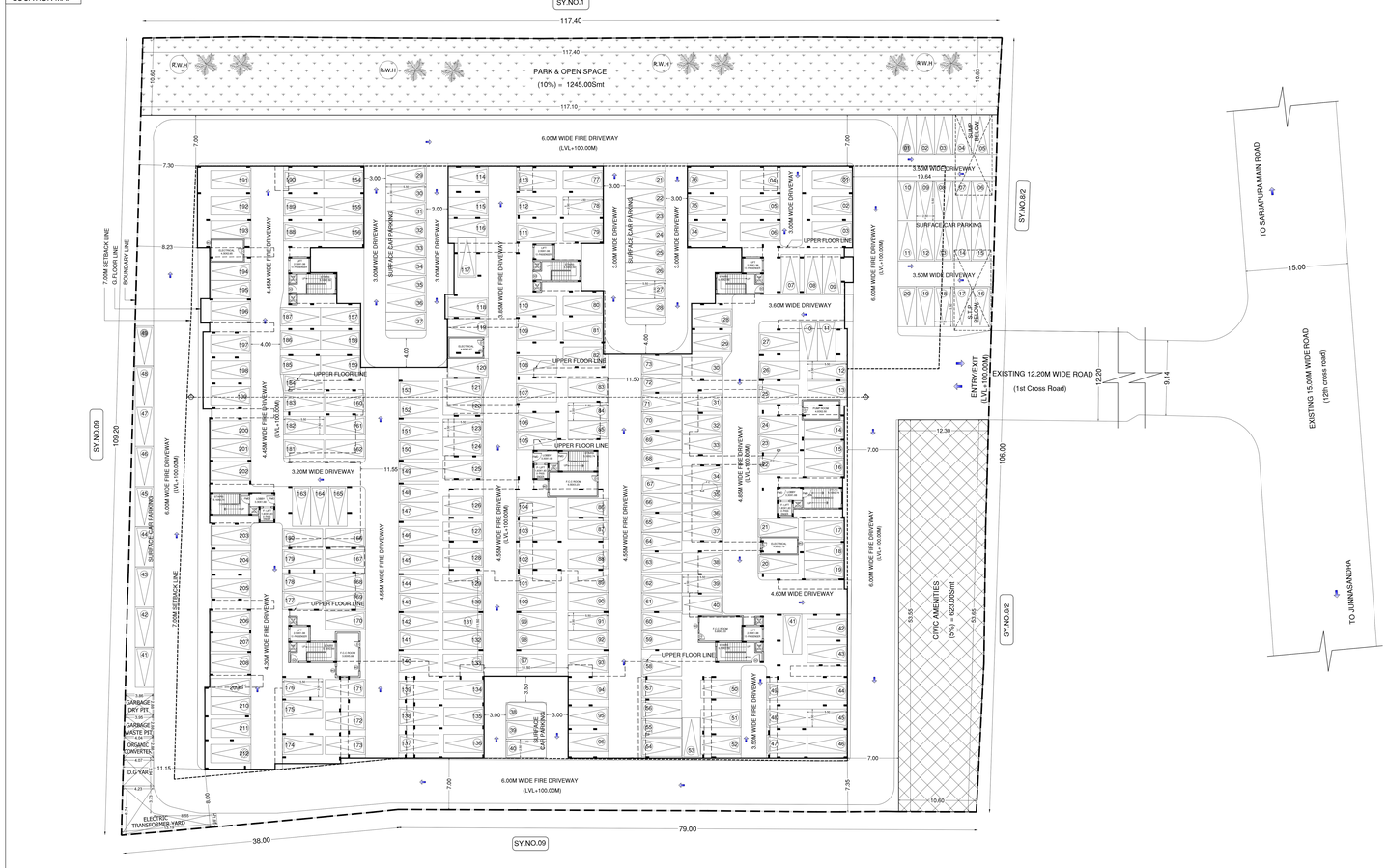
HO – SOUTH

Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BSCC/Addl.CTP/0013/25-26

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.



LOCATION MAP



GROUND FLOOR PLAN (LVL+100.00M)
NO OF GROUND FLOOR CARS = 212NOS
NO OF SURFACE PARKING = 49NOS
TOTAL CARS = 261NOS

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 Proposed Residential Apartment Building At Sy.No.8/1, E- Khatha No. 2027828980,Kasavanahalli Village,Varthur Hobli, East Taluk, Ward no.150,Bangalore.
a) Block-A Common Ground floor+ 05 Upper floors
b) Block-B Common Ground floor+ 05 Upper floors
c) Block-C Common Ground floor+ 06 Upper floors
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.6740.78 area reserved for car parking shall not be converted for any other purpose.
4.Licensee and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "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 (S&.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 32.

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 "A" IV (Bye-law No. 3.6) under sub section IV-A (a) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non 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 a€" 31) of Building bye-laws-2003 and Government orders from 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 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 basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads & pavements / 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.mts
34.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

36.The Applicant / Owner / Developer shall plant one tree for every 240 Sq.mt. 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) appropriately 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 clearning 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 :A (BLOCK/A)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	78.27	0.00	78.27	60.52	7.08	10.67	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Fourth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Third Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Second Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
First Floor	1683.81	5.49	1678.32	43.59	13.61	0.00	1.11	0.00	1620.01	1620.01	15	0.00
Ground Floor	2118.02	5.82	2112.40	43.59	13.61	0.00	0.00	2048.60	6.60	6.60	00	6.60
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
Total Number of Same Blocks	1											
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	67

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK/A)	D1	0.90	2.15	80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK/A)	W1	1.80	2.15	79
A (BLOCK/A)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL- 2 S FLOOR PLAN	1.75 X 3.58 X 1 X 4	25.60	449.36
	1.75 X 3.35 X 1 X 4	23.48	
	1.52 X 3.51 X 2 X 4	42.56	
	1.75 X 3.31 X 1 X 4	23.12	
	1.75 X 3.25 X 1 X 4	22.76	
	1.75 X 3.60 X 2 X 4	50.40	
	1.75 X 3.15 X 1 X 4	22.04	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.51 X 2 X 4	49.12	
	1.75 X 3.65 X 1 X 4	24.16	
	1.75 X 4.07 X 1 X 4	28.52	
Total:	-	-	449.36

Block :B (BLOCK/B)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	52.54	0.00	52.54	43.42	0.00	9.12	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Fourth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Third Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Second Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
First Floor	1030.71	2.42	1028.29	28.93	8.34	0.00	1.11	0.00	989.91	989.91	09	0.00
Ground Floor	1587.95	3.54	1584.41	28.93	8.34	0.00	0.00	1540.60	6.54	6.54	00	6.54
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
Total Number of Same Blocks	1											
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	67

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCK/B)	D1	0.90	2.15	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCK/B)	W1	1.80	2.15	45
B (BLOCK/B)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL- 2 S FLOOR PLAN	1.75 X 3.61 X 1 X 4	25.28	50.92
	1.75 X 3.66 X 1 X 4	25.64	
Total:	-	-	50.92

Block :C (BLOCK/C)

Floor Name	Gross Buitup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout			StairCase	Lift	Lift Machine	Substructure	Parking	Resi.		
Terrace Floor	79.02	0.00	79.02	63.24	0.00	15.78	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1297.44	4.50	1292.94	43.59	13.61	0.00	1.11	0.00	1234.63	1234.63	11	0.00
Fourth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Third Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Second Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
First Floor	1691.45	5.49	1685.96	43.59	13.61	0.00	1.11	0.00	1627.65	1627.65	15	0.00
Ground Floor	2532.41	5.82	2526.79	43.59	13.61	0.00	0.00	2483.05	6.54	6.54	00	6.54
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2483.05	9864.94	9864.94	86	6.54
Total Number of Same Blocks	1											
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2483.05	9864.94	9864.94	86	67

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCK/C)	D1	0.90	2.15	87

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCK/C)	W1	1.80	2.15	86
C (BLOCK/C)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL- 2 S FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	310.44
	1.75 X 3.35 X 1 X 4	23.48	
	1.75 X 3.45 X 2 X 4	48.40	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.51 X 2 X 4	49.04	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 3.76 X 1 X 4	26.32	
SIXTH FLOOR PLAN	1.75 X 3.91 X 1 X 1	6.14	26.32
	1.75 X 4.22 X 1 X 1	7.38	
	1.75 X 3.40 X 1 X 1	5.96	
	1.75 X 3.91 X 1 X 1	6.84	
Total:	-	-	336.76

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE.

SCALE : 1:200

COLOR INDEX

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

AREA STATEMENT (Bangalore South City Corporation)	VERSION NO.: 1.0.26
	VERSION DATE: 17/02/2026
PROJECT DETAIL:	
Authority:Bengaluru South City Corporation	Plot Use: Residential
Proposed Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment
Project No: GM/BBOC/1146/25-26	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: 2027828980
Proposal Type: Building Permission	City Survey No.: 8/1
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2027828980
Location: RING-III	Locality / Street of the property: Kasavanahalli Village, Varthur Hobli, Bangalore
Building Line Specified as per Z.R: NA	
Zone: Bommanahalli	
Ward: Ward-150	
Planning District: 219-Bagur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	13443.90
NET AREA OF PLOT	(A-Deductions)	13443.90
Deduction for Balance Plot Area		
	Amenity Area	623.00
	Total:	623.00
BALANCE AREA OF PLOT	(A-Deductions)	11820.90
COVERAGE CHECK		
	Permissible Coverage area (50.00 %)	5910.45
	Proposed Coverage Area (52.83 %)	6233.62
	Achieved Net coverage area (52.83 %)	6233.62
	Balance coverage area left (-%)	-313.17
FAR CHECK		
	Permissible F.A.R. as per zoning regulation 2015 (2.25)	29587.32
	Premium F.A.R Applicable (0.30 (Maximum 0.30) of Perm.FAR)	7379.71
	Total Perm. FAR area (2.52)	34975.13
	Residential FAR (100.00%)	23472.73
	Proposed FAR Area	23472.73
	Achieved Net FAR Area (1.99)	23472.73
	Balance FAR Area (0.89)	11133.40
BUILT-UP AREA CHECK		
	Proposed BuiltUp Area	30719.79
	Substructure Area Add in BUA (Layout Lvl)	10.00
	Achieved BuiltUp Area	30734.78

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (BLOCK/A)	Residential	Apartment	Highrise Building	R
B (BLOCK/B)	Residential	Apartment	Highrise Building	R
C (BLOCK/C)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BLOCK/A)	Residential	Apartment	30 - 225	1	-	1	75	-
B (BLOCK/B)	Residential	Apartment	30 - 225	1	-	1	45	-
C (BLOCK/C)	Residential	Apartment	30 - 225	1	-	1	86	-
Total :	-	-	-	-	-	-	206	261

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	206	2832.50	261	3588.75
Visitor's Car Parking	22	303.00	0	0.00
Total Car	228	3135.00	261	3588.75
Two/Threeler	-	303.00	0	0.00
Other Parking	-	-	-	3152.03
Total :	-	3437.50	-	6740.78

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout			StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
A (BLOCK/A)	1	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
B (BLOCK/B)	1	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
C (BLOCK/C)	1	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2483.05	9864.94	9864.94	86	6.54
Grand Total:	3	30806.06	86.28	30719.78	907.43	234.05	35.57	17.76	6072.26	23472.72	23472.72	206.00	19.68

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
BHAVYA CONSTRUCTIONS REP BY PARTNERS
VENKATESWARLU MADELLA & PUTTA VENKATA LAKSHMANA
RAO 504, B block, Geethan Pride apartments, Kudlu Main Road, Kudlu, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 39th Cross, 17th Main Road, BSK 2nd Stage, Bangalore - 560070. E-4289/11-18

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE

DRAWING TITLE :

GROUND FLOOR PLAN

SHEET NO : 02

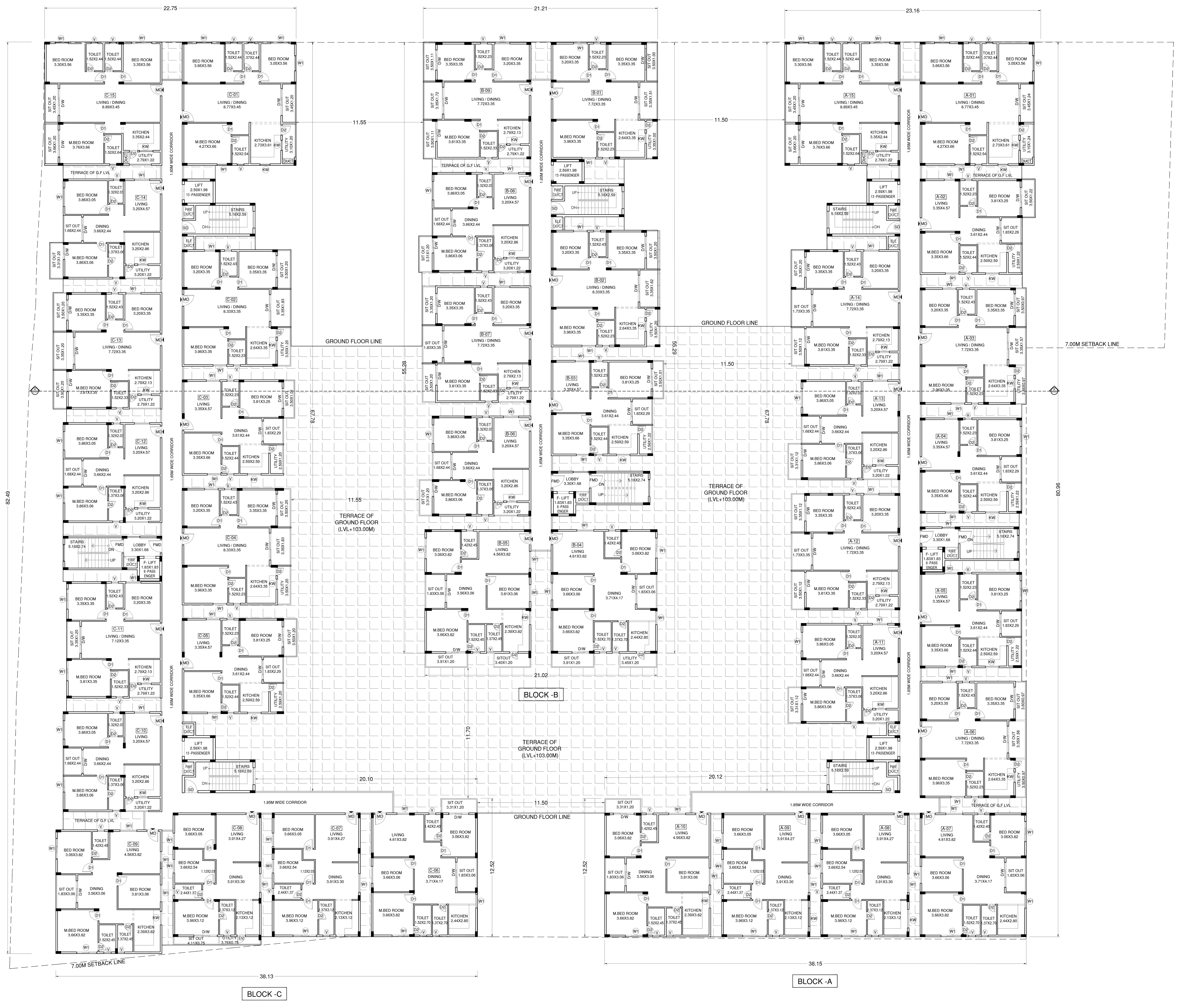
SANCTIONING AUTHORITY :

ASSISTANT / EXECUTIVE ENGINEER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – SOUTH

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.



FIRST FLOOR PLAN (LVL+103.00M)

BLOCK -A NO OF UNITS =15NOS

BLOCK -B NO OF UNITS =09NOS

BLOCK -C NO OF UNITS =15NOS

TOTAL UNITS = 39NOS

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 Proposed Residential Apartment Building At Sy.No.8/1, E- Khatha No. 2027828980,Kasavanahalli Village,Varthur Hobli, East Taluk, Ward no.150,Bangalore.

a) Block-A Common Ground floor+ 05 Upper floors

b) Block-B Common Ground floor+ 05 Upper floors

c) Block-C Common Ground floor+ 06 Upper floors

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

3.6740.78 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.mt. 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 :A (BLOCKA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	78.27	0.00	78.27	60.52	7.08	10.67	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Fourth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Third Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Second Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
First Floor	1683.81	5.49	1678.32	43.59	13.61	0.00	1.11	0.00	1620.01	1620.01	15	0.00
Ground Floor	2118.02	5.62	2112.40	43.59	13.61	0.00	0.00	2048.60	6.60	6.60	00	6.60
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
Total Number of Same Blocks :	1											
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	D1	0.90	2.15	80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	W1	1.80	2.15	79
A (BLOCKA)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	449.36
	1.75 X 3.35 X 1 X 4	23.48	
	1.52 X 3.51 X 2 X 4	42.56	
	1.75 X 3.31 X 1 X 4	23.12	
	1.75 X 3.25 X 1 X 4	22.76	
	1.75 X 3.60 X 2 X 4	50.40	
	1.75 X 3.15 X 1 X 4	22.04	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.51 X 2 X 4	49.12	
	1.75 X 3.45 X 1 X 4	24.16	
	1.75 X 4.07 X 1 X 4	28.52	
Total	-	-	449.36

Block :B (BLOCKB)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	52.54	0.00	52.54	43.42	0.00	9.12	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Fourth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Third Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Second Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
First Floor	1030.71	2.42	1028.29	28.93	8.34	0.00	1.11	0.00	989.91	989.91	09	0.00
Ground Floor	1587.95	3.54	1584.41	28.93	8.34	0.00	0.00	1540.60	6.54	6.54	00	6.54
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
Total Number of Same Blocks :	1											
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	D1	0.90	2.15	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	W1	1.80	2.15	45
B (BLOCKB)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.61 X 1 X 4	25.28	50.92
	1.75 X 3.66 X 1 X 4	25.64	
Total	-	-	50.92

Block :C (BLOCKC)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	79.02	0.00	79.02	63.24	0.00	15.78	0.00	0.00	0.00	0.00	00	0.00
Sixth Floor	1297.44	4.50	1292.94	43.59	13.61	0.00	1.11	0.00	1234.63	1234.63	11	0.00
Fifth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Fourth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Third Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Second Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
First Floor	1691.45	5.49	1685.96	43.59	13.61	0.00	1.11	0.00	1627.65	1627.65	15	0.00
Ground Floor	2532.41	5.62	2526.79	43.59	13.61	0.00	0.00	2463.05	6.54	6.54	00	6.54
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Total Number of Same Blocks :	1											
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	D1	0.90	2.15	87

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	W1	1.80	2.15	86
C (BLOCKC)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	310.44
	1.75 X 3.35 X 1 X 4	23.48	
	1.75 X 3.45 X 2 X 4	48.40	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.51 X 2 X 4	49.04	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 3.76 X 1 X 4	26.32	
SIXTH FLOOR PLAN	1.75 X 3.51 X 1 X 1	6.14	26.32
	1.75 X 4.22 X 1 X 1	7.38	
	1.75 X 3.40 X 1 X 1	5.96	
	1.75 X 3.91 X 1 X 1	6.84	
Total	-	-	336.76

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE.

N

SCALE : 1:150

COLOR INDEX

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.26	
	VERSION DATE: 17/02/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/1146/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 2027828980	
Proposal Type: Building Permission	City Survey No.: 8/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2027828980	
Location: RING-III	Locality / Street of the property: Kasavanahalli Village, Varthur Hobli, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: Bommanahalli		
Ward: Ward 150S		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12443.90
NET AREA OF PLOT	(A-Deductions)	12443.90
Deduction for Balance Plot Area		
Amenity Area		623.00
Total		623.00
BALANCE AREA OF PLOT	(A-Deductions)	11820.90
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5910.45
Proposed Coverage Area (52.65 %)		6223.62
Achieved Net coverage area (52.65 %)		6223.62
Balance coverage area left (- %)		-313.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		26597.02
Premium F.A.R Applicable (0.30 (Maximum 0.30) of Perm.FAR)		7979.11
Total Perm. FAR area (2.92)		34576.13
Residential FAR (100.00%)		23472.73
Proposed FAR Area		23472.73
Achieved Net FAR Area (1.99)		23472.73
Balance FAR Area (0.89)		11103.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		30719.79
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		30734.78

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (BLOCKA)	Residential	Apartment	Highrise Building	R
B (BLOCKB)	Residential	Apartment	Highrise Building	R
C (BLOCKC)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (BLOCKA)	Residential	Apartment	50 - 225	1	-	1	75	-
B (BLOCKB)	Residential	Apartment	50 - 225	1	-	1	45	-
C (BLOCKC)	Residential	Apartment	50 - 225	1	-	1	86	-
		Total :	-	-	-	-	206	261

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	206	2832.50	261	3588.75
Visitor's Car Parking	22	302.50	0	0.00
Total Car	228	3135.00	261	3588.75
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	3152.03
Total		3437.50		6740.78

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Parking	Resi.			
A (BLOCKA)	1	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
B (BLOCKB)	1	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
C (BLOCKC)	1	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Grand Total:	3	30806.06	86.28	30719.78	907.43	234.05	35.57	17.76	6052.26	23472.72	23472.72	206.00	19.68

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
BHAVYA CONSTRUCTIONS REP BY PARTNERS VENKATESWARLU NADELLA & PUTTA VENKATA LAKSHMANA
RAO 504, B block, Geetham Pride apartments,
Kudlu Main Road, Kudlu, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE

DRAWING TITLE :

1ST FLOOR PLAN

SHEET NO : 03

SANCTIONING AUTHORITY :

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

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

HO – SOUTH

Digitally signed by SAVITRI PATIL
Project No: GBA/BSCC/1146/25-26
Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BSCC/Addl.CTP/0013/25-26

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.



TYPICAL 2nd TO 5th FLOOR FLOOR PLAN (LVL+106.00M) TO (LVL+115.00M)

BLOCK -A NO OF UNITS =15X04 =60NOS

BLOCK -B NO OF UNITS =09X04 =36NOS

BLOCK -C NO OF UNITS =15X04 =60NOS

TOTAL UNITS =156NOS

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 Proposed Residential Apartment Building At Sy.No.8/1, E- Khatha No. 2027828980,Kasavanahalli Village,Varthur Hobli, East Taluk, Ward no.150,Bangalore.
a) Block-A Common Ground floor+ 05 Upper floors
b) Block-B Common Ground floor+ 05 Upper floors
c) Block-C Common Ground floor+ 06 Upper floors
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.6740.78 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.
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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.mt. 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 :A (BLOCKA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	78.27	0.00	78.27	60.52	7.08	10.67	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Fourth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Third Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Second Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
First Floor	1683.81	5.49	1678.32	43.59	13.61	0.00	1.11	0.00	1620.01	1620.01	15	0.00
Ground Floor	2118.02	5.62	2112.40	43.59	13.61	0.00	0.00	2048.60	6.60	6.60	00	6.60
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
Total Number of Same Blocks :	1											
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	D1	0.90	2.15	80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	W1	1.80	2.15	79
A (BLOCKA)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	449.36
	1.75 X 3.35 X 1 X 4	23.48	
	1.52 X 3.51 X 2 X 4	42.56	
	1.75 X 3.31 X 1 X 4	23.12	
	1.75 X 3.25 X 1 X 4	22.76	
	1.75 X 3.60 X 2 X 4	50.40	
	1.75 X 3.15 X 1 X 4	22.04	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.51 X 2 X 4	49.12	
	1.75 X 3.45 X 1 X 4	24.16	
	1.75 X 4.07 X 1 X 4	28.52	
Total	-	-	449.36

Block :B (BLOCKB)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	52.54	0.00	52.54	43.42	0.00	9.12	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Fourth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Third Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Second Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
First Floor	1030.71	2.42	1028.29	28.93	8.34	0.00	1.11	0.00	989.91	989.91	09	0.00
Ground Floor	1587.95	3.54	1584.41	28.93	8.34	0.00	0.00	1540.60	6.54	6.54	00	6.54
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
Total Number of Same Blocks :	1											
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	D1	0.90	2.15	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	W1	1.80	2.15	45
B (BLOCKB)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.61 X 1 X 4	25.28	50.92
	1.75 X 3.66 X 1 X 4	25.64	
Total	-	-	50.92

Block :C (BLOCKC)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Substructure	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	79.02	0.00	79.02	63.24	0.00	15.78	0.00	0.00	0.00	0.00	00	0.00
Sixth Floor	1297.44	4.50	1292.94	43.59	13.61	0.00	1.11	0.00	1234.63	1234.63	11	0.00
Fifth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Fourth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Third Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Second Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
First Floor	1691.45	5.49	1685.96	43.59	13.61	0.00	1.11	0.00	1627.65	1627.65	15	0.00
Ground Floor	2532.41	5.62	2526.79	43.59	13.61	0.00	0.00	2463.05	6.54	6.54	00	6.54
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Total Number of Same Blocks :	1											
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	D1	0.90	2.15	87

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	W1	1.80	2.15	86
C (BLOCKC)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	310.44
	1.75 X 3.35 X 1 X 4	23.48	
	1.75 X 3.45 X 2 X 4	48.40	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.51 X 2 X 4	49.04	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 3.76 X 1 X 4	26.32	
SIXTH FLOOR PLAN	1.75 X 3.51 X 1 X 1	6.14	26.32
	1.75 X 4.22 X 1 X 1	7.38	
	1.75 X 3.40 X 1 X 1	5.96	
	1.75 X 3.91 X 1 X 1	6.84	
Total	-	-	336.76

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE.

N

SCALE : 1:150

COLOR INDEX

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.26	
	VERSION DATE: 17/02/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/1146/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 2027828980	
Proposal Type: Building Permission	City Survey No.: 8/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2027828980	
Location: RING-III	Locality / Street of the property: Kasavanahalli Village, Varthur Hobli, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: Bommanahalli		
Ward: Ward 150S		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12443.90
NET AREA OF PLOT	(A-Deductions)	12443.90
Deduction for Balance Plot Area		
Amenity Area		623.00
Total		623.00
BALANCE AREA OF PLOT	(A-Deductions)	11820.90
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5910.45
Proposed Coverage Area (52.65 %)		6223.62
Achieved Net coverage area (52.65 %)		6223.62
Balance coverage area left (- %)		-313.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		26597.02
Premium F.A.R Applicable (0.30 (Maximum 0.30) of Perm.FAR)		7979.11
Total Perm. FAR area (2.92)		34576.13
Residential FAR (100.00%)		23472.73
Proposed FAR Area		23472.73
Achieved Net FAR Area (1.99)		23472.73
Balance FAR Area (0.89)		11103.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		30719.79
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		30734.78

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (BLOCKA)	Residential	Apartment	Highrise Building	R
B (BLOCKB)	Residential	Apartment	Highrise Building	R
C (BLOCKC)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (BLOCKA)	Residential	Apartment	50 - 225	1	-	1	75	-
B (BLOCKB)	Residential	Apartment	50 - 225	1	-	1	45	-
C (BLOCKC)	Residential	Apartment	50 - 225	1	-	1	86	-
	Total :		-	-	-	-	206	261

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	206	2832.50	261	3588.75
Visitor's Car Parking	22	302.50	0	0.00
Total Car	228	3135.00	261	3588.75
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	3152.03
Total		3437.50		6740.78

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	SubStructure	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (BLOCKA)	1	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
B (BLOCKB)	1	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
C (BLOCKC)	1	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Grand Total:	3	30806.06	86.28	30719.78	907.43	234.05	35.57	17.76	6052.26	23472.72	23472.72	206.00	19.68

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
BHAVYA CONSTRUCTIONS REP BY PARTNERS
VENKATESWARLU NADELLA & PUTTA VENKATA LAKSHMANA
RAO 504, B block, Geetham Pride apartments,
Kudlu Main Road, Kudlu, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE

DRAWING TITLE :

2ND TO 5TH FLOOR PLAN

SHEET NO : 04

SANCTIONING AUTHORITY :

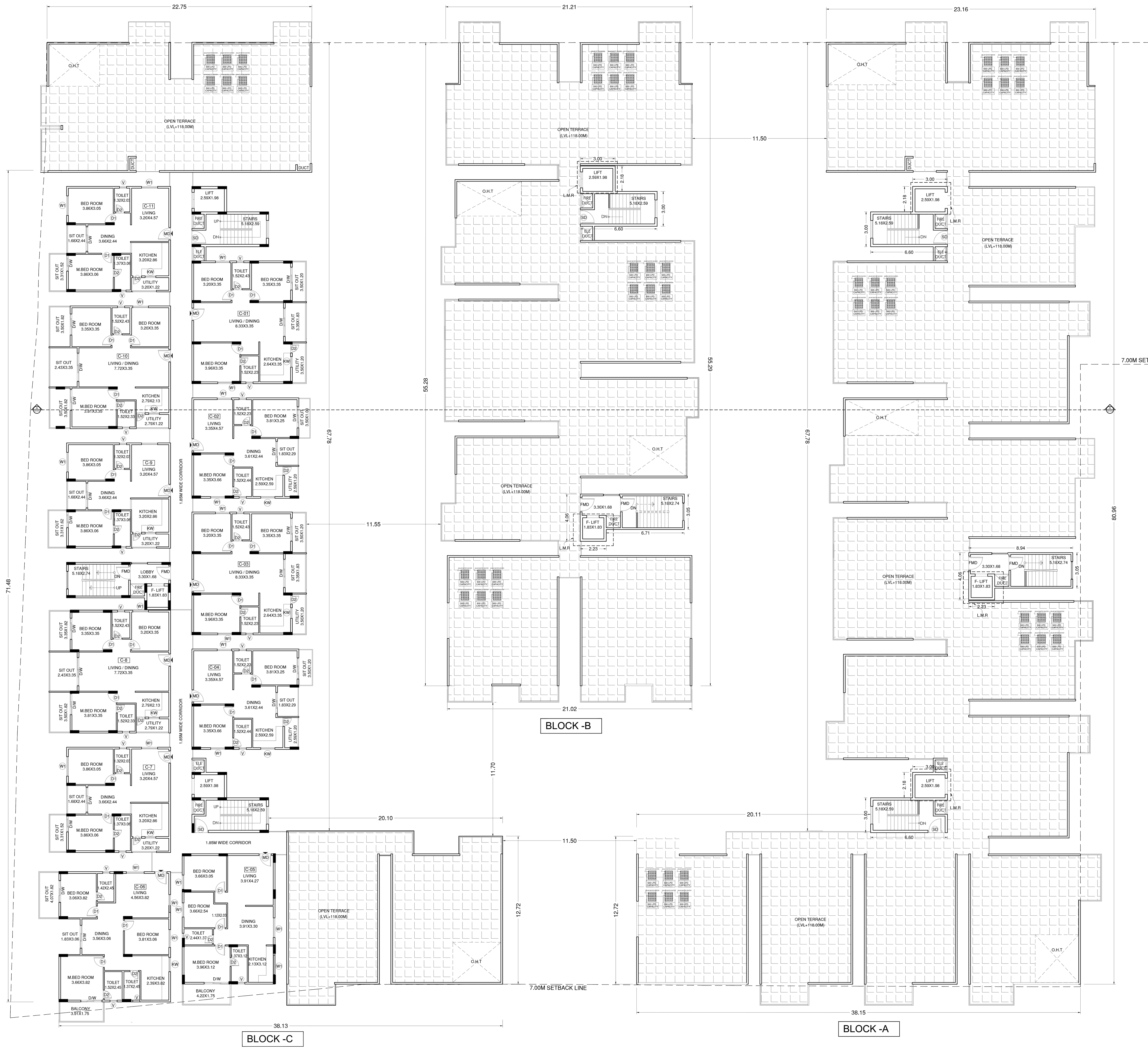
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – SOUTH

Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BSCC/Addl.CTP/0013/25-26

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.



6th FLOOR PLAN (LVL+118.00M)

BLOCK -A NO OF UNITS=11NOS

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 Proposed Residential Apartment Building At Sy.No.8/1, E- Khatha No. 2027828980,Kasavanahalli Village,Varthur Hobli, East Taluk, Ward no.150,Bangalore.
a) Block-A Common Ground floor+ 05 Upper floors
b) Block-B Common Ground floor+ 05 Upper floors
c) Block-C Common Ground floor+ 06 Upper floors

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

3.6740.78 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).

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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.mt. 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 :A (BLOCKA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	78.27	0.00	78.27	60.52	7.08	10.67	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Fourth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Third Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Second Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
First Floor	1683.81	5.49	1678.32	43.59	13.61	0.00	1.11	0.00	1620.01	1620.01	15	0.00
Ground Floor	2118.02	5.62	2112.40	43.59	13.61	0.00	0.00	2048.60	6.60	6.60	00	6.60
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
Total Number of Same Blocks :	1											
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	D1	0.90	2.15	80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	W1	1.80	2.15	79
A (BLOCKA)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	449.36
	1.75 X 3.35 X 1 X 4	23.48	
	1.52 X 3.51 X 2 X 4	42.56	
	1.75 X 3.31 X 1 X 4	23.12	
	1.75 X 3.25 X 1 X 4	22.76	
	1.75 X 3.60 X 2 X 4	50.40	
	1.75 X 3.15 X 1 X 4	22.04	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.51 X 2 X 4	49.12	
	1.75 X 3.45 X 1 X 4	24.16	
	1.75 X 4.07 X 1 X 4	28.52	
Total	-	-	449.36

Block :B (BLOCKB)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	52.54	0.00	52.54	43.42	0.00	9.12	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Fourth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Third Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Second Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
First Floor	1030.71	2.42	1028.29	28.93	8.34	0.00	1.11	0.00	989.91	989.91	09	0.00
Ground Floor	1587.95	3.54	1584.41	28.93	8.34	0.00	0.00	1540.60	6.54	6.54	00	6.54
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
Total Number of Same Blocks :	1											
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	D1	0.90	2.15	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	W1	1.80	2.15	45
B (BLOCKB)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.61 X 1 X 4	25.28	50.92
	1.75 X 3.66 X 1 X 4	25.64	
Total	-	-	50.92

Block :C (BLOCKC)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	79.02	0.00	79.02	63.24	0.00	15.78	0.00	0.00	0.00	0.00	00	0.00
Sixth Floor	1297.44	4.50	1292.94	43.59	13.61	0.00	1.11	0.00	1234.63	1234.63	11	0.00
Fifth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Fourth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Third Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Second Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
First Floor	1691.45	5.49	1685.96	43.59	13.61	0.00	1.11	0.00	1627.65	1627.65	15	0.00
Ground Floor	2532.41	5.62	2526.79	43.59	13.61	0.00	0.00	2463.05	6.54	6.54	00	6.54
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Total Number of Same Blocks :	1											
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	D1	0.90	2.15	87

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	W1	1.80	2.15	86
C (BLOCKC)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	310.44
	1.75 X 3.35 X 1 X 4	23.48	
	1.75 X 3.45 X 2 X 4	48.40	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.51 X 2 X 4	49.04	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 3.76 X 1 X 4	26.32	
SIXTH FLOOR PLAN	1.75 X 3.51 X 1 X 1	6.14	26.32
	1.75 X 4.22 X 1 X 1	7.38	
	1.75 X 3.40 X 1 X 1	5.96	
	1.75 X 3.91 X 1 X 1	6.84	
Total	-	-	336.76

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE.

N

SCALE : 1:150

COLOR INDEX

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.26
	VERSION DATE: 17/02/2026
PROJECT DETAIL:	
Authority: Bengaluru South City Corporation	Plot Use: Residential
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment
Project No: GBA/BSCC/1146/25-26	Land Use Zone: Residential (Main)
Application Type: General	Plot/Sub Plot No.: 2027828980
Proposal Type: Building Permission	City Survey No.: 8/1
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2027828980
Location: RING-III	Locality / Street of the property: Kasavanahalli Village, Varthur Hobli, Bangalore
Building Line Specified as per Z.R: NA	
Zone: Bommanahalli	
Ward: Ward 150S	
Planning District: 318-Begur	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12443.90
NET AREA OF PLOT	(A-Deductions)	12443.90
Deduction for Balance Plot Area		
Amenity Area		623.00
Total		623.00
BALANCE AREA OF PLOT	(A-Deductions)	11820.90
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5910.45
Proposed Coverage Area (52.65 %)		6223.62
Achieved Net coverage area (52.65 %)		6223.62
Balance coverage area left (- %)		-313.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		26597.02
Premium F.A.R Applicable (0.30 (Maximum 0.30) of Perm.FAR)		7979.11
Total Perm. FAR area (2.92)		34576.13
Residential FAR (100.00%)		23472.73
Proposed FAR Area		23472.73
Achieved Net FAR Area (1.99)		23472.73
Balance FAR Area (0.89)		11103.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		30719.79
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		30734.78

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (BLOCKA)	Residential	Apartment	Highrise Building	R
B (BLOCKB)	Residential	Apartment	Highrise Building	R
C (BLOCKC)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BLOCKA)	Residential	Apartment	50 - 225	1	-	1	75	-
B (BLOCKB)	Residential	Apartment	50 - 225	1	-	1	45	-
C (BLOCKC)	Residential	Apartment	50 - 225	1	-	1	86	-
	Total :		-	-	-	-	206	261

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	206	2832.50	261	3588.75
Visitor's Car Parking	22	302.50	0	0.00
Total Car	228	3135.00	261	3588.75
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	3152.03
Total		3437.50		6740.78

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Parking	Resi.			
A (BLOCKA)	1	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
B (BLOCKB)	1	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
C (BLOCKC)	1	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Grand Total:	3	30806.06	86.28	30719.78	907.43	234.05	35.57	17.76	6052.26	23472.72	23472.72	206.00	19.68

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
BHAVYA CONSTRUCTIONS REP BY PARTNERS VENKATESWARLU NADELLA & PUTTA VENKATA LAKSHMANA
RAO 504, B block, Geetham Pride apartments,
Kudlu Main Road, Kudlu, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE

DRAWING TITLE :

6TH FLOOR PLAN

SHEET NO : 05

SANCTIONING AUTHORITY :

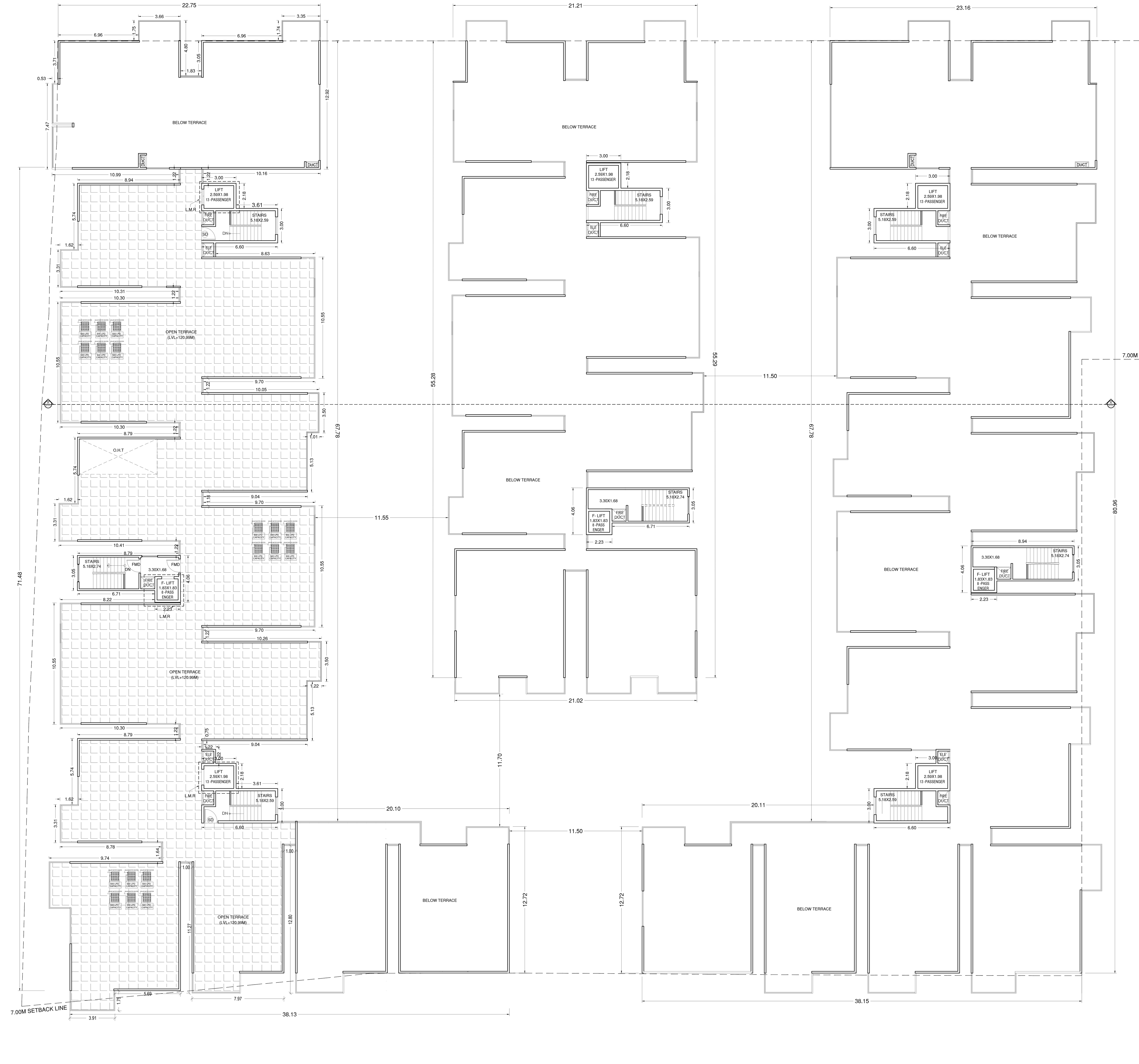
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

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

HO – SOUTH

Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BSCC/Addl.CTP/0013/25-26

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.



TERRACE FLOOR PLAN

(LVL+120.99M)

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 Proposed Residential Apartment Building At Sy.No.8/1, E- Khatha No. 2027828980,Kasavanahalli Village,Varthur Hobli, East Taluk, Ward no.150,Bangalore.

a) Block-A Common Ground floor+ 05 Upper floors
b) Block-B Common Ground floor+ 05 Upper floors
c) Block-C Common Ground floor+ 06 Upper floors

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

3.6740.78 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.mt. 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.

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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 :A (BLOCKA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	78.27	0.00	78.27	60.52	7.08	10.67	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Fourth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Third Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Second Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
First Floor	1683.81	5.49	1678.32	43.59	13.61	0.00	1.11	0.00	1620.01	1620.01	15	0.00
Ground Floor	2118.02	5.62	2112.40	43.59	13.61	0.00	0.00	2048.60	6.60	6.60	00	6.60
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
Total Number of Same Blocks :	1											
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	D1	0.90	2.15	80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	W1	1.80	2.15	79
A (BLOCKA)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	449.36
	1.75 X 3.35 X 1 X 4	23.48	
	1.52 X 3.51 X 2 X 4	42.56	
	1.75 X 3.31 X 1 X 4	23.12	
	1.75 X 3.25 X 1 X 4	22.76	
	1.75 X 3.60 X 2 X 4	50.40	
	1.75 X 3.15 X 1 X 4	22.04	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.51 X 2 X 4	49.12	
	1.75 X 3.45 X 1 X 4	24.16	
	1.75 X 4.07 X 1 X 4	28.52	
Total	-	-	449.36

Block :B (BLOCKB)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	52.54	0.00	52.54	43.42	0.00	9.12	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Fourth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Third Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Second Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
First Floor	1030.71	2.42	1028.29	28.93	8.34	0.00	1.11	0.00	989.91	989.91	09	0.00
Ground Floor	1587.95	3.54	1584.41	28.93	8.34	0.00	0.00	1540.60	6.54	6.54	00	6.54
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
Total Number of Same Blocks :	1											
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	D1	0.90	2.15	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	W1	1.80	2.15	45
B (BLOCKB)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.61 X 1 X 4	25.28	50.92
	1.75 X 3.66 X 1 X 4	25.64	
Total	-	-	50.92

Block :C (BLOCKC)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Substructure	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	79.02	0.00	79.02	63.24	0.00	15.78	0.00	0.00	0.00	0.00	00	0.00
Sixth Floor	1297.44	4.50	1292.94	43.59	13.61	0.00	1.11	0.00	1234.63	1234.63	11	0.00
Fifth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Fourth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Third Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Second Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
First Floor	1691.45	5.49	1685.96	43.59	13.61	0.00	1.11	0.00	1627.65	1627.65	15	0.00
Ground Floor	2532.41	5.62	2526.79	43.59	13.61	0.00	0.00	2463.05	6.54	6.54	00	6.54
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Total Number of Same Blocks :	1											
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	D1	0.90	2.15	87

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	W1	1.80	2.15	86
C (BLOCKC)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	310.44
	1.75 X 3.35 X 1 X 4	23.48	
	1.75 X 3.45 X 2 X 4	48.40	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.51 X 2 X 4	49.04	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 3.76 X 1 X 4	26.32	
SIXTH FLOOR PLAN	1.75 X 3.51 X 1 X 1	6.14	26.32
	1.75 X 4.22 X 1 X 1	7.38	
	1.75 X 3.40 X 1 X 1	5.96	
	1.75 X 3.91 X 1 X 1	6.84	
Total	-	-	336.76

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE.

N

SCALE : 1:150

COLOR INDEX

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.26	
	VERSION DATE: 17/02/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/1146/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 2027828980	
Proposal Type: Building Permission	City Survey No.: 8/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2027828980	
Location: RING-III	Locality / Street of the property: Kasavanahalli Village, Varthur Hobli, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: Bommanahalli		
Ward: Ward 150S		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12443.90
NET AREA OF PLOT	(A-Deductions)	12443.90
Deduction for Balance Plot Area		
Amenity Area		623.00
Total		623.00
BALANCE AREA OF PLOT	(A-Deductions)	11820.90
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5910.45
Proposed Coverage Area (52.65 %)		6223.62
Achieved Net coverage area (52.65 %)		6223.62
Balance coverage area left (- %)		-313.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		26597.02
Premium F.A.R Applicable (0.30 (Maximum 0.30) of Perm.FAR)		7979.11
Total Perm. FAR area (2.92)		34576.13
Residential FAR (100.00%)		23472.73
Proposed FAR Area		23472.73
Achieved Net FAR Area (1.99)		23472.73
Balance FAR Area (0.89)		11103.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		30719.79
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		30734.78

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (BLOCKA)	Residential	Apartment	Highrise Building	R
B (BLOCKB)	Residential	Apartment	Highrise Building	R
C (BLOCKC)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (BLOCKA)	Residential	Apartment	50 - 225	1	-	1	75	-
B (BLOCKB)	Residential	Apartment	50 - 225	1	-	1	45	-
C (BLOCKC)	Residential	Apartment	50 - 225	1	-	1	86	-
	Total :		-	-	-	-	206	261

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	206	2832.50	261	3588.75
Visitor's Car Parking	22	302.50	0	0.00
Total Car	228	3135.00	261	3588.75
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	3152.03
Total		3437.50		6740.78

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	SubStructure	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
A (BLOCKA)	1	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
B (BLOCKB)	1	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
C (BLOCKC)	1	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Grand Total:	3	30806.06	86.28	30719.78	907.43	234.05	35.57	17.76	6052.26	23472.72	23472.72	206.00	19.68

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
BHAVYA CONSTRUCTIONS REP BY PARTNERS
VENKATESWARLU NADELLA & PUTTA VENKATA LAKSHMANA
RAO 504, B block, Geetham Pride apartments,
Kudlu Main Road, Kudlu, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage,
Bangalore – 560070. E-4289/17-18

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE

DRAWING TITLE :

TERRACE FLOOR PLAN

SHEET NO : 06

SANCTIONING AUTHORITY :

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

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

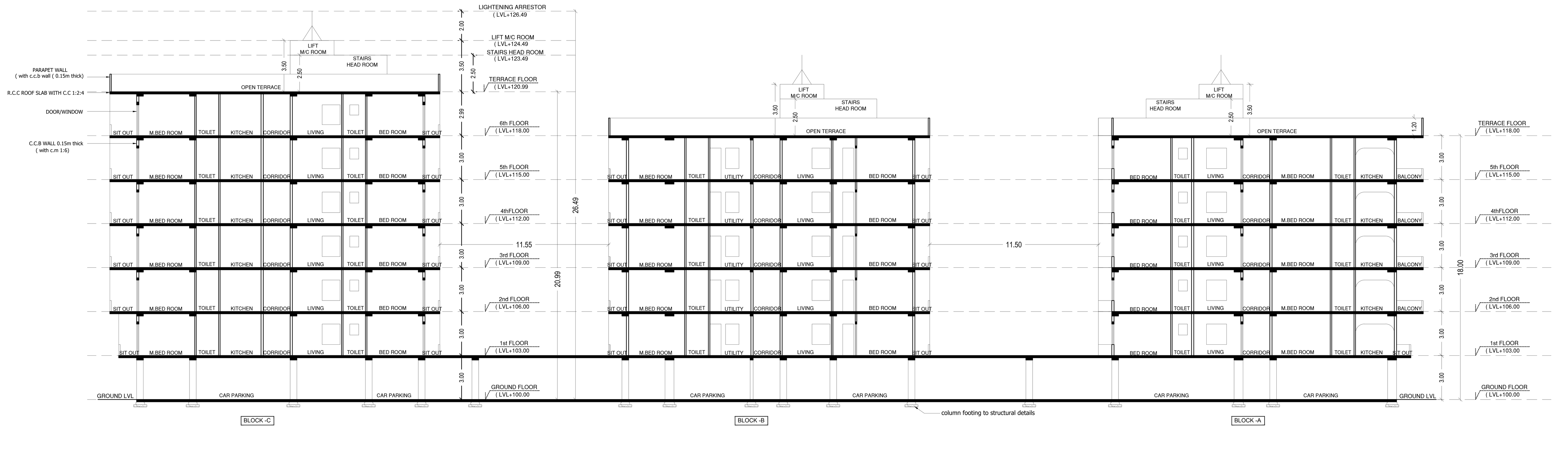
HO – SOUTH

Digitally signed by SAVITRI PATIL
Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BSCC/Addl.CTP/0013/25-26

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.



NORTH SIDE ELEVATION



SECTION @ A'---A'

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 Proposed Residential Apartment Building At Sy.No.8/1, E- Khatha No. 2027828980,Kasavanahalli Village,Varthur Hobli, East Taluk, Ward no.150,Bangalore.

a) Block-A Common Ground floor+ 05 Upper floors
b) Block-B Common Ground floor+ 05 Upper floors
c) Block-C Common Ground floor+ 06 Upper floors

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

3.6740.78 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.mt. 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.

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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.

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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 :A (BLOCKA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	78.27	0.00	78.27	60.52	7.08	10.67	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Fourth Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Third Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
Second Floor	1807.34	5.49	1801.85	43.59	13.61	0.00	1.11	0.00	1743.54	1743.54	15	0.00
First Floor	1683.81	5.49	1678.32	43.59	13.61	0.00	1.11	0.00	1620.01	1620.01	15	0.00
Ground Floor	2118.02	5.62	2112.40	43.59	13.61	0.00	0.00	2048.60	6.60	6.60	00	6.60
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
Total Number of Same Blocks :	1											
Total:	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	D1	0.90	2.15	80

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCKA)	W1	1.80	2.15	79
A (BLOCKA)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	449.36
	1.75 X 3.35 X 1 X 4	23.48	
	1.52 X 3.51 X 2 X 4	42.56	
	1.75 X 3.31 X 1 X 4	23.12	
	1.75 X 3.25 X 1 X 4	22.76	
	1.75 X 3.60 X 2 X 4	50.40	
	1.75 X 3.15 X 1 X 4	22.04	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.51 X 2 X 4	49.12	
	1.75 X 3.45 X 1 X 4	24.16	
	1.75 X 4.07 X 1 X 4	28.52	
Total	-	-	449.36

Block :B (BLOCKB)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	52.54	0.00	52.54	43.42	0.00	9.12	0.00	0.00	0.00	0.00	00	0.00
Fifth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Fourth Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Third Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
Second Floor	1043.44	2.42	1041.02	28.93	8.34	0.00	1.11	0.00	1002.64	1002.64	09	0.00
First Floor	1030.71	2.42	1028.29	28.93	8.34	0.00	1.11	0.00	989.91	989.91	09	0.00
Ground Floor	1587.95	3.54	1584.41	28.93	8.34	0.00	0.00	1540.60	6.54	6.54	00	6.54
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
Total Number of Same Blocks :	1											
Total:	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	D1	0.90	2.15	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCKB)	W1	1.80	2.15	45
B (BLOCKB)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.61 X 1 X 4	25.28	50.92
	1.75 X 3.66 X 1 X 4	25.64	
Total	-	-	50.92

Block :C (BLOCKC)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Parking	Resi.			
Terrace Floor	79.02	0.00	79.02	63.24	0.00	15.78	0.00	0.00	0.00	0.00	00	0.00
Sixth Floor	1297.44	4.50	1292.94	43.59	13.61	0.00	1.11	0.00	1234.63	1234.63	11	0.00
Fifth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Fourth Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Third Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
Second Floor	1812.83	5.49	1807.34	43.59	13.61	0.00	1.11	0.00	1749.03	1749.03	15	0.00
First Floor	1691.45	5.49	1685.96	43.59	13.61	0.00	1.11	0.00	1627.65	1627.65	15	0.00
Ground Floor	2532.41	5.62	2526.79	43.59	13.61	0.00	0.00	2463.05	6.54	6.54	00	6.54
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Total Number of Same Blocks :	1											
Total:	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	07

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	D1	0.90	2.15	87

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (BLOCKC)	W1	1.80	2.15	86
C (BLOCKC)	W	1.80	2.15	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2- 5 FLOOR PLAN	1.75 X 3.66 X 1 X 4	25.60	310.44
	1.75 X 3.35 X 1 X 4	23.48	
	1.75 X 3.45 X 2 X 4	48.40	
	1.75 X 3.91 X 2 X 4	54.72	
	1.75 X 3.51 X 2 X 4	49.04	
	1.75 X 4.22 X 2 X 4	59.04	
	1.75 X 3.40 X 1 X 4	23.84	
	1.75 X 3.76 X 1 X 4	26.32	
SIXTH FLOOR PLAN	1.75 X 3.51 X 1 X 1	6.14	26.32
	1.75 X 4.22 X 1 X 1	7.38	
	1.75 X 3.40 X 1 X 1	5.96	
	1.75 X 3.91 X 1 X 1	6.84	
Total	-	-	336.76

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE.

N

SCALE : 1:150

COLOR INDEX

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

AREA STATEMENT (Bengaluru South City Corporation)	VERSION NO.: 1.0.26	
	VERSION DATE: 17/02/2026	
PROJECT DETAIL:		
Authority: Bengaluru South City Corporation	Plot Use: Residential	
Proposal Department: HO - Bengaluru South City Corporation	Plot SubUse: Apartment	
Project No: GBA/BSCC/1146/25-26	Land Use Zone: Residential (Main)	
Application Type: General	Plot/Sub Plot No.: 2027828980	
Proposal Type: Building Permission	City Survey No.: 8/1	
Nature of Sanction: NEW	Khata No. (As per Khata Extract): 2027828980	
Location: RING-III	Locality / Street of the property: Kasavanahalli Village, Varthur Hobli, Bangalore	
Building Line Specified as per Z.R: NA		
Zone: Bommanahalli		
Ward: Ward 150S		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	12443.90
NET AREA OF PLOT	(A-Deductions)	12443.90
Deduction for Balance Plot Area		
Amenity Area		623.00
Total		623.00
BALANCE AREA OF PLOT	(A-Deductions)	11820.90
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5910.45
Proposed Coverage Area (52.65 %)		6223.62
Achieved Net coverage area (52.65 %)		6223.62
Balance coverage area left (- %)		-313.17
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		26597.02
Premium F.A.R Applicable (0.30 (Maximum 0.30) of Perm.FAR)		7979.11
Total Perm. FAR area (2.92)		34576.13
Residential FAR (100.00%)		23472.73
Proposed FAR Area		23472.73
Achieved Net FAR Area (1.99)		23472.73
Balance FAR Area (0.89)		11103.40
BUILT UP AREA CHECK		
Proposed BuiltUp Area		30719.79
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		30734.78

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (BLOCKA)	Residential	Apartment	Highrise Building	R
B (BLOCKB)	Residential	Apartment	Highrise Building	R
C (BLOCKC)	Residential	Apartment	Highrise Building	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BLOCKA)	Residential	Apartment	50 - 225	1	-	1	75	-
B (BLOCKB)	Residential	Apartment	50 - 225	1	-	1	45	-
C (BLOCKC)	Residential	Apartment	50 - 225	1	-	1	86	-
	Total :		-	-	-	-	206	261

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	206	2832.50	261	3588.75
Visitor's Car Parking	22	302.50	0	0.00
Total Car	228	3135.00	261	3588.75
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	3152.03
Total		3437.50		6740.78

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	SubStructure	Parking	Resi.			
A (BLOCKA)	1	11109.46	33.07	11076.39	322.06	88.74	10.67	5.55	2048.60	8600.77	8600.77	75	6.60
B (BLOCKB)	1	6844.96	15.64	6829.32	217.00	50.04	9.12	5.55	1540.60	5007.01	5007.01	45	6.54
C (BLOCKC)	1	12851.64	37.57	12814.07	368.37	95.27	15.78	6.66	2463.05	9864.94	9864.94	86	6.54
Grand Total:	3	30806.06	86.28	30719.78	907.43	234.05	35.57	17.76	6052.26	23472.72	23472.72	206.00	19.68

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
BHAVYA CONSTRUCTIONS REP BY PARTNERS
VENKATESWARLU NADELLA & PUTTA VENKATA LAKSHMANA
RAO 504, B block, Geetham Pride apartments,
Kudlu Main Road, Kudlu, Bangalore

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
Ganesh N 4032, 28th Cross, 17th Main Road, BSK 2nd Stage, Bangalore – 560070. E-4289/17-18

PROJECT TITLE :

PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.8/1, E- KHATHA NO. 2027828980,KASAVANAHALLI VILLAGE, VARTHUR HOBLI, EAST TALUK,WARD NO.150, BANGALORE

DRAWING TITLE :

SECTION & ELEVATION

SHEET NO : 07

SANCTIONING AUTHORITY :

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

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

HO – SOUTH

Digitally signed by SAVITRI PATIL
Date: [illegible] 17:31
Project No.:GBA/BSCC/1146/25-26
Bengaluru South City Corporation
Designation :Joint Director Town Planning (JDTP)
FileNo :GBA/BSCC/Addl.CTP/0013/25-26

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