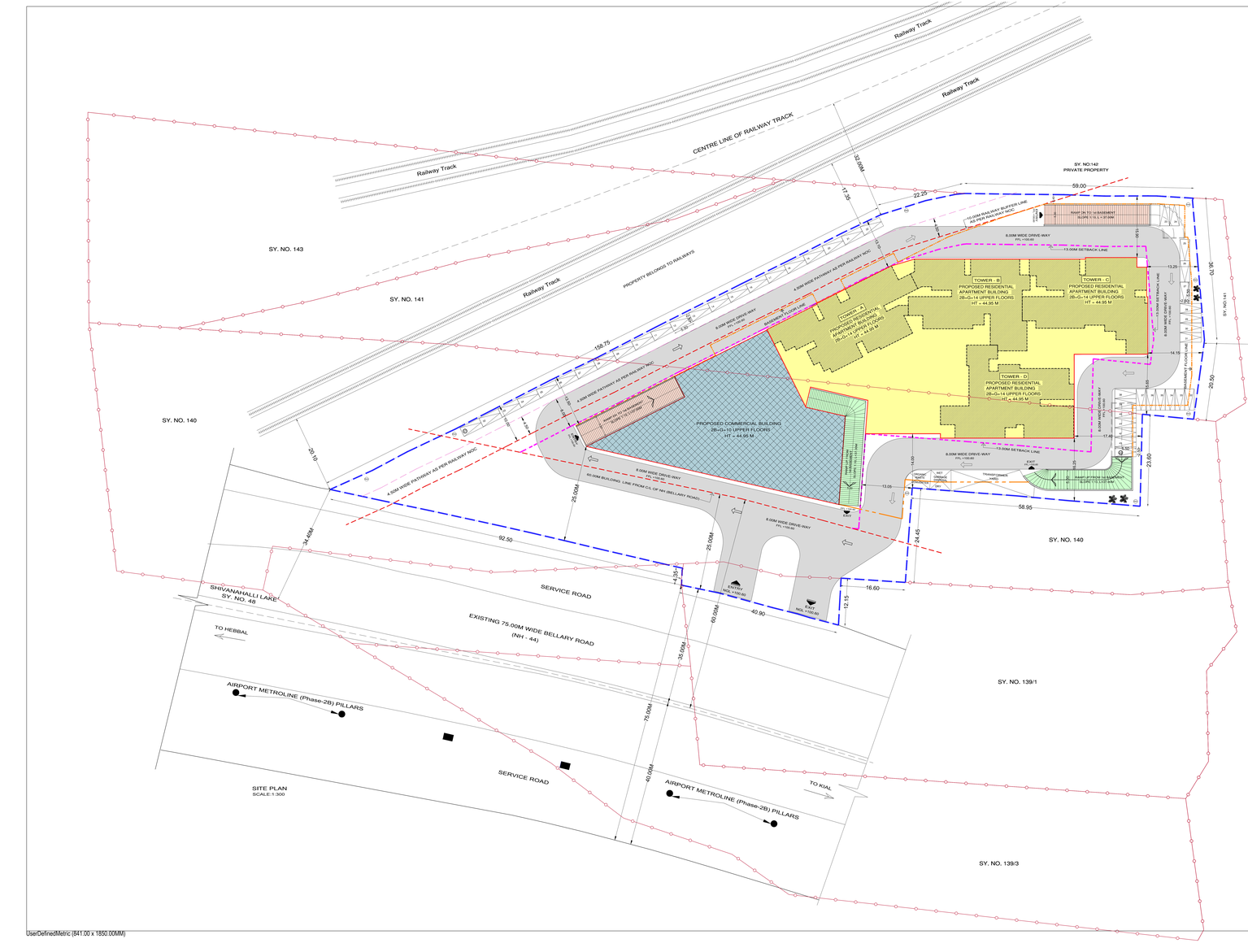
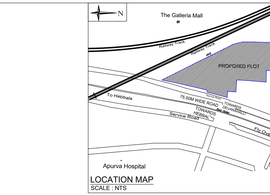




Approval Condition:

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

1.Sanction is accorded for the Commercial Building plan at 911/140 YELAHANKA VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, Bangalore.
a) Consist of 1nr .2Basement + 1Ground + 10 for .2Basement + 10ground + 14 UP only
b) Building is accorded for Commercial use only. The use of the building shall not be deviated to any other use.
3.2010.B.4a 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 board and displayed in a place of the premises open to public view.
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 if for
the site about 20 Sqm.
6.The building or 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.Provision should be made in the basement / lowest storey blocks 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 / offered incidental during the course of construction.
10.The applicant shall not stack any building materials / debris on footpath or on roads or on drains. 11.The applicant shall not encroach on the road or any other land.
11. The applicant / builder is prohibited from setting 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.(Sub.S) code bearing 2.00 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 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 are the case may be shall strictly adhere to the duties and responsibilities specified in Schedule –IV of Bye-law No. 3.(8) under sub section 7A-B (a) to (k).
18.The building shall be constructed under the supervision of a registered structural engineer.
19.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
20.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non 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 of India 2005 & the Earthquake resistant design of structures as per 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 owner/developer shall get a certificate from 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.IV (Bye-laws 861 (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 Physically handicapped persons. The ground floor entrance door should 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 the Recycling processing unit installed at site for its recycle / disposal (Applicable for Residential units of 20 and above and 2000 Sqm and above Commercial building).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades. Structural stability certificate shall be obtained from a structural engineer.
30.The Owner / Association of the high-rise building shall conduct two mock drill tests in the building , one before the onset of summer and another during the summer and assure complete safety in respect of
the 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 Officer concerned.
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 rule 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/36/310-20, Dated: 23-04-2019 regarding utilization of treated water for all construction purpose, and for flushing in the apartment / building.
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 #(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. In the event of any discrepancy in the documents submitted by the applicant, if any, or if any data fabricated or if some/further fees obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
42.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 construed as a title certificate issued by the authority.
46.Owner / builder/ GPA holder / developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
47.Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or private properties, the owner / developer shall pay a fine of Rs. 50,000/- to BBMP. The owner / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosakaraj Hundike) Letter No. LD/95/LT.D/13, 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.
2.The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and the Registration of workmen employed 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 No Applicant / Builder / Owner / Contractor shall engage a construction worker in his site or work place who is not registered with the "Karnataka Building and Other Construction workers Welfare Board"

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.15
		VERSION DATE: 18/12/2023
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Commercial
Project No: PR/191/2023-24		Plot Sub Use: Commercial Bldg
Application Type: General		Land Use Zone: Commercial (Mutation/Corrector)
Proposal Type: Building Permission		Plot/Sub Plot No.: 911/140
Nature of Sanction: NEW		City Survey No.: 139/1, 140 & 141
Location: RING-II		Khata No. (As per Khata Extract): 911/140
Building Line Specified as per Z.R: NA		Locality / Street of the property: YELAHANKA VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK
Zone: Yelahanka		
Ward: Ward-001		
Planning District: 301 Yelahanka		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	15501.78
NET AREA OF PLOT	(A-Deductions)	15501.78
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		6175.88
Proposed Coverage Area (38.8 %)		5258.72
Achieved Net coverage area (38.8 %)		5258.72
Balance coverage area left (11.2 %)		1517.16
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (3.25)		44043.22
Additional F.A.R within Ring-I and Ring-II for amalgamated plot (-)		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (3.25)		44043.22
Total Perm. FAR area (3.25)		3.25
Residential FAR (50.14%)		26299.48
Commercial FAR (38.86%)		17421.07
Proposed FAR Area		43720.55
Achieved Net FAR Area (3.20)		43720.55
Balance FAR Area (0.02)		332.67
BUILT UP AREA CHECK		
Proposed BuiltUp Area		67460.41
Substructure Area Not in BUA Layout Lvl		19.00
Achieved BuiltUp Area		67475.40

Approval Date :

Color Notes

COLOR INDEX

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

Block USE/SUBUSE Details

Block Name	Block Use	Block Subuse	Block Structure	Block Land Use Category
COMMERCIAL (1)	Commercial	Commercial Bldg	Highrise	C3
RESIDENTIAL (1)	Residential	Apartment	Highrise	R

Required Parking(Table 7a)

Block Name	Type	Subuse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
COMMERCIAL (1)	Commercial	Commercial Bldg	> 0	75	17421.07	1	232	-
RESIDENTIAL (1)	Residential	Apartment	30 - 225	1	-	1	217	-
							449	531
Total	-	-	-	-	-	-	-	-

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	449	6173.75	398	5472.50
Two Stand-Car	-	-	133	1828.75
Visitor's Car Parking	22	302.50	22	302.50
Total Car	471	6476.25	531	7301.25
Twin/Tweeler	-	032.50	0	0.00
Other Parking	-	-	-	130.94
Total	-	7108.75	-	20319.46

Block RESIDENTIAL (1)

Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltUp Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
		Cutout		StairCase	Lift	Lift Machine	Substructure	Ramp	Parking	Resi.			
Terrace Floor	245.32	0.50	245.32	128.42	85.21	21.69	0.00	0.00	0.00	0.00	0.00	00	0.00
Twelfth Floor	2171.31	108.15	2063.15	114.59	32.16	0.00	1.35	0.00	0.00	1915.55	1915.55	10	661.07
Thirteenth Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Twelfth Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Eleventh Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Tenth Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Ninth Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Eighth Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Seventh Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Sixth Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Fifth Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Fourth Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Third Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
Second Floor	2147.93	124.53	2023.40	114.59	32.16	0.00	1.35	0.00	0.00	1875.80	1875.80	16	0.00
First Floor	2126.92	114.98	2011.94	114.59	32.16	0.00	1.35	0.00	0.00	1864.34	1864.34	15	73.00
Ground Floor	3921.14	0.00	3921.14	140.01	32.16	0.00	0.00	0.00	3328.97	0.00	0.00	00	0.00
Basement First Floor	6148.02	0.00	6148.02	114.38	32.16	0.00	0.00	194.06	5807.72	0.00	0.00	00	0.00
Basement Second Floor	6093.72	0.00	6093.72	114.38	32.16	0.00	0.00	220.02	5727.46	0.00	0.00	00	0.00
Total:	46061.91	1717.49	44344.12	2093.85	635.93	21.69	18.90	414.08	14864.15	26299.49	26299.49	217	734.07
Total Number of Same Blocks	1												
Total:	46061.91	1717.49	44344.12	2093.85	635.93	21.69	18.90	414.08	14864.15	26299.49	26299.49	217	734

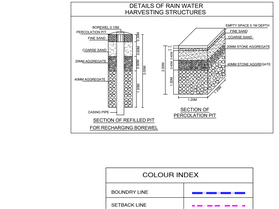
FAR &Tenement Details

Block	No. of Same Blg	Gross BuiltUp 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
					StairCase	Lift	Lift M/C	Void	Substructure	Ramp	Parking	Resi.	Commercial				
COMMERCIAL (1)	1	23348.84	232.53	23116.31	716.78	310.63	88.34	487.12	587.27	444.36	3080.86	0.00	17421.07	17421.07	00	0.00
RESIDENTIAL (1)	1	46061.91	1717.49	44344.09	2093.85	635.93	21.69	0.00	18.90	414.08	14864.15	26299.49	0.00	26299.49	217	734.07
Grand Total:	2	69410.42	1950.02	67460.40	2810.63	946.56	110.03	487.12	606.17	858.44	17945.01	26299.49	17421.07	43720.55	217.00	734.07

Block COMMERCIAL (1)

Floor Name	Gross BuiltUp Area	Deductions From Gross BuiltUp Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Commercial
Terrace Floor	163.24	0.00	163.24	55.88	19.94	88.34	0.00	0.00	0.00	0.00	0.00
Sixth Floor	1773.99	16.34	1757.65	50.84	22.43	0.00	51.57	0.00	0.00	0.00	1632.81
Seventh Floor	1774.01	14.38	1759.63	50.84	22.43	0.00	111.12	51.57	0.00	0.00	1523.67
Eighth Floor	1773.99	16.34	1757.65	50.84	22.43	0.00	51.57	0.00	0.00	0.00	1632.81
Ninth Floor	1773.99	16.34	1757.65	50.84	22.43	0.00	51.57	0.00	0.00	0.00	1632.81
Tenth Floor	1774.05	14.38	1759.67	50.84	22.43	0.00	111.28	51.57	0.00	0.00	1523.50
Eleventh Floor	1773.99	16.34	1757.65	50.84	22.43	0.00	51.57	0.00	0.00	0.00	1632.81
Twelfth Floor	1773.99	16.34	1757.65	50.84	22.43	0.00	51.57	0.00	0.00	0.00	1632.81
Thirteenth Floor	1773.99	16.34	1757.65	50.84	22.43	0.00	51.57	0.00	0.00	0.00	1632.81
Fourteenth Floor	1773.99	16.34	1757.65	50.84	22.43	0.00	51.57	0.00	0.00	0.00	1632.81
Fifteenth Floor	1773.99	16.34	1757.65	50.84	22.43	0.00	51.57	0.00	0.00	0.00	1632.81
Ground Floor	1774.30	73.35	1700.95	50.84	22.43	0.00	51.57	0.00	0.00	0.00	1576.11
First Floor	1773.99	16.34	1757.65	50.84	22.43	0.00	264.72	51.57	0.00	0.00	1368.09
Basement Floor	1809.17	0.00	1809.17	50.84	22.43	0.00	0.00	0.00	194.66	1541.24	0.00
Basement Second Floor	1862.50	0.00	1862.50	50.84	22.43	0.00	0.00	0.00	249.70	1539.63	0.00
Total:	23348.84	232.53	23116.31	716.78	310.63	88.34	487.12	587.27	444.36	3080.86	17421.07
Total Number of Same Blocks	1										
Total:	23348.84	232.53	23116.31	716.78	310.63	88.34	487.12	587.27	444.36	3080.86	17421.07

DETAILS OF RAIN WATER HARVESTING STRUCTURES



COLOUR INDEX

- BOUNDRY LINE
- SETBACK LINE
- BASEMENT LINE
- BUILDING PROFILE
- BUFFER LINE
- SURVEY LINE

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL (1)	D2	0.75	2.10	791
RESIDENTIAL (1)	D1	0.90	2.10	775
RESIDENTIAL (1)	MD	1.10	2.10	221
RESIDENTIAL (1)	D3	1.10	2.10	06

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMMERCIAL (1)	MD	1.98	3.10	11

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
COMMERCIAL (1)	D2	0.92	2.10	77

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL (1)	V	1.50	1.20	519
RESIDENTIAL (1)	W4	1.40	2.10	28
RESIDENTIAL (1)	KW	1.50	1.20	30
RESIDENTIAL (1)	KW	1.50	1.40	20
RESIDENTIAL (1)	W3	1.50	1.20	15
RESIDENTIAL (1)	W3	1.50	1.80	14
RESIDENTIAL (1)	W3	1.50	2.10	14
RESIDENTIAL (1)	W2	1.80	2.10	396
RESIDENTIAL (1)	W1	1.80	2.10	28
RESIDENTIAL (1)	SD	2.00	2.10	229
RESIDENTIAL (1)	W1	2.10	2.10	187
RESIDENTIAL (1)	W8	2.30	1.80	118

DIMENSIONS ARE IN METERS

SCALE : 1:300

DWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
B.S NESARA & R.G ANIL AUTHORIZED SIGNATORY OF M/s CONCORDE HOUSING CORPORATION PRIVATE LIMITED, GPA HOLDER FOR Y.S MURTHY AND OTHERS
No.401, CONCORDE,KITTAL MALLYA ROAD, SHANTHALA NAGAR, BANGALORE

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
REDHMA K J #9930/RPN-UNA WHITE PEARL,MCECHS LAYOUT, BCC/BL-3.6/E-4376/2018-19

PROJECT TITLE :
PROPOSED COMMERCIAL / RESIDENTIAL APARTMENT BUILDING @ KHATHA NO.: 911/140, SY NOS.: 139/1,140 &141/31 NOS.: 139/1,140 &141, YELAHANKA VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, WARD NO.: 01

DRAWING TITLE :

SITE PLAN

SHEET NO : 1

SANCTIONING AUTHORITY :

SIGNATURE WITH DESIGNATION	DIRECTOR	DEPUTY DIRECTOR	ASST. 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 V HEMANTHA RAO
Date: 26-Mar-2024 21:11:11
Designation : Assistant Director of Town Planning
Organisation : Bruhat Bengaluru Mahanagara Palike
Designation : Joint Director Town Planning (Mutation)
Name : BBMP(Head Off) DEVELOPMENT PLAN(SOUTH) UNIT

HO - NORTH

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