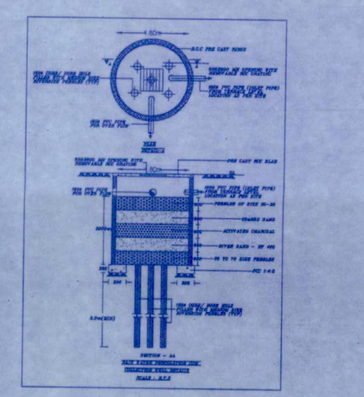

LOCATION MAP

1 SITE PLAN

BBMP/Addl.Dir/ .JD NORTH/ 0066/2019-20

This Plan Sanction is issued subject to the following conditions:

1. Sanction is accorded for the Residential Apartment Building at Property Kathe No: 1778, By No 143/1, 143/2A, 143/2B, 143/13, 143/14, 144/1, 144/2a, 144/2b, 144/3, 144/6, 145/1, 143/3, 145/6, 193/1, 192/2a, 192/2b, 193/1, 195/2, 194, 195/2, 195/6, 195/1, Gubbalu Village, Varthur Hobli, Bangalore East Taluk, Ward No: 149. Marathahalli Zone, Bangalore.
   A) Tower –1, Block – A, B, C Consisting of 2BF+GF+29 UF (Twenty Nine Upper Floors only)
   B) Tower – 2, Block – D, E, F Consisting of 2BF+GF+29 UF (Twenty Nine Upper Floors only)
   C) Tower – 3, Block- G, H, J, K, L & M Consisting of 2BF+GF+23 UF (Twenty Three Upper Floors only)
2. Sanction is accorded for **Residential Apartment** only. The use of the building shall not be deviated to any other use.
3. Two Basement Floor and surface area reserved for car parking shall not be converted for any other purpose
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall INSURE all workmen involved in the construction work against any accident / unfortunate incidents arising during the time of construction.
8. The applicant shall not block any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the sellable area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Ele& D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. Licence 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.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule – IV (Bye-law No. 3.6) under sub section IV-6 (b) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of framed structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. 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.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good condition for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. 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.
25. The applicant should provide solar water heaters as per table 17 of Bye-law no. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule IV (Bye law – 31) of Building bye-laws 2003 shall be provided.
27. The applicant shall provide at least one common toilet on 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 elevated entry.
28. The Occupancy Certificate will be sanctioned only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall strictly be limited 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and every morning hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the **Recycling processing** unit 300 k.g. capacity installed at site for re-use / disposal (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement's with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades.
32. Sufficient two wheeler parking shall be provided as per requirement.
33. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be get approved from the Competent Authority if necessary.
34. The Owner / Association of highrise building shall obtain clearance certificate from Fire Forces Department every Two years with due inspection by the Department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the BBMP and shall get the renewal of the permission issued first once in Two years.
35. The Owner / Association of the highrise building shall conduct fire mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
36. Payment of Ground Rent for construction carried out beyond the two years period of plan sanction shall be made to the corporation as per bye-law no. 18 (sub) of Building Bye-law 2003.
37. The Builder / Contractor / Professional responsible for supervision of work shall not materially and substantially deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner c about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38. The Applicant should obtain permission to construct cross over bridge across the nala from Chief Engineer (Micro Water Grain) before commencing the construction activity.
39. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
40. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
41. If the interim order issued in W.P.No. 5738/2020 (LB-BMP) and 12968/2019 (LB-BMP) gets vacated, the applicant shall abide by the out come of the final order of the Hon'able High Court & also if the requisite NA is not paid in full, the plan sanctioned will be cancelled which is known in the affidavit submitted to this office.
42. The Applicant / Owner / Developer shall make necessary provision to charge electrical vehicles.
43. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part mitigation in case of Apartment / group housing / multi dwelling unit/development plan.
44. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosakerehalli/Hoodi/Kaggadasapura) Letter No. LD/SSL/ET/207/3, dated: 01-04-2015

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in the construction site with the "Karnataka Building and Other Construction workers Welfare Board"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of the same shall also be submitted to the concerned local Engineer in order to inspect the establishment and ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list of workers engaged by him.
4. At any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in the site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the mother / 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, BBMP will not be responsible for any dispute that may arise in respect of property in question.
5. In case if the documents submitted in respect of property in question is found to be false or tampered, the plan sanctioned stands cancelled automatically and legal action will be initiated.

1. NOC Details			
Sl. No.	Name of the Statutory Department	Reference No. & Date	Conditions imposed
1	Fire Forces Department	KSFS/SHO/CLU/2006, (Domestic No. KSFS/SHO/CLU/420/2018), dated: 20-11-2018 (Site Address: Sy.No.144/2,144/3,144/4,144/5,144/6,144/7,144/8,144/9,144/10,144/11,144/12,144/13,144/14,144/15)	At the conditions implied in the letter issued by the Statutory Body should be adhered to.
2	BESCOM	SB-1/2018-19/SJP-NORTH/1202, dated: 19-12-2018	
3	HAL	ABC/SDM/NOC/01/05-17/338/2018, dated: 28-03-2018	
4	BDA/JDA	BDA/ LB /CON 2018 / 2018-19 dated: 18-07-2018	
5	KSPCB	CTE-374882/KSPCB/2018, dated: 31-12-2018	
6	BWSSB	BWSSB/CE/CD/SDO/EE/AEE/AE/JE/DEO/TA/MR/ 01/2020/01-15, dated: 14-01-2019	

II. The Applicant has paid the fees vide NEFT/RTGS Transaction No. 109403787691, Receipt No. BBMP/391/NEW/BR-01, Dated: 24-01-2020 for the following:

1	Scrutiny and Licence fees (80%)	9,15,845.00
2	Security fees	2,21,734.00
3	Sewage fees / Cesses	Court Stay
4	Development Charges	
	a) Site Area	3,47,412.00
	b) BUA Area	2,31,608.00
5	Betterment Charges (5%, 2.50Cent)	2,31,734.00
6	Conversion Fees / Charges	10,00,000.00
7	Environmental Charges (To Labour Cess)	Court Stay
8	Plan Scan Charges	2,000.00
	Total	3,68,14,693.00
	Say the	3,68,14,800.00
9	Labour Cess- High Court Stay vide W.P.No. 5738/2020 (LB-BMP) and 12968/2019 (LB-BMP) Dated 29-10-2019, No. 1,000/- pace vide NEFT/RTGS, Challan No.KN2001021818936, Dated:27-04-2020	Court Stay

Block : TOWER-1 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenat (No.)	Carpet Area after Deduct Tenament
		Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Parking	Ramp	Stair			
Terrace Floor	145.45	0.00	133.23	12.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Stilt Floor Parking	1702.64	59.74	1642.90	0.00	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	13	0.00
Stilt Floor Passage	1824.06	59.74	1761.91	0.00	0.00	45.38	0.00	102.15	1.08	0.00	1012.22	0.00	1012.22	13	0.00
First Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	13	0.00
Second Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Third Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Fourth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Fifth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Sixth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Seventh Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Eighth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Ninth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Tenth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Eleventh Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Twelfth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Thirteenth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Fourteenth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Fifteenth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Sixteenth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Seventeenth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Eighteenth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Nineteenth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Twentieth Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Twenty First Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Twenty Second Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Twenty Third Floor	1702.64	59.74	1642.90	0.00	45.38	0.00	84.24	1.08	0.00	1012.22	0.00	1012.22	12	0.00
Total :	120553.17	1822.84	121210.33	122.28	1792.50	4.50	3004.42	33.40	59198.01	46007.33	170.50	46227.33	840	0.00
Number of Same Floors	1														
Total :	121027.17	1822.84	121210.33	122.28	1792.50	4.50	3004.42	33.40	59198.01	46007.33	170.50	46227.33	840	0.00	

Block : TOWER-2 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenat (No.)
		Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp			
Terrace Floor	146.45	0.00	146.45	00.00	4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Stilt Floor Parking	1899.07	74.80	1914.27	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	12
Stilt Floor Passage	2024.80	74.80	1950.10	0.00	45.48	0.00	200.07	1.08	1063.48	1063.48	0.00	1063.48	12
First Floor	1898.07	74.80	1914.27	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	12
Second Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Third Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Fourth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Fifth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Sixth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Seventh Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Eighth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Ninth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Tenth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Eleventh Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Twelfth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Thirteenth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Fourteenth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Fifteenth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Sixteenth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Seventeenth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Eighteenth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Nineteenth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Twentieth Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Twenty First Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Twenty Second Floor	2024.80	74.80	1950.10	0.00	45.48	0.00	200.07	1.08	1063.48	1063.48	0.00	1063.48	12
Twenty Third Floor	1898.07	59.22	1924.85	0.00	45.48	0.00	84.24	1.08	1063.48	1063.48	0.00	1063.48	17
Total :	45191.34	1822.84	43368.50	00.00	1092.00	4.50	2020.49	24.50	25531.48	25531.48	0.00	25531.48	429
Number of Same Floors	1												
Total :	45191.34	1822.84	43368.50	00.00	1092.00	4.50	2020.49	24.50	25531.48	25531.48	0.00	25531.48	429

Block : TOWER-3 (RESIDENTIAL)

Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenat (No.)
		Cutout			StairCase	Lift	Lift Machine	Void	SubStructure	Ramp			
Terrace Floor	297.85	0.00	297.85	208.58	80.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Stilt Floor Parking	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Stilt Floor Passage	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
First Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Second Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Third Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Fourth Floor	4497.04	196.61	4300.67	0.00	91.35	0.00	202.62	1.08	2741.91	2741.91	0.00	2741.91	24
Fifth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Sixth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Seventh Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Eighth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Ninth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Tenth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Eleventh Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Twelfth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Thirteenth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Fourteenth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Fifteenth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Sixteenth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Seventeenth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Eighteenth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Nineteenth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Twentieth Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Twenty First Floor	4161.83	160.66	4001.17	0.00	91.35	0.00	185.88	1.08	2741.90	2741.90	0.00	2741.90	24
Twenty Second Floor	4426.18	190.72	4235.47	0.00	91.35	0.00	202.62	1.08	2741.91	2741.91	0.00	2741.91	24
Total :	121131.24	4533.81	96798.53	208.58	2777.89	0.00	4867.87	29.52	69621.66	69621.66	0.00	69621.66	576
Number of Same Floors	1												
Total :	121131.24	4533.81	96798.53	208.58	2777.89	0.00	4867.87	29.52	69621.66	69621.66	0.00	69621.66	576

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.10
		VERSION DATE: 01/11/2018
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Inward No: BBMP/Addl.Dir/JD NORTH/0066/2019-20		Plot Sub Use: Apartment
Application Type: General		
Proposal Type: Building Permission		Land Use Zone: Residential (Main)
		Proposal Type: New Building
Nature of Sanction: New		City Survey No. (Old): 194,193/1,192/2A,192/2B,144/6,143/14,144/7,145/1,144/2,144/3,143/12,145/6,RMP-2015 VALLEY BUFFER
Location: Ring-II		Khata No. (As per Khata Extract): 1778
Building Line Specified as per Z.R. NA		Locality / Street of the property: Gubbalu village, Varthur Hobli, Bangalore East Taluk
Zone: Mahadevapura		
Ward: Ward-149		
Planning District: 306-Marathahalli		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	30287
Deduction for Net/Net Area		15042.27
Road Widening Area		
Total		1727.22
NET AREA OF PLOT	(A-Deductions)	13315.05
Deduction for Balance Plot Area		
Road Widening Area		2327.03
Amenity Area		4401.21
Parking Area		7126.81
BALANCE AREA OF PLOT	(N-Deductions)	11540.01
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6657.51
Proposed Coverage Area (8.78 %)		2608.87
Achieved net coverage area (21.15 %)		7005.85
Balance coverage area left (28.85 %)		7651.66
FAR CHECK		23308.51
Permissible F.A.R. as per zoning regulation 2015 (1.25)		166482.56
Additional F.A.R within Ring I and II (for affordable plus)		0.00
Allowable TDR Area (50% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone ( )		0.00
Total Perm FAR area (2.25)		166482.56
Residential FAR (92.91%)		154600.56
Proposed FAR Area		154600.56
Achieved Net FAR Area (2.25)		154600.56
Balance FAR Area (0.00)		1882.01
BUILT UP AREA CHECK		
Proposed BuiltUp Area		215800.00
Achievable ricks Area (BuiltUp Area/F.A)		154600.56
Achieved BuiltUp Area		215800.00

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
1 (RESIDENTIAL) TOWER-	Residential	Apartment	Highrise	R
2 (RESIDENTIAL) TOWER-	Residential	Apartment	Highrise	R
3 (RESIDENTIAL) TOWER-	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Sub Use	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.	Car Prop.
1 (RESIDENTIAL) TOWER-	Residential	Apartment	50 - 225	1	-	1	280 -
2 (RESIDENTIAL) TOWER-	Residential	Apartment	0 - 50	1	-	1	45 -
3 (RESIDENTIAL) TOWER-	Residential	Apartment	50 - 225	1	-	1	280 -
3 (RESIDENTIAL) TOWER-	Residential	Apartment	50 - 225	1	-	1	275 -
Total :				-	-	1081	1882

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	1081	32432.70	1882	25961.25
Visitor's Car Parking	107	1605.75	-	2056.25
Total Car	1188	34038.45	1882	28017.50
Ramp/Driver	-	1680.75	0	0.00
Other Parking	-	-	-	43255.66
Total		35719.20		71273.16

FAR &Tenement Details

| Block | No. of Same Bldg | Gross Built Up Area (Sq