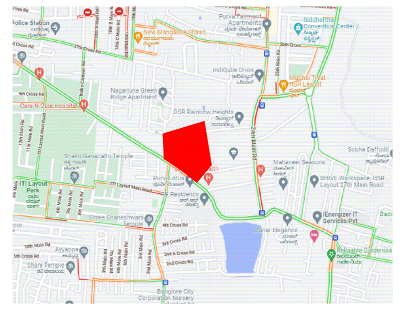
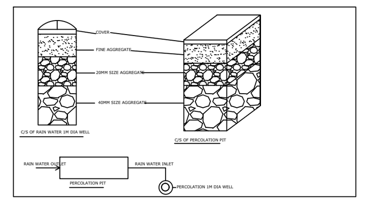
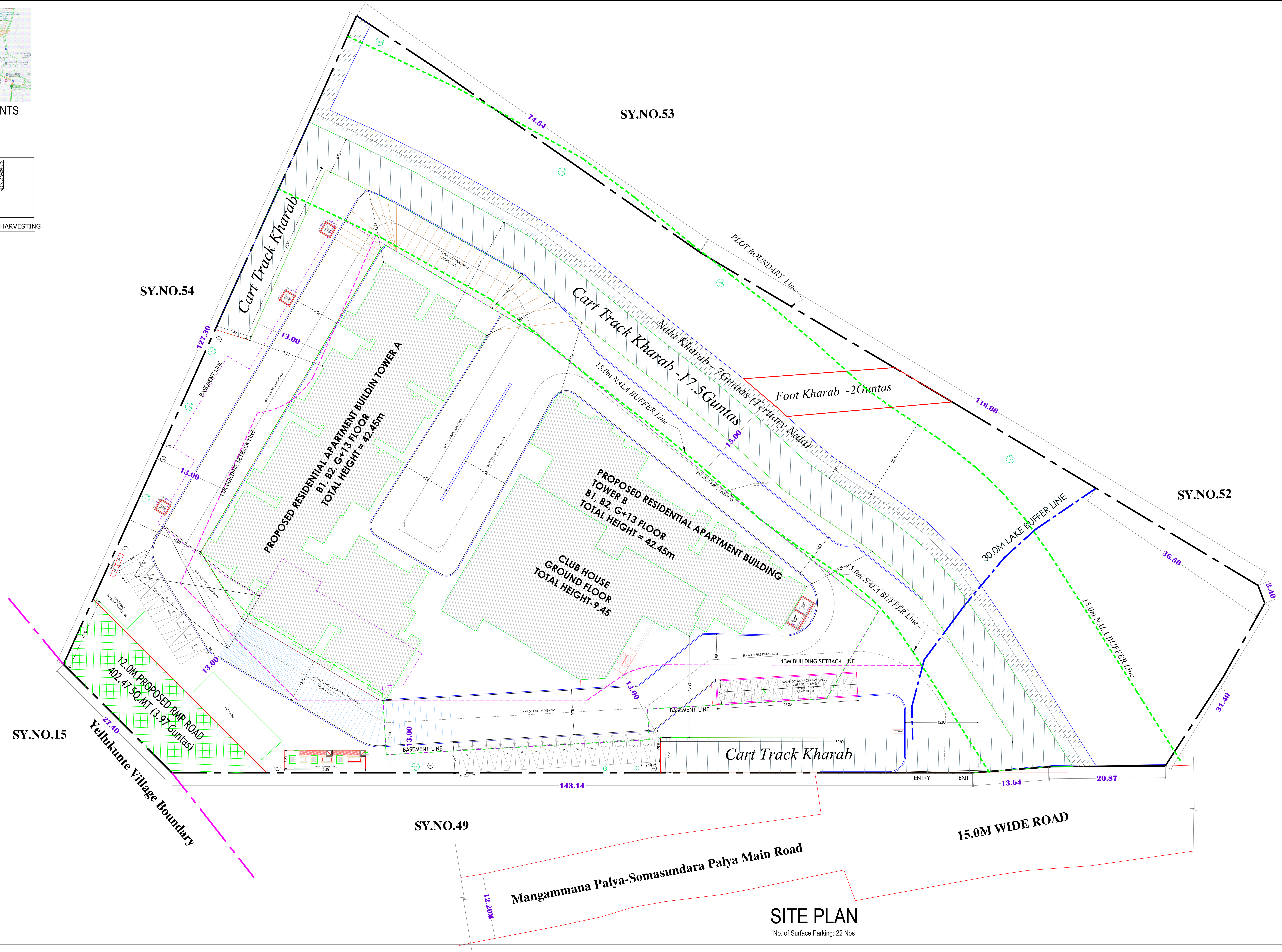


LOCATION PLAN : NTS



DETAILS OF RAIN WATER HARVESTING



SITE PLAN

No. of Surface Parking: 22 Nos

UserDefinedMetric (1800.00 x 890.00MM)

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 50
, HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE., Bangalore.
a).Consist of 2Basement + 1Ground + 13 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.12210.65 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

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

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 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.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

4.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"

5.Owner / Builder / GPA Holder / Developer shall take all precautionary measure to ensure the safety of Personnels involved in the Construction activities.

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

SCALE : 1:200

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12125/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Mixed)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50	
Nature of Sanction: NEW	City Survey No.: 50	
Location: RING-III	Khata No. (As per Khata Extract): 50	
Building Line Specified as per Z.R: NA	Locality / Street of the property: HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE.	
Zone: Bommanahalli		
Ward: Ward-190		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14264.37
Deduction for NetPlot Area		
Surrender Free of Cost		402.47
Total		402.47
NET AREA OF PLOT	(A-Deductions)	13861.91
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		9010.24
Proposed Coverage Area (20.47 %)		2837.85
Achieved Net coverage area (20.47 %)		2837.85
Balance coverage area left (44.53 %)		6172.39
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		32094.84
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		32094.84
Residential FAR (100.00%)		32078.03
Proposed FAR Area		32078.03
Achieved Net FAR Area (2.25)		32078.03
Balance FAR Area (0.00)		16.81
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46315.11
Substructure Area Add in BUA (Layout Lvl)		1.59
Achieved BuiltUp Area		46316.71

Approval Date :

UnitBUA Table for Block :TOWER (AB AND CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	123.52	117.45	9	13
	002	FLAT	87.94	83.15	6	
	003	FLAT	87.94	83.15	6	
	004	FLAT	123.60	117.57	9	
	005	FLAT	160.03	152.03	12	
	006	FLAT	111.22	105.61	9	
	007	FLAT	157.01	150.11	12	
	008	FLAT	123.52	117.45	9	
	009	FLAT	123.52	117.45	9	
	010	FLAT	111.44	106.13	9	
	011	FLAT	111.44	106.13	9	
	012	FLAT	111.44	106.13	9	
	013	FLAT	111.44	106.13	9	
FIRST FLOOR PLAN	101	FLAT	123.52	117.45	9	13
	102	FLAT	87.94	83.15	6	
	103	FLAT	87.94	83.15	6	
	104	FLAT	123.60	117.57	9	
	105	FLAT	160.03	152.03	12	
	106	FLAT	111.22	105.61	9	
	107	FLAT	157.01	150.11	12	
	108	FLAT	123.52	117.45	9	
	109	FLAT	123.52	117.45	9	
	110	FLAT	111.44	106.13	9	
	111	FLAT	111.44	106.13	9	
	112	FLAT	111.44	106.13	9	
	113	FLAT	111.44	106.13	9	
SECOND FLOOR PLAN	201	FLAT	123.52	117.45	9	16
	202	FLAT	87.94	83.15	6	
	203	FLAT	87.94	83.15	6	
	204	FLAT	123.60	117.57	9	
	205	FLAT	127.29	120.57	9	
	206	FLAT	160.03	152.03	12	
	207	FLAT	111.22	105.61	9	
	208	FLAT	157.01	150.11	12	
	209	FLAT	132.24	125.24	10	
	210	FLAT	132.24	125.24	10	
	211	FLAT	123.52	117.45	9	
	212	FLAT	123.52	117.45	9	
	213	FLAT	111.44	106.13	9	
	214	FLAT	111.44	106.13	9	
	215	FLAT	111.44	106.13	9	
	216	FLAT	111.44	106.13	9	
TYPICAL - 3- 13 FLOOR PLAN	301-1301	FLAT	123.52	117.45	9	176
	302-1302	FLAT	87.94	83.15	6	
	303-1303	FLAT	87.94	83.15	6	
	304-1304	FLAT	123.60	117.57	9	
	305-1305	FLAT	127.29	120.57	9	
	306-1306	FLAT	160.03	152.03	12	
	307-1307	FLAT	111.22	105.61	9	
	308-1308	FLAT	157.01	150.11	12	
	309-1309	FLAT	132.68	125.68	10	
	310-1310	FLAT	132.68	125.68	10	
	311-1311	FLAT	123.52	117.45	9	
	312-1312	FLAT	123.52	117.45	9	
	313-1313	FLAT	111.44	106.13	9	
	314-1314	FLAT	111.44	106.13	9	
	315-1315	FLAT	111.44	106.13	9	
	316-1316	FLAT	111.44	106.13	9	
Total:	-	-	26327.63	25020.92	1986	218

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	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
TOWER (AB AND CLUB HOUSE)	1	49784.13	3469.01	46315.12	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	812.81
Grand Total:	1	49784.13	3469.01	46315.12	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218.00	812.81

(StairCase, Lift, Lift Machine, Void, Ramp, Parking: Deductions (Area in Sq.mt.))

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	218	2997.50	288	4030.67
Visitor's Car Parking	22	302.50	0	0.00
Total Car	240	3300.00	288	4030.67
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	8179.98
Total		3602.50		12210.65

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (AB AND CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
TOWER (AB AND CLUB HOUSE)	Residential	Apartment	50 - 225	1	-	1	218	-
	Total :		-	-	-	-	218	288

Block :TOWER (AB AND CLUB HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	StairCase	Lift	Lift Machine	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	87.88	0.00	87.88	65.08	17.40	5.40	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Twelfth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Eleventh Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Tenth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Ninth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Eighth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Seventh Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Sixth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Fifth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Fourth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Third Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Second Floor	2637.55	242.25	2395.30	65.08	34.40	0.00	0.00	0.00	0.00	2295.82	2295.82	16	0.00
First Floor	2280.66	266.38	2014.28	65.08	30.80	0.00	27.62	0.00	0.00	1890.78	1890.78	13	0.00
Ground Floor	3151.41	313.56	2837.85	65.08	34.40	0.00	0.00	0.00	0.00	2738.37	2738.37	13	812.81
Upper Basement Floor	6210.15	0.00	6210.15	49.23	30.80	0.00	0.00	394.14	5735.97	0.00	0.00	00	0.00
Lower Basement Floor	6561.94	0.00	6561.94	49.23	30.80	0.00	0.00	394.14	6087.76	0.00	0.00	00	0.00
Total:	49784.12	3469.01	46315.11	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	812.81
Total Number of Same Blocks :	1												
Total:	49784.12	3469.01	46315.11	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	813

(StairCase, Lift, Lift Machine, Void, Ramp, Parking: Deductions (Area in Sq.mt.))

SCHEDULE OF JOINERY IN MM:

Door Schedule

Type Mark	Width	Height	Sill Height	Head Height
D1	900	2100	50	2150
D2	750	2100	50	2150
DD1	2000	2400	50	2450
DD2	1500	2400	50	2450
DD3	600	1800	350	2150
DD4	900	1200	950	2150
FD	1200	2100	50	2150
FHD	1200	1200	950	2150
FHD1	900	1200	950	2150
MD1	1050	2100	50	2150
SD1	2825	2320	50	2370
SD2	2675	2320	50	2370
SD3	2525	2320	50	2370
SD4	2425	2320	50	2370
TD1	1200	2100	50	2150
ED	900+600	2100	50	2150

Window Schedule

Type Mark	Width	Height	Sill Height	Head Height
CW1	1500	1350	1020	2370
CW2	1200	1350	1020	2370
CW3	1250	1170	[illegible]	
KW1	1200	1350	1020	2370
KW2	1500	1350	1020	2370
SW1	1575	1500	870	2370
SW2	1275	1500	870	2370
SW3	1250	1500	870	2370
SW4	1725	1500	870	2370
SW5	2025	1500	870	2370
SW6	1225	1500	870	2370
V1	600	600	1550	2150
V2	600	1800	350	2150
W1	3450	2270	100	2370
W2	3150	2270	100	2370
W3	2950	2270	100	2370

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
K.A.MURTHY Rep.by G.P.A.Holder M/s. CASA GRANDE GARDEN CITY BUILDERS PVT.LTD #34/1, SALMA BIZHOUSE, 3rd FLOOR, T1 & T2, MEANEE AVENUE ROAD, ULSOOR, [illegible]LORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
vinod P # 11 3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SY.NO.50, HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE. WARD NO.190

DRAWING TITLE : SITE PLAN

SHEET NO : 1 OF 7

SANCTIONING AUTHORITY :

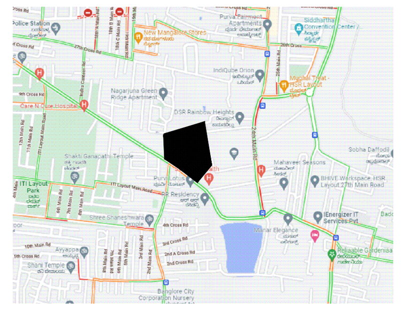
ASSISTANT / JUNIOR ENGINEER / TOWN PLANNER	ASSISTANT DIRECTOR	DEPUTY DIRECTOR	JOINT DIRECTOR

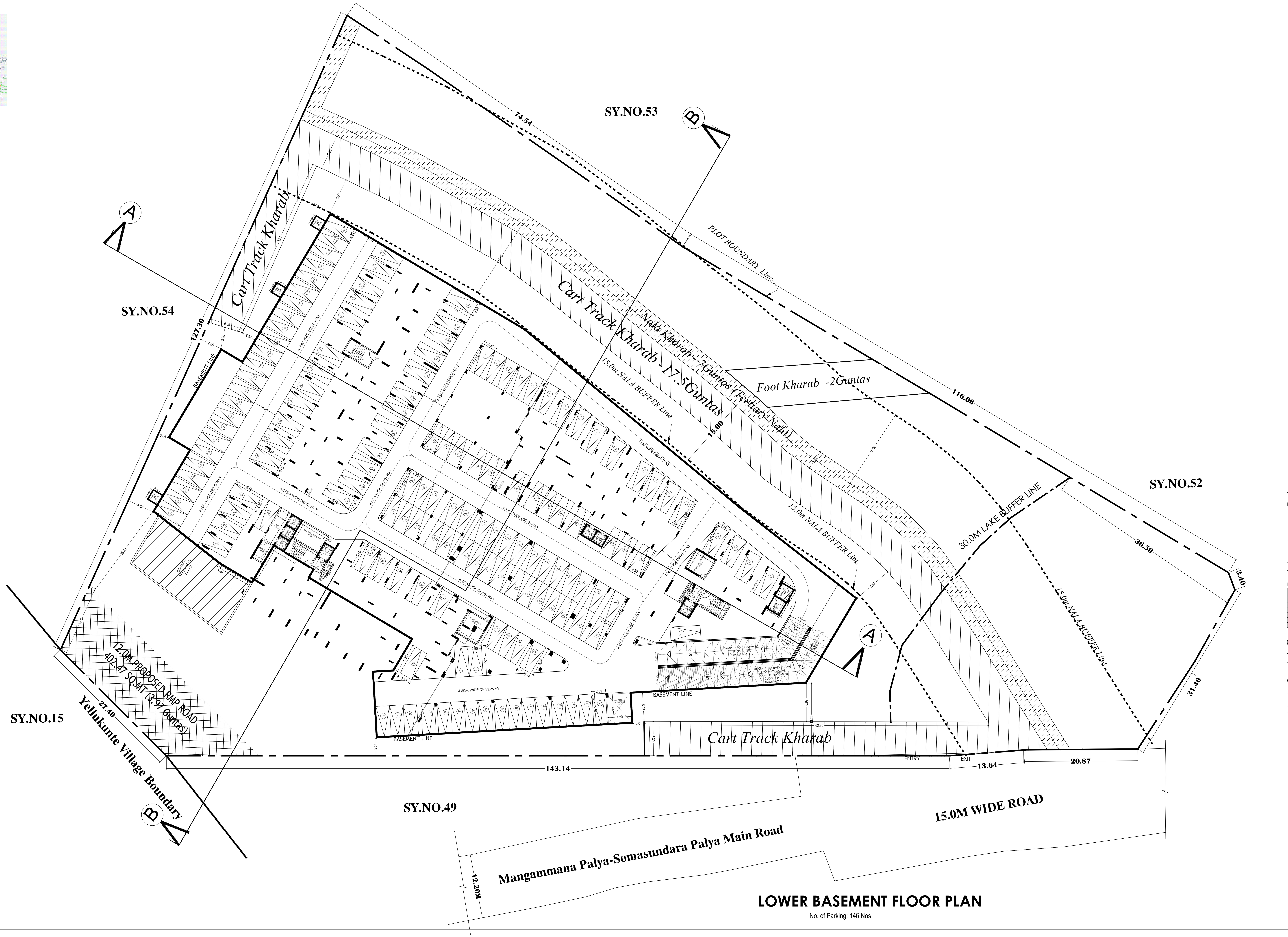
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Bruhat Bengaluru Mahanagara Palike SOUTH

Digitally signed by GOVINDARAJU B G
Date: 27 Sep 2023 17:53:52
Project No. PRJ/12125/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./BMH/1861/21-22

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





LOWER BASEMENT FLOOR PLAN

No. of Parking: 146 Nos

SCALE : 1:200

Color Notes

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

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5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d 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 potable 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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

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

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 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.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

4.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"

5.Owner / Builder / GPA Holder / Developer shall take all precautionary measure to ensure the safety of Personnels involved in the Construction activities.

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12		
	VERSION DATE: 09/12/2022		
PROJECT DETAIL:			
Authority: BBMP	Plot Use: Residential		
Project No: PRJ/12125/21-22	Plot SubUse: Apartment		
Application Type: General	Land Use Zone: Residential (Mixed)		
Proposal Type: Building Permission	Plot/Sub Plot No.: 50		
Nature of Sanction: NEW	City Survey No.: 50		
Location: RING-III	Khata No. (As per Khata Extract): 50		
Building Line Specified as per Z.R: NA	Locality / Street of the property: HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE.		
Zone: Bommanahalli			
Ward: Ward-190			
Planning District: 318-Begur			
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		14264.37
Deduction for NetPlot Area			
Surrender Free of Cost			402.47
Total			402.47
NET AREA OF PLOT	(A-Deductions)		13861.91
COVERAGE CHECK			
Permissible Coverage area (65.00 %)			9010.24
Proposed Coverage Area (20.47 %)			2837.85
Achieved Net coverage area (20.47 %)			2837.85
Balance coverage area left (44.53 %)			6172.39
FAR CHECK			
Permissible F.A.R. as per zoning regulation 2015 (2.25)			32094.84
Additional F.A.R within Ring I and II (for amalgamated plot -)			0.00
Allowable TDR Area (60% of Perm.FAR)			0.00
Premium FAR for Plot within Impact Zone (-)			0.00
Total Perm. FAR area (2.25)			32094.84
Residential FAR (100.00%)			32078.03
Proposed FAR Area			32078.03
Achieved Net FAR Area (2.25)			32078.03
Balance FAR Area (0.00)			16.81
BUILT UP AREA CHECK			
Proposed BuiltUp Area			46315.11
Substructure Area Add in BUA (Layout Lvl)			1.59
Achieved BuiltUp Area			46316.71

Approval Date :

UnitBUA Table for Block :TOWER (AB AND CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	123.52	117.45	9	13
	002	FLAT	87.94	83.15	6	
	003	FLAT	87.94	83.15	6	
	004	FLAT	123.60	117.57	9	
	005	FLAT	160.03	152.03	12	
	006	FLAT	111.22	105.61	9	
	007	FLAT	157.01	150.11	12	
	008	FLAT	123.52	117.45	9	
	009	FLAT	123.52	117.45	9	
	010	FLAT	111.44	106.13	9	
	011	FLAT	111.44	106.13	9	
	012	FLAT	111.44	106.13	9	
	013	FLAT	111.44	106.13	9	
FIRST FLOOR PLAN	101	FLAT	123.52	117.45	9	13
	102	FLAT	87.94	83.15	6	
	103	FLAT	87.94	83.15	6	
	104	FLAT	123.60	117.57	9	
	105	FLAT	160.03	152.03	12	
	106	FLAT	111.22	105.61	9	
	107	FLAT	157.01	150.11	12	
	108	FLAT	123.52	117.45	9	
	109	FLAT	123.52	117.45	9	
	110	FLAT	111.44	106.13	9	
	111	FLAT	111.44	106.13	9	
	112	FLAT	111.44	106.13	9	
	113	FLAT	111.44	106.13	9	
SECOND FLOOR PLAN	201	FLAT	123.52	117.45	9	16
	202	FLAT	87.94	83.15	6	
	203	FLAT	87.94	83.15	6	
	204	FLAT	123.60	117.57	9	
	205	FLAT	127.29	120.57	9	
	206	FLAT	160.03	152.03	12	
	207	FLAT	111.22	105.61	9	
	208	FLAT	157.01	150.11	12	
	209	FLAT	132.24	125.24	10	
	210	FLAT	132.24	125.24	10	
	211	FLAT	123.52	117.45	9	
	212	FLAT	123.52	117.45	9	
	213	FLAT	111.44	106.13	9	
	214	FLAT	111.44	106.13	9	
	215	FLAT	111.44	106.13	9	
	216	FLAT	111.44	106.13	9	
TYPICAL - 3- 13 FLOOR PLAN	301-1301	FLAT	123.52	117.45	9	176
	302-1302	FLAT	87.94	83.15	6	
	303-1303	FLAT	87.94	83.15	6	
	304-1304	FLAT	123.60	117.57	9	
	305-1305	FLAT	127.29	120.57	9	
	306-1306	FLAT	160.03	152.03	12	
	307-1307	FLAT	111.22	105.61	9	
	308-1308	FLAT	157.01	150.11	12	
	309-1309	FLAT	132.68	125.68	10	
	310-1310	FLAT	132.68	125.68	10	
	311-1311	FLAT	123.52	117.45	9	
	312-1312	FLAT	123.52	117.45	9	
	313-1313	FLAT	111.44	106.13	9	
	314-1314	FLAT	111.44	106.13	9	
	315-1315	FLAT	111.44	106.13	9	
	316-1316	FLAT	111.44	106.13	9	
Total:	-	-	26327.63	25020.92	1986	218

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.			
TOWER (AB AND CLUB HOUSE)	1	49784.13	3469.01	46315.12	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	812.81
Grand Total:	1	49784.13	3469.01	46315.12	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218.00	812.81

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	218	2997.50	288	4030.67
Visitor's Car Parking	22	302.50	0	0.00
Total Car	240	3300.00	288	4030.67
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	8179.98
Total		3602.50		12210.65

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (AB AND CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (AB AND CLUB HOUSE)	Residential	Apartment	50 - 225	1	-	1	218	-
	Total :		-	-	-	-	218	288

Block :TOWER (AB AND CLUB HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.			
Terrace Floor	87.88	0.00	87.88	65.08	17.40	5.40	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Twelfth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Eleventh Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Tenth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Ninth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Eighth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Seventh Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Sixth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Fifth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Fourth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Third Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Second Floor	2637.55	242.25	2395.30	65.08	34.40	0.00	0.00	0.00	0.00	2295.82	2295.82	16	0.00
First Floor	2280.66	266.38	2014.28	65.08	30.80	0.00	27.62	0.00	0.00	1890.78	1890.78	13	0.00
Ground Floor	3151.41	313.56	2837.85	65.08	34.40	0.00	0.00	0.00	0.00	2738.37	2738.37	13	812.81
Upper Basement Floor	6210.15	0.00	6210.15	49.23	30.80	0.00	0.00	394.14	5735.97	0.00	0.00	00	0.00
Lower Basement Floor	6561.94	0.00	6561.94	49.23	30.80	0.00	0.00	394.14	6087.76	0.00	0.00	00	0.00
Total:	49784.12	3469.01	46315.11	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	812.81
Total Number of Same Blocks :	1												
Total:	49784.12	3469.01	46315.11	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	813

SCHEDULE OF JOINERY IN MM:

Door Schedule

Type Mark	Width	Height	Sill Height	Head Height
D1	900	2100	50	2150
D2	750	2100	50	2150
DD1	2000	2400	50	2450
DD2	1500	2400	50	2450
DD3	600	1800	350	2150
DD4	900	1200	950	2150
FD	1200	2100	50	2150
FHD	1200	1200	950	2150
FHD1	900	1200	950	2150
MD1	1050	2100	50	2150
SD1	2825	2320	50	2370
SD2	2675	2320	50	2370
SD3	2525	2320	50	2370
SD4	2425	2320	50	2370
TD1	1200	2100	50	2150
ED	900+600	2100	50	2150

Window Schedule

Type Mark	Width	Height	Sill Height	Head Height
CW1	1500	1350	1020	2370
CW2	1200	1350	1020	2370
CW3	1250	1170	@1200MM MID LANDING LVL (STAIRCASE WINDOW)	
KW1	1200	1350	1020	2370
KW2	1500	1350	1020	2370
SW1	1575	1500	870	2370
SW2	1275	1500	870	2370
SW3	1250	1500	870	2370
SW4	1725	1500	870	2370
SW5	2025	1500	870	2370
SW6	1225	1500	870	2370
V1	600	600	1550	2150
V2	600	1800	350	2150
W1	3450	2270	100	2370
W2	3150	2270	100	2370
W3	2950	2270	100	2370

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
K.A.MURTHY Rep.by G.P.A.Holder M/s. CASA GRANDE GARDEN CITY BUILDERS PVT.LTD #34/1, SALMA BIZHOUSE, 3rd FLOOR, T1 & T2, MEANEE AVENUE ROAD, ULSOOR, [illegible]LORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
vinod P # 11 3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020
vinod P

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SY.NO.50, HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE. WARD NO.190

DRAWING TITLE : LOWER BASEMENT FLOOR PLAN

SHEET NO : 2 OF 7

SANCTIONING AUTHORITY :

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

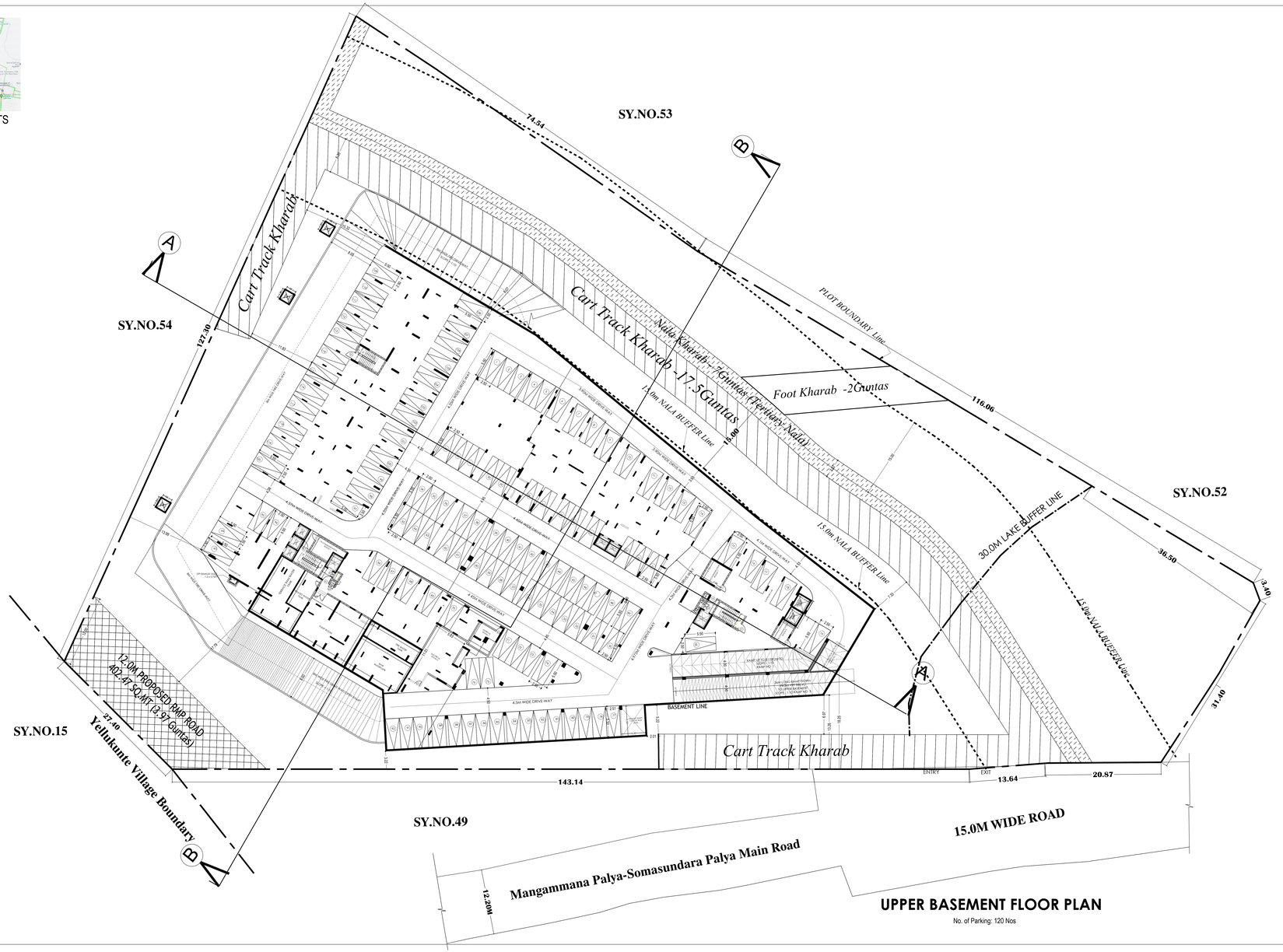
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by GOVINDARAJU B G
Date: 27 Sep 2023 17:53:52
Project No.:PRJ/12125/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./BMH/1861/21-22

SOUTH

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

LOCATION PLAN : NTS


SY.NO.53
SY.NO.54
SY.NO.52
SY.NO.15
SY.NO.49
Cart Track Kharab
Nala Kharab - 7.5Guntas (Pavitra Nala)
Foot Kharab -2Guntas
Cart Track Kharab -17.5Guntas
15.0m NALA BUFFER Line
30.0M LAKE BUFFER LINE
PLOT BOUNDARY Line
12.0M PROPOSED RMP ROAD 400.47 SQ.MT.(3.97 Guntas)
Yellukunte Village Boundary
Mangammana Palya-Somasundara Palya Main Road
15.0M WIDE ROAD
BASEMENT LINE
ENTRY
EXIT
143.14
13.64
20.57
116.06
127.90
74.54
36.50
31.40
3.40
12.20M
4.5M WIDE DRIVE-WAY
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4.5M WIDE DRIVE-WAY
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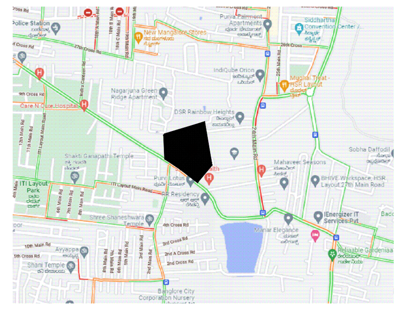
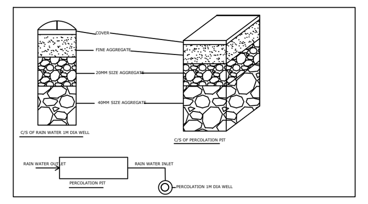
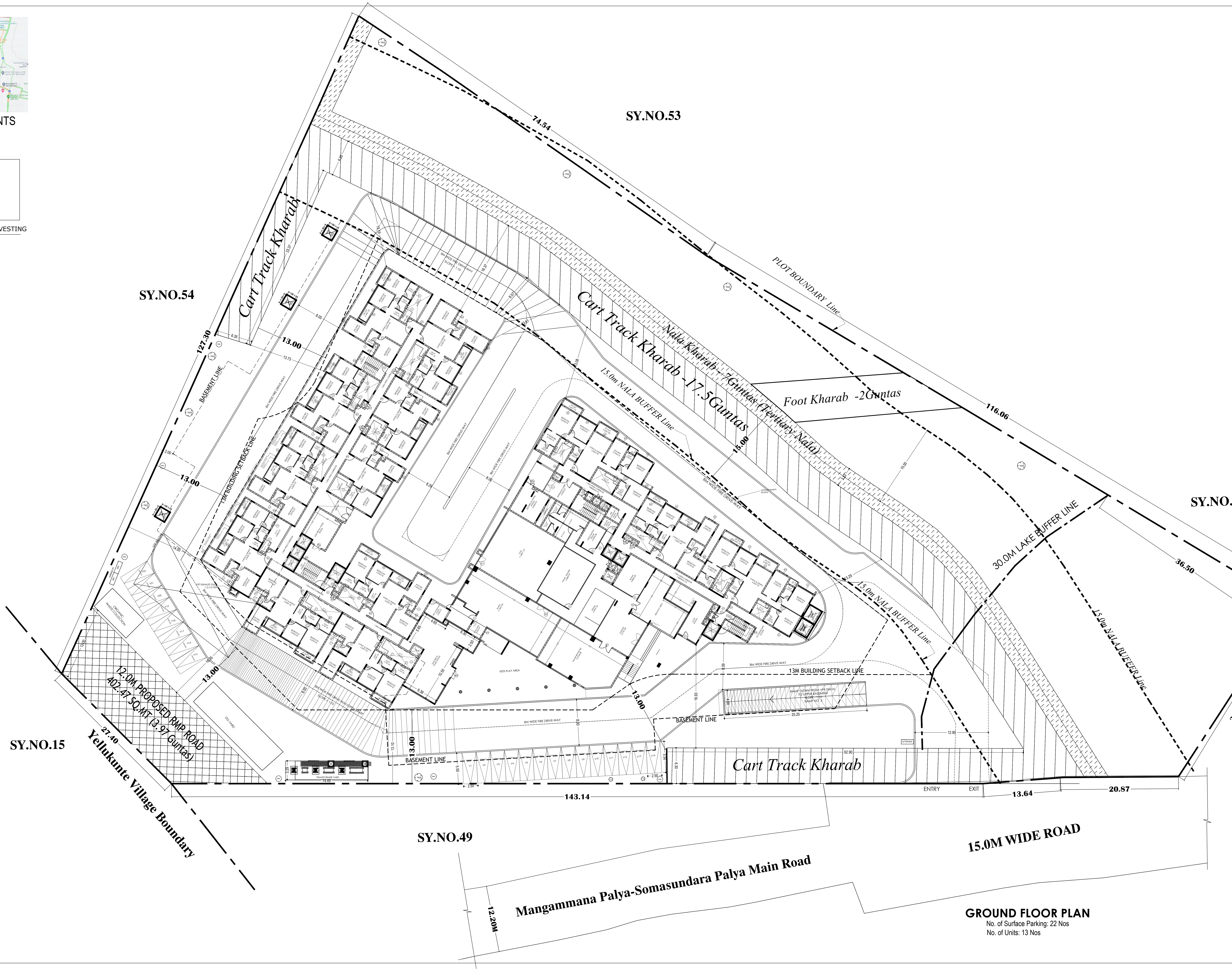
4.5



LOCATION PLAN : NTS



DETAILS OF RAIN WATER HARVESTING



GROUND FLOOR PLAN

No. of Surface Parking: 22 Nos

No. of Units: 13 Nos

SCALE : 1:200

Color Notes

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

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 50, HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE., Bangalore.
a).Consist of 2Basement + 1Ground + 13 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.12210.65 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine d 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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

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

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 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.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

4.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"

5.Owner / Builder / GPA Holder / Developer shall take all precautionary measure to ensure the safety of Personnels involved in the Construction activities.

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12 VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12125/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Mixed)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50	
Nature of Sanction: NEW	City Survey No.: 50	
Location: RING-III	Khata No. (As per Khata Extract): 50	
Building Line Specified as per Z.R: NA	Locality / Street of the property: HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE.	
Zone: Bommanahalli		
Ward: Ward-190		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14264.37
Deduction for NetPlot Area		
Surrender Free of Cost		402.47
Total		402.47
NET AREA OF PLOT	(A-Deductions)	13861.91
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		9010.24
Proposed Coverage Area (20.47 %)		2837.85
Achieved Net coverage area (20.47 %)		2837.85
Balance coverage area left (44.53 %)		6172.39
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		32094.84
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		32094.84
Residential FAR (100.00%)		32078.03
Proposed FAR Area		32078.03
Achieved Net FAR Area (2.25)		32078.03
Balance FAR Area (0.00)		16.81
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46315.11
Substructure Area Add in BUA (Layout Lvl)		1.59
Achieved BuiltUp Area		46316.71

Approval Date :

UnitBUA Table for Block :TOWER (AB AND CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	123.52	117.45	9	13
	002	FLAT	87.94	83.15	6	
	003	FLAT	87.94	83.15	6	
	004	FLAT	123.60	117.57	9	
	005	FLAT	160.03	152.03	12	
	006	FLAT	111.22	105.61	9	
	007	FLAT	157.01	150.11	12	
	008	FLAT	123.52	117.45	9	
	009	FLAT	123.52	117.45	9	
	010	FLAT	111.44	106.13	9	
	011	FLAT	111.44	106.13	9	
	012	FLAT	111.44	106.13	9	
	013	FLAT	111.44	106.13	9	
FIRST FLOOR PLAN	101	FLAT	123.52	117.45	9	13
	102	FLAT	87.94	83.15	6	
	103	FLAT	87.94	83.15	6	
	104	FLAT	123.60	117.57	9	
	105	FLAT	160.03	152.03	12	
	106	FLAT	111.22	105.61	9	
	107	FLAT	157.01	150.11	12	
	108	FLAT	123.52	117.45	9	
	109	FLAT	123.52	117.45	9	
	110	FLAT	111.44	106.13	9	
	111	FLAT	111.44	106.13	9	
	112	FLAT	111.44	106.13	9	
	113	FLAT	111.44	106.13	9	
SECOND FLOOR PLAN	201	FLAT	123.52	117.45	9	16
	202	FLAT	87.94	83.15	6	
	203	FLAT	87.94	83.15	6	
	204	FLAT	123.60	117.57	9	
	205	FLAT	127.29	120.57	9	
	206	FLAT	160.03	152.03	12	
	207	FLAT	111.22	105.61	9	
	208	FLAT	157.01	150.11	12	
	209	FLAT	132.24	125.24	10	
	210	FLAT	132.24	125.24	10	
	211	FLAT	123.52	117.45	9	
	212	FLAT	123.52	117.45	9	
	213	FLAT	111.44	106.13	9	
	214	FLAT	111.44	106.13	9	
	215	FLAT	111.44	106.13	9	
	216	FLAT	111.44	106.13	9	
TYPICAL - 3- 13 FLOOR PLAN	301-1301	FLAT	123.52	117.45	9	176
	302-1302	FLAT	87.94	83.15	6	
	303-1303	FLAT	87.94	83.15	6	
	304-1304	FLAT	123.60	117.57	9	
	305-1305	FLAT	127.29	120.57	9	
	306-1306	FLAT	160.03	152.03	12	
	307-1307	FLAT	111.22	105.61	9	
	308-1308	FLAT	157.01	150.11	12	
	309-1309	FLAT	132.68	125.68	10	
	310-1310	FLAT	132.68	125.68	10	
	311-1311	FLAT	123.52	117.45	9	
	312-1312	FLAT	123.52	117.45	9	
	313-1313	FLAT	111.44	106.13	9	
	314-1314	FLAT	111.44	106.13	9	
	315-1315	FLAT	111.44	106.13	9	
	316-1316	FLAT	111.44	106.13	9	
Total:	-	-	26327.63	25020.92	1986	218

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	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
TOWER (AB AND CLUB HOUSE)	1	49784.13	3469.01	46315.12	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	812.81
Grand Total:	1	49784.13	3469.01	46315.12	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218.00	812.81

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	218	2997.50	288	4030.67
Visitor's Car Parking	22	302.50	0	0.00
Total Car	240	3300.00	288	4030.67
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	8179.98
Total		3602.50		12210.65

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (AB AND CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
TOWER (AB AND CLUB HOUSE)	Residential	Apartment	50 - 225	1	-	1	218	-
	Total :		-	-	-	-	218	288

Block :TOWER (AB AND CLUB HOUSE)

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	Void	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
Terrace Floor	87.88	0.00	87.88	65.08	17.40	5.40	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Twelfth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Eleventh Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Tenth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Ninth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Eighth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Seventh Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Sixth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Fifth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Fourth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Third Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Second Floor	2637.55	242.25	2395.30	65.08	34.40	0.00	0.00	0.00	0.00	2295.82	2295.82	16	0.00
First Floor	2280.66	266.38	2014.28	65.08	30.80	0.00	27.62	0.00	0.00	1890.78	1890.78	13	0.00
Ground Floor	3151.41	313.56	2837.85	65.08	34.40	0.00	0.00	0.00	0.00	2738.37	2738.37	13	812.81
Upper Basement Floor	6210.15	0.00	6210.15	49.23	30.80	0.00	0.00	394.14	5735.97	0.00	0.00	00	0.00
Lower Basement Floor	6561.94	0.00	6561.94	49.23	30.80	0.00	0.00	394.14	6087.76	0.00	0.00	00	0.00
Total:	49784.12	3469.01	46315.11	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	812.81
Total Number of Same Blocks :	1												
Total:	49784.12	3469.01	46315.11	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	813

SCHEDULE OF JOINERY IN MM:

Door Schedule

Type Mark	Width	Height	Sill Height	Head Height
D1	900	2100	50	2150
D2	750	2100	50	2150
DD1	2000	2400	50	2450
DD2	1500	2400	50	2450
DD3	600	1800	350	2150
DD4	900	1200	950	2150
FD	1200	2100	50	2150
FHD	1200	1200	950	2150
FHD1	900	1200	950	2150
MD1	1050	2100	50	2150
SD1	2825	2320	50	2370
SD2	2675	2320	50	2370
SD3	2525	2320	50	2370
SD4	2425	2320	50	2370
TD1	1200	2100	50	2150
ED	900+600	2100	50	2150

Window Schedule

Type Mark	Width	Height	Sill Height	Head Height
CW1	1500	1350	1020	2370
CW2	1200	1350	1020	2370
CW3	1250	1170	@1200MM MID LANDING LVL (STAIRCASE WINDOW)	
KW1	1200	1350	1020	2370
KW2	1500	1350	1020	2370
SW1	1575	1500	870	2370
SW2	1275	1500	870	2370
SW3	1250	1500	870	2370
SW4	1725	1500	870	2370
SW5	2025	1500	870	2370
SW6	1225	1500	870	2370
V1	600	600	1550	2150
V2	600	1800	350	2150
W1	3450	2270	100	2370
W2	3150	2270	100	2370
W3	2950	2270	100	2370

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
K.A.MURTHY Rep.by G.P.A.Holder M/s. CASA GRANDE GARDEN CITY BUILDERS PVT.LTD #34/1, SALMA BIZHOUSE, 3rd FLOOR, T1 & T2, MEANEE AVENUE ROAD, ULSOOR, [illegible]LORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
vinod P # 11 3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SY.NO.50, HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE. WARD NO.190

DRAWING TITLE : GROUND FLOOR PLAN

SHEET NO : 4 OF 7

SANCTIONING AUTHORITY :

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

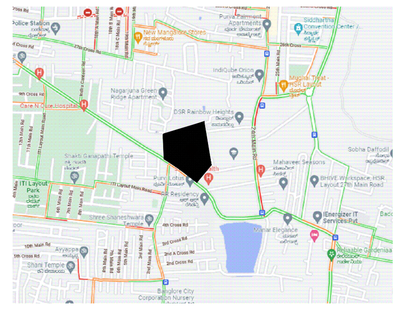
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

SOUTH

Digitally signed by GOVINDARAJU B G
Date: 27 Sep 2023 17:53:52
Project No.:PRJ/12125/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./BMH/1861/21-22

UserDefinedMetric (1800.00 x 890.00MM)

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



LOCATION PLAN : NTS

FIRST FLOOR PLAN
No. of Units: 13 Nos

SECOND FLOOR PLAN
No. of Units: 16 Nos

UserDefinedMetric (1800.00 x 890.00MM)

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 50
, HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE., Bangalore.
a).Consist of 2Basement + 1Ground + 13 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.12210.65 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 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.
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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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

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

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

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

37.The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38.If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BBMP Act 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.BBMP will not be responsible for any dispute that may arise in respect of property in question.
42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

4.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"

5.Owner / Builder / GPA Holder / Developer shall take all precautionary measure to ensure the safety of Personnels involved in the Construction activities.

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

SCALE : 1:200

Color Notes

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12125/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Mixed)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50	
Nature of Sanction: NEW	City Survey No.: 50	
Location: RING-III	Khata No. (As per Khata Extract): 50	
Building Line Specified as per Z.R: NA	Locality / Street of the property: HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE.	
Zone: Bommanahalli		
Ward: Ward-190		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14264.37
Deduction for NetPlot Area		
Surrender Free of Cost		402.47
Total		402.47
NET AREA OF PLOT	(A-Deductions)	13861.91
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		9010.24
Proposed Coverage Area (20.47 %)		2837.85
Achieved Net coverage area (20.47 %)		2837.85
Balance coverage area left (44.53 %)		6172.39
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		32094.84
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		32094.84
Residential FAR (100.00%)		32078.03
Proposed FAR Area		32078.03
Achieved Net FAR Area (2.25)		32078.03
Balance FAR Area (0.00)		16.81
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46315.11
Substructure Area Add in BUA (Layout Lvl)		1.59
Achieved BuiltUp Area		46316.71

Approval Date :

UnitBUA Table for Block :TOWER (AB AND CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	123.52	117.45	9	13
	002	FLAT	87.94	83.15	6	
	003	FLAT	87.94	83.15	6	
	004	FLAT	123.60	117.57	9	
	005	FLAT	160.03	152.03	12	
	006	FLAT	111.22	105.61	9	
	007	FLAT	157.01	150.11	12	
	008	FLAT	123.52	117.45	9	
	009	FLAT	123.52	117.45	9	
	010	FLAT	111.44	106.13	9	
	011	FLAT	111.44	106.13	9	
	012	FLAT	111.44	106.13	9	
	013	FLAT	111.44	106.13	9	
FIRST FLOOR PLAN	101	FLAT	123.52	117.45	9	13
	102	FLAT	87.94	83.15	6	
	103	FLAT	87.94	83.15	6	
	104	FLAT	123.60	117.57	9	
	105	FLAT	160.03	152.03	12	
	106	FLAT	111.22	105.61	9	
	107	FLAT	157.01	150.11	12	
	108	FLAT	123.52	117.45	9	
	109	FLAT	123.52	117.45	9	
	110	FLAT	111.44	106.13	9	
	111	FLAT	111.44	106.13	9	
	112	FLAT	111.44	106.13	9	
	113	FLAT	111.44	106.13	9	
SECOND FLOOR PLAN	201	FLAT	123.52	117.45	9	16
	202	FLAT	87.94	83.15	6	
	203	FLAT	87.94	83.15	6	
	204	FLAT	123.60	117.57	9	
	205	FLAT	127.29	120.57	9	
	206	FLAT	160.03	152.03	12	
	207	FLAT	111.22	105.61	9	
	208	FLAT	157.01	150.11	12	
	209	FLAT	132.24	125.24	10	
	210	FLAT	132.24	125.24	10	
	211	FLAT	123.52	117.45	9	
	212	FLAT	123.52	117.45	9	
	213	FLAT	111.44	106.13	9	
	214	FLAT	111.44	106.13	9	
	215	FLAT	111.44	106.13	9	
	216	FLAT	111.44	106.13	9	
TYPICAL - 3- 13 FLOOR PLAN	301-1301	FLAT	123.52	117.45	9	176
	302-1302	FLAT	87.94	83.15	6	
	303-1303	FLAT	87.94	83.15	6	
	304-1304	FLAT	123.60	117.57	9	
	305-1305	FLAT	127.29	120.57	9	
	306-1306	FLAT	160.03	152.03	12	
	307-1307	FLAT	111.22	105.61	9	
	308-1308	FLAT	157.01	150.11	12	
	309-1309	FLAT	132.68	125.68	10	
	310-1310	FLAT	132.68	125.68	10	
	311-1311	FLAT	123.52	117.45	9	
	312-1312	FLAT	123.52	117.45	9	
	313-1313	FLAT	111.44	106.13	9	
	314-1314	FLAT	111.44	106.13	9	
	315-1315	FLAT	111.44	106.13	9	
	316-1316	FLAT	111.44	106.13	9	
Total:	-	-	26327.63	25020.92	1986	218

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.			
TOWER (AB AND CLUB HOUSE)	1	49784.13	3469.01	46315.12	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	812.81
Grand Total:	1	49784.13	3469.01	46315.12	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218.00	812.81

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	218	2997.50	288	4030.67
Visitor's Car Parking	22	302.50	0	0.00
Total Car	240	3300.00	288	4030.67
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	8179.98
Total		3602.50		12210.65

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (AB AND CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (AB AND CLUB HOUSE)	Residential	Apartment	50 - 225	1	-	1	218	-
	Total :		-	-	-	-	218	288

SCHEDULE OF JOINERY IN MM:

Door Schedule

Type Mark	Width	Height	Sill Height	Head Height
D1	900	2100	50	2150
D2	750	2100	50	2150
DD1	2000	2400	50	2450
DD2	1500	2400	50	2450
DD3	600	1800	350	2150
DD4	900	1200	950	2150
FD	1200	2100	50	2150
FHD	1200	1200	950	2150
FHD1	900	1200	950	2150
MD1	1050	2100	50	2150
SD1	2825	2320	50	2370
SD2	2675	2320	50	2370
SD3	2525	2320	50	2370
SD4	2425	2320	50	2370
TD1	1200	2100	50	2150
ED	900+600	2100	50	2150

Window Schedule

Type Mark	Width	Height	Sill Height	Head Height
CW1	1500	1350	1020	2370
CW2	1200	1350	1020	2370
CW3	1250	1170	@1200MM MID LANDING LVL (STAIRCASE WINDOW)	
KW1	1200	1350	1020	2370
KW2	1500	1350	1020	2370
SW1	1575	1500	870	2370
SW2	1275	1500	870	2370
SW3	1250	1500	870	2370
SW4	1725	1500	870	2370
SW5	2025	1500	870	2370
SW6	1225	1500	870	2370
V1	600	600	1550	2150
V2	600	1800	350	2150
W1	3450	2270	100	2370
W2	3150	2270	100	2370
W3	2950	2270	100	2370

Block :TOWER (AB AND CLUB HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.			
Terrace Floor	87.88	0.00	87.88	65.08	17.40	5.40	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Twelfth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Eleventh Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Tenth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Ninth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Eighth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Seventh Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Sixth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Fifth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Fourth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Third Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Second Floor	2637.55	242.25	2395.30	65.08	34.40	0.00	0.00	0.00	0.00	2295.82	2295.82	16	0.00
First Floor	2280.66	266.38	2014.28	65.08	30.80	0.00	27.62	0.00	0.00	1890.78	1890.78	13	0.00
Ground Floor	3151.41	313.56	2837.85	65.08	34.40	0.00	0.00	0.00	0.00	2738.37	2738.37	13	812.81
Upper Basement Floor	6210.15	0.00	6210.15	49.23	30.80	0.00	0.00	394.14	5735.97	0.00	0.00	00	0.00
Lower Basement Floor	6561.94	0.00	6561.94	49.23	30.80	0.00	0.00	394.14	6087.76	0.00	0.00	00	0.00
Total:	49784.12	3469.01	46315.11	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	812.81
Total Number of Same Blocks :	1												
Total:	49784.12	3469.01	46315.11	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	813

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
K.A.MURTHY Rep.by G.P.A.Holder M/s. CASA GRANDE GARDEN CITY BUILDERS PVT.LTD #34/1, SALMA BIZHOUSE, 3rd FLOOR, T1 & T2, MEANEE AVENUE ROAD, ULSOOR, [illegible]ALORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
vinod P # 11 3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SY.NO.50, HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE. WARD NO.190

DRAWING TITLE : FIRST AND SECOND FLOOR PLAN

SHEET NO : 5 OF 7

SANCTIONING AUTHORITY :

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

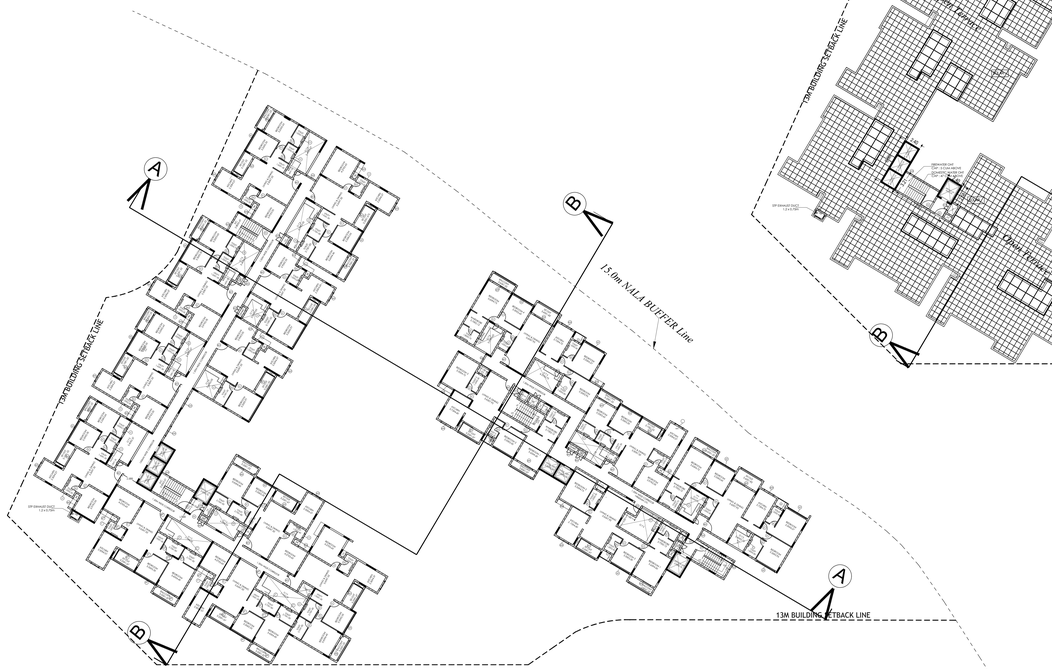
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

Digitally signed by GOVINDARAJU B G
Date: 27 Sep 2023 17:53:52
Project No.:PRJ/12125/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./BMH/1861/21-22

SOUTH

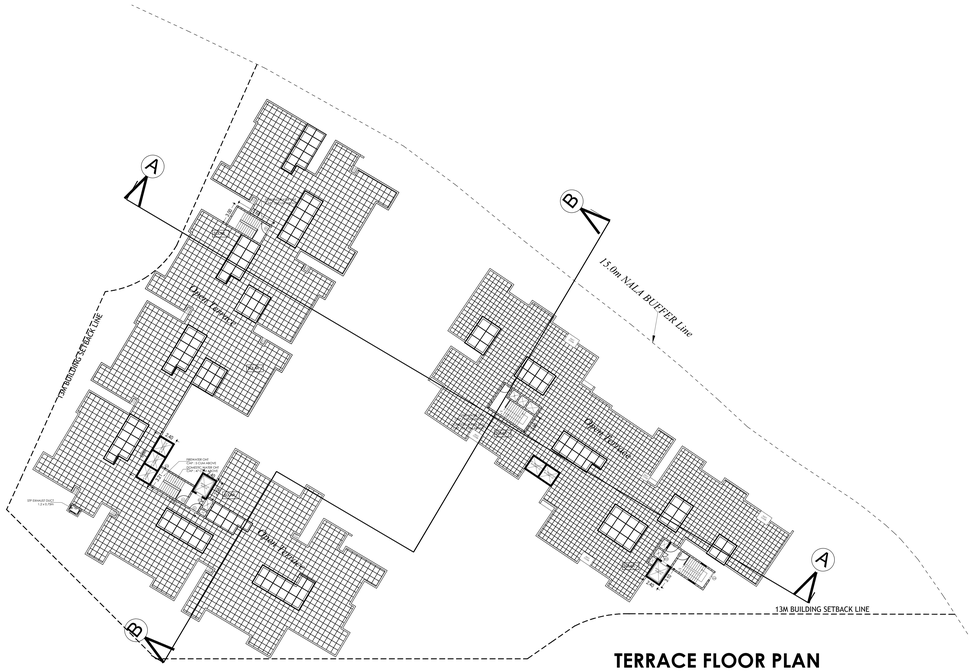
This is system generated report and does not require any signature.

LOCATION PLAN : NTS



TYPICAL 3rd-13TH FLOOR PLAN

No. of Units: 176 Nos



TERRACE FLOOR PLAN

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 00
Residential(Flats) Block(s) for 176 Dwelling Units at BIDAR(CMC), Bangalore.
a) Consist of 2Basement + 1Ground + 13 Upper floors.
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.12210.83 area reserved for car parking shall not be converted for any other purpose.
4.Provision of lift(s) and ramp(s) for the use of physically handicapped persons in public buildings. 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 columns of superior structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtaine from
the site above 371 Sqrs.
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 for occupy the building.
7.Provision of drinking water, 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 or compensation as per the Workmen Compensation act.
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 (Dist D) code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.00 x 3.00 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 any hurt or injury to the public in general and to safeguard adjacent property.
& ensure the safe
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 Engineer / 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 IIIF IV (Bye-law No. 3.8) under sub section 1VI (a) to (k).
18.The applicant shall not change the occupancy of the building or any portion thereof to other use.
19.The building shall 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 potable purposes or recharge of ground water at all times. Failure to maintain the structures in good condition shall be liable
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.
The Plinth level, Foundation, Superstructure, Roofs, Parapets, Cantilever portions on SSC, 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 77 of Bye-law No. 29 for the building.
24.Facilities for physically handicapped persons prescribed in schedule IX (Bye laws 38" 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 to 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 the
construction and that the construction activities shall stop before 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

27.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and organic waste shall be processed in the premises itself or outside as the case may be as per the rules / 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. The applicant shall ensure that the safety of the adjoining buildings, adjoining property, public roads and footpaths, and besides ensuring safety of workmen 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 a€" Drills in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
Note:

1.Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the building or in the vicinity.
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.
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32.The Construction or reconstruction of building shall be commenced within a period of two (2) years and shall be completed within five years from the date of issue of the licence. The applicant 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 or 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 DC letter No. BWSSB/A3/E3/19-20; Dated: 25-08-2019 regarding utilization of treated water for all construction activities for built up areas 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.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan and at least Two Trees for single unit.

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

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

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

41.BBMP will not be responsible for any dispute that may arise in respect of property in question. 42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan shall be liable for action u/s 321 of Karnataka Municipal Corporations Act 1976.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. The 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.
Special Condition as per Labour Department of Government of Karnataka vide AGDENOUM (Housing) Howdiez Letter No. LD/95LET/07/3; 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" before commencement
2.The Applicant / Builder / Owner / Contractor shall 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.I any point of time the Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place which is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

5.Owner / Builder / DPA Holder / Developer shall take all precautionary measure to ensure the safety of Pavements involved in the Construction activities.

6.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 pavements or damages caused to public or private property, BBMP is not responsible for such loss. Hence the DPA Holder / Developer shall hold the responsibility for such damages or loss of life or injury of permanent disability.

FAR &Tenement Details

Block	No. of Same Bldg	Gross Bu.U Up Area (Sq.mt.)	Deductions From Gross BuArea (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.)	Carpet Area other than Tenament
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.			
TOWER (A8 AND CLUB HOUSE)	1	40784.13	3488.01	40315.12	1014.86	517.40	5.40	27.62	788.28	11823.73	32076.01	32076.01	218	8121.81
Grand Total:	1	40784.13	3488.01	40315.12	1014.86	517.40	5.40	27.62	788.28	11823.73	32076.01	32076.01	218.00	8121.81

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	218	2997.50	288	4030.67
Visitor's Car Parking	22	302.50	0	0.00
Total Car	240	3300.00	288	4030.67
Two/Wheeler	-	302.50	0	0.00
Other Parking	-	-	-	8129.98
Total	-	3602.50	-	12160.65

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (A8 AND CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
TOWER (A8 AND CLUB HOUSE)	Residential	Apartment	50 - 225	1	-	1	218	-
	Total :		-	-	-	-	218	288

SCHEDULE OF JOINERY IN MM

Door Schedule

Type Mark	Width	Height	Sill Height	Head Height
D1	900	2100	50	2150
D2	750	2100	50	2150
D3	1050	2400	50	2450
D12	1500	2400	50	2450
DD3	600	1800	350	2150
DD4	900	1200	950	2150
FD	1200	2100	50	2150
FHD	1200	2300	950	2150
FHD1	900	1200	950	2150
MD1	2400	2100	50	2150
MD2	2625	2300	50	2370
SD2	2675	2300	50	2370
SD3	2525	2300	50	2370
SD4	2425	2300	50	2370
TD1	1200	2100	50	2150
ED	900+900	2100	50	2150

Window Schedule

Type Mark	Width	Height	Sill Height	Head Height
CW1	1500	1350	1020	2370
CW2	1250	1350	1020	2370
CW3	1250	1170	1200	2370
KW1	1500	1350	1020	2370
KW2	1250	1350	1020	2370
SW1	1575	1500	870	2370
SW2	1275	1500	870	2370
SW3	1250	1500	870	2370
SW4	1725	1500	870	2370
SW5	2025	1500	870	2370
SW6	1225	1500	870	2370
V1	1500	900	1470	2370
V2	600	1800	300	2100
W1	3450	2270	100	2370
W2	3150	2270	100	2370
W3	2950	2270	100	2370

Block :TOWER (A8 AND CLUB HOUSE)

Floor Name	Gross BuArea (Sq.mt.)	Deductions From Gross BuArea (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.)	Carpet Area other than Tenament
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.				
Terrace Floor	87.88	0.00	87.88	65.08	17.40	5.40	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Twelth Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Eleventh Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Tenth Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Ninth Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Eighth Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Seventh Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Sixth Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Fifth Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Fourth Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Third Floor	2623.14	240.82	2382.32	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	2286.64	16	0.00
Second Floor	2637.55	242.25	2395.30	65.08	34.40	0.00	0.00	0.00	0.00	2295.82	2295.82	2295.82	16	0.00
First Floor	2286.98	266.38	2014.28	65.08	30.80	0.00	27.62	0.00	0.00	1890.78	1890.78	1890.78	13	0.00
Ground Floor	3151.41	313.58	2837.85	65.08	34.40	0.00	0.00	0.00	0.00	2738.37	2738.37	2738.37	13	812.81
Upper Basement Floor	6210.15	0.00	6210.15	49.23	30.80	0.00	0.00	0.00	394.14	5735.97	0.00	0.00	00	0.00
Lower Basement Floor	6561.94	0.00	6561.94	49.23	30.80	0.00	0.00	394.14	6087.75	0.00	0.00	0.00	00	0.00
Total:	40784.12	3488.01	40315.11	1014.86	517.40	5.40	27.62	788.28	11823.73	32076.01	32076.01	218	812.81	
Total Number of Same Blocks	1													
Total:	40784.12	3488.01	40315.11	1014.86	517.40	5.40	27.62	788.28	11823.73	32076.01	32076.01	218	813	

Color Notes

COLOR INDEX

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/210725/21/22	Plot SubUse: Apartment
Application Type: General	Land Use Zone: Residential (Mixed)
Proposed Type: Building Permission	Plot/Sub Plot No.: 00
Nature of Sanct: NEW	Khata No.(As per Khata Extract): NA
Location: BIRCHT	Khata No.(As per Khata Extract): 00
Building Line Specified as per Z.R: NA	Locality / Street of the property: HARALAKUNTE VILLAGE, BEGUR HOBLI, BANGALORE.
Zone: Bommanahalli	
Ward: Ward-190	
Planning District: 219-Begur	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	5034.37
Deduction for NetPlot Area	
Deduction for Roads/Car Free of Cost	402.47
Total:	402.47
NET AREA OF PLOT (A-Deductions)	13861.97
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	9010.24
Proposed Coverage Area (37.67 %)	2637.85
Achieved Net coverage area (37.67 %)	2637.85
Balance coverage area left (14.53 %)	6172.39
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (2.25)	32094.84
Additional F.A.R within Ring I and II for amalgamated plot - (-)	0.00
Allowable TDR Area (Plot/Zone)	0.00
Premium FAR for Plot(Plot-Zone) (-)	0.00
Total Perm. FAR Area (3 TO 6)	32094.84
Residential FAR (100.00%)	32076.01
Proposed FAR Area	32076.01
Achieved Net FAR Area (2.29)	32076.01
Balance FAR Area (0.00)	18.83
BUILT UP AREA CHECK	
Proposed BuiltUp Area	40315.11
Substructure Area And Ht BUA (Layout Lvl)	1.00
Achieved BuiltUp Area	40316.11

Approval Date :

UnitBUA Table for Block :TOWER (A8 AND CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	123.52	111.45	3	13
	002	FLAT	87.84	63.15	2	
	003	FLAT	87.84	63.15	2	
	004	FLAT	123.60	111.57	3	
	005	FLAT	160.03	152.03	3	
	006	FLAT	111.22	105.61	3	
	007	FLAT	107.01	100.11	3	
	008	FLAT	123.52	111.45	3	
	009	FLAT	123.52	111.45	3	
	010	FLAT	111.44	106.13	3	
	011	FLAT	111.44	106.13	3	
	012	FLAT	111.44	106.13	3	
	013	FLAT	123.52	111.45	3	
FIRST FLOOR PLAN	101	FLAT	123.52	111.45	3	16
	102	FLAT	87.84	63.15	2	
	103	FLAT	87.84	63.15	2	
	104	FLAT	123.60	111.57	3	
	105	FLAT	160.03	152.03	3	
	106	FLAT	111.22	105.61	3	
	107	FLAT	107.01	100.11	3	
	108	FLAT	123.52	111.45	3	
	109	FLAT	123.52	111.45	3	
	110	FLAT	111.44	106.13	3	
	111	FLAT	111.44	106.13	3	
	112	FLAT	111.44	106.13	3	
	113	FLAT	123.52	111.45	3	
SECOND FLOOR PLAN	201	FLAT	123.52	111.45	3	16
	202	FLAT	87.84	63.15	2	
	203	FLAT	87.84	63.15	2	
	204	FLAT	123.60	111.57	3	
	205	FLAT	127.29	120.57	3	
	206	FLAT	160.03	152.03	3	
	207	FLAT	111.22	105.61	3	
	208	FLAT	107.01	100.11	3	
	209	FLAT	132.24	125.24	3	
	210	FLAT	132.24	125.24	3	
	211	FLAT	123.52	111.45	3	
	212	FLAT	123.52	111.45	3	
	213	FLAT	111.44	106.13	3	
	214	FLAT	111.44	106.13	3	
	215	FLAT	111.44	106.13	3	
	216	FLAT	111.44	106.13	3	
TYPICAL (3-13) FLOOR PLAN	301-1001	FLAT	123.52	111.45	3	176
	302-1002	FLAT	87.84	63.15	2	
	303-1003	FLAT	87.84	63.15	2	
	304-1004	FLAT	123.60	111.57	3	
	305-1005	FLAT	127.29	120.57	3	
	306-1006	FLAT	160.03	152.03	3	
	307-1007	FLAT	111.22	105.61	3	
	308-1008	FLAT	107.01	100.11	3	
	309-1009	FLAT	132.24	125.24	3	
	310-1010	FLAT	132.68	125.68	3	
	311-1011	FLAT	123.52	111.45	3	
	312-1012	FLAT	123.52	111.45	3	
	313-1013	FLAT	111.44	106.13	3	
	314-1014	FLAT	111.44	106.13	3	
	315-1015	FLAT	111.44	106.13	3	
	316-1016	FLAT	111.44	106.13	3	
Total:	-	-	20327.83	20020.92	1585	218

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
K.A.MURTHY Reg by G.P.A Holder M/s. CASA GRANDE GARDEN CITY BUILDERS PVT.LTD #3&T, SALIM BONOUSE, 3rd FLOOR, T1 & T2, MEKANEE AVENUE ROAD, ULSOOR , BENGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
rena#:R # 11 3 st cross Doctors layout chikkasandra b- 61 BCC/BL-3-065-4021/2019-2020

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SY NO.68 ,HARALAKUNTE VILLAGE, BEGUR HOBLI, BANGALORE. WARD NO.190

DRAWING TITLE : TYPICAL 3rd TO 13th FLOOR PLAN AND TERRACE FLOOR PLAN

SHEET NO : 6 OF 7

SANCTIONING AUTHORITY :

DESIGNATION (EXP, HEALTH, TOWN PLANNER)	JUNIOR ARCHITECT	SENIOR ARCHITECT	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.

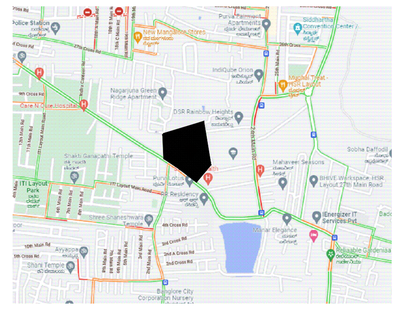
SOUTH

DIGITALLY SIGNED BY
Digitally signed by BANGALORE ONE
Date: 27 Mar 2023 17:18:53
Location: Bangalore One, Bangalore
Organization: Bruhat Bangalore Mahanagara Palike
Designation: Joint Director Town Planning
Reason: SelfAttested
Contact Info: -
DN: c=IN, o=Bangalore One, cn=BANGALORE ONE, l=Bangalore, st=Karnataka, 2.5.4.20=8a0f1f0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d, 2.5.4.42=4f0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d, 2.5.4.97=0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d, serialNumber=f0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d0d

SECTION AA

ELEVATION

SECTION BB



LOCATION PLAN : NTS

SCALE : 1:200

Color Notes

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

Approval Condition :

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

1.Sanction is accorded for the Residential Building plan at 50 , HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE., Bangalore.
a).Consist of 2Basement + 1Ground + 13 UF only
2.Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3.12210.65 area reserved for car parking shall not be converted for any other purpose.
4.License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
5.On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained for the site above 371 Sqm.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
8.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9.The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
10.The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.

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

14.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15.Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16.If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule 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 potable 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 10.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.

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

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

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

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

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

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

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

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42.In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43.The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.

44.The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45.The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi Hoodike) Letter No. LD/95/LET/2013, dated: 01-04-2013 :

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

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

4.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"

5.Owner / Builder / GPA Holder / Developer shall take all precautionary measure to ensure the safety of Personnels involved in the Construction activities.

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

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12	
	VERSION DATE: 09/12/2022	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Project No: PRJ/12125/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Mixed)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 50	
Nature of Sanction: NEW	City Survey No.: 50	
Location: RING-III	Khata No. (As per Khata Extract): 50	
Building Line Specified as per Z.R: NA	Locality / Street of the property: HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE.	
Zone: Bommanahalli		
Ward: Ward-190		
Planning District: 318-Begur		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	14264.37
Deduction for NetPlot Area		
Surrender Free of Cost		402.47
Total		402.47
NET AREA OF PLOT	(A-Deductions)	13861.91
COVERAGE CHECK		
Permissible Coverage area (65.00 %)		9010.24
Proposed Coverage Area (20.47 %)		2837.85
Achieved Net coverage area (20.47 %)		2837.85
Balance coverage area left (44.53 %)		6172.39
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.25)		32094.84
Additional F.A.R within Ring I and II (for amalgamated plot -)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.25)		32094.84
Residential FAR (100.00%)		32078.03
Proposed FAR Area		32078.03
Achieved Net FAR Area (2.25)		32078.03
Balance FAR Area (0.00)		16.81
BUILT UP AREA CHECK		
Proposed BuiltUp Area		46315.11
Substructure Area Add in BUA (Layout Lvl)		1.59
Achieved BuiltUp Area		46316.71

Approval Date :

UnitBUA Table for Block :TOWER (AB AND CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	001	FLAT	123.52	117.45	9	13
	002	FLAT	87.94	83.15	6	
	003	FLAT	87.94	83.15	6	
	004	FLAT	123.60	117.57	9	
	005	FLAT	160.03	152.03	12	
	006	FLAT	111.22	105.61	9	
	007	FLAT	157.01	150.11	12	
	008	FLAT	123.52	117.45	9	
	009	FLAT	123.52	117.45	9	
	010	FLAT	111.44	106.13	9	
	011	FLAT	111.44	106.13	9	
	012	FLAT	111.44	106.13	9	
	013	FLAT	111.44	106.13	9	
FIRST FLOOR PLAN	101	FLAT	123.52	117.45	9	13
	102	FLAT	87.94	83.15	6	
	103	FLAT	87.94	83.15	6	
	104	FLAT	123.60	117.57	9	
	105	FLAT	160.03	152.03	12	
	106	FLAT	111.22	105.61	9	
	107	FLAT	157.01	150.11	12	
	108	FLAT	123.52	117.45	9	
	109	FLAT	123.52	117.45	9	
	110	FLAT	111.44	106.13	9	
	111	FLAT	111.44	106.13	9	
	112	FLAT	111.44	106.13	9	
	113	FLAT	111.44	106.13	9	
SECOND FLOOR PLAN	201	FLAT	123.52	117.45	9	16
	202	FLAT	87.94	83.15	6	
	203	FLAT	87.94	83.15	6	
	204	FLAT	123.60	117.57	9	
	205	FLAT	127.29	120.57	9	
	206	FLAT	160.03	152.03	12	
	207	FLAT	111.22	105.61	9	
	208	FLAT	157.01	150.11	12	
	209	FLAT	132.24	125.24	10	
	210	FLAT	132.24	125.24	10	
	211	FLAT	123.52	117.45	9	
	212	FLAT	123.52	117.45	9	
	213	FLAT	111.44	106.13	9	
	214	FLAT	111.44	106.13	9	
	215	FLAT	111.44	106.13	9	
	216	FLAT	111.44	106.13	9	
TYPICAL - 3- 13 FLOOR PLAN	301-1301	FLAT	123.52	117.45	9	176
	302-1302	FLAT	87.94	83.15	6	
	303-1303	FLAT	87.94	83.15	6	
	304-1304	FLAT	123.60	117.57	9	
	305-1305	FLAT	127.29	120.57	9	
	306-1306	FLAT	160.03	152.03	12	
	307-1307	FLAT	111.22	105.61	9	
	308-1308	FLAT	157.01	150.11	12	
	309-1309	FLAT	132.68	125.68	10	
	310-1310	FLAT	132.68	125.68	10	
	311-1311	FLAT	123.52	117.45	9	
	312-1312	FLAT	123.52	117.45	9	
	313-1313	FLAT	111.44	106.13	9	
	314-1314	FLAT	111.44	106.13	9	
	315-1315	FLAT	111.44	106.13	9	
	316-1316	FLAT	111.44	106.13	9	
Total:	-	-	26327.63	25020.92	1986	218

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
			Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.			
TOWER (AB AND CLUB HOUSE)	1	49784.13	3469.01	46315.12	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	812.81
Grand Total:	1	49784.13	3469.01	46315.12	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218.00	812.81

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	218	2997.50	288	4030.67
Visitor's Car Parking	22	302.50	0	0.00
Total Car	240	3300.00	288	4030.67
TwoWheeler	-	302.50	0	0.00
Other Parking	-	-	-	8179.98
Total		3602.50		12210.65

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
TOWER (AB AND CLUB HOUSE)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (AB AND CLUB HOUSE)	Residential	Apartment	50 - 225	1	-	1	218	-
	Total :		-	-	-	-	218	288

SCHEDULE OF JOINERY:

Door Schedule				
Type Mark	Width	Height	Sill Height	Head Height
D1	900	2100	50	2150
D2	750	2100	50	2150
DD1	2000	2400	50	2450
DD2	1500	2400	50	2450
DD3	600	1800	350	2150
DD4	900	1200	950	2150
FD	1200	2100	50	2150
FHD	1200	1200	950	2150
FHD1	900	1200	950	2150
MD1	1050	2100	50	2150
SD1	2825	2320	50	2370
SD2	2675	2320	50	2370
SD3	2525	2320	50	2370
SD4	2425	2320	50	2370
TD1	1200	2100	50	2150
ED	900+600	2100	50	2150

Window Schedule				
Type Mark	Width	Height	Sill Height	Head Height
CW1	1500	1350	1020	2370
CW2	1200	1350	1020	2370
CW3	1250	1170	@1200MM MID LANDING LVL (STAIRCASE WINDOW)	
KW1	1200	1350	1020	2370
KW2	1500	1350	1020	2370
SW1	1575	1500	870	2370
SW2	1275	1500	870	2370
SW3	1250	1500	870	2370
SW4	1725	1500	870	2370
SW5	2025	1500	870	2370
SW6	1225	1500	870	2370
V1	600	600	1550	2150
V2	600	1800	350	2150
W1	3450	2270	100	2370
W2	3150	2270	100	2370
W3	2950	2270	100	2370

Block :TOWER (AB AND CLUB HOUSE)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.			
Terrace Floor	87.88	0.00	87.88	65.08	17.40	5.40	0.00	0.00	0.00	0.00	0.00	00	0.00
Thirteenth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Twelfth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Eleventh Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Tenth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Ninth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Eighth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Seventh Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Sixth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Fifth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Fourth Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Third Floor	2623.14	240.62	2382.52	65.08	30.80	0.00	0.00	0.00	0.00	2286.64	2286.64	16	0.00
Second Floor	2637.55	242.25	2395.30	65.08	34.40	0.00	0.00	0.00	0.00	2295.82	2295.82	16	0.00
First Floor	2280.66	266.38	2014.28	65.08	30.80	0.00	27.62	0.00	0.00	1890.78	1890.78	13	0.00
Ground Floor	3151.41	313.56	2837.85	65.08	34.40	0.00	0.00	0.00	0.00	2738.37	2738.37	13	812.81
Upper Basement Floor	6210.15	0.00	6210.15	49.23	30.80	0.00	0.00	394.14	5735.97	0.00	0.00	00	0.00
Lower Basement Floor	6561.94	0.00	6561.94	49.23	30.80	0.00	0.00	394.14	6087.76	0.00	0.00	00	0.00
Total:	49784.12	3469.01	46315.11	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	812.81
Total Number of Same Blocks :	1												
Total:	49784.12	3469.01	46315.11	1074.66	517.40	5.40	27.62	788.28	11823.73	32078.01	32078.01	218	813

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
K.A.MURTHY Rep.by G.P.A.Holder M/s. CASA GRANDE GARDEN CITY BUILDERS PVT.LTD #34/1, SALMA BIZHOUSE, 3rd FLOOR, T1 & T2, MEANEE AVENUE ROAD, ULSOOR, [illegible]LORE.

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
vinod P # 11 3 rd cross Doctors layout chikkalasandra b- 61
BCC/BL-3.6/E-4521/2019-2020
vinod P

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT AND CLUB HOUSE BUILDING AT SY.NO.50, HARALUKUNTE VILLAGE, BEGUR HOBLI, BANGALORE. WARD NO.190

DRAWING TITLE : SECTION AND ELEVATION

SHEET NO : 7 OF 7

SANCTIONING AUTHORITY :

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

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

SOUTH

Digitally signed by GOVINDARAJU B G
Date: 27 Sep 2023 17:53:52
Project No.:PRJ/12125/21-22IN
Organization :Bruhat Bengaluru Mahanagara Palike
Designation :Joint Director Town Planning (JDTP)
FileNo :BBMP/Ad.Com./BMH/1861/21-22

UserDefinedMetric (1800.00 x 890.00MM)

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