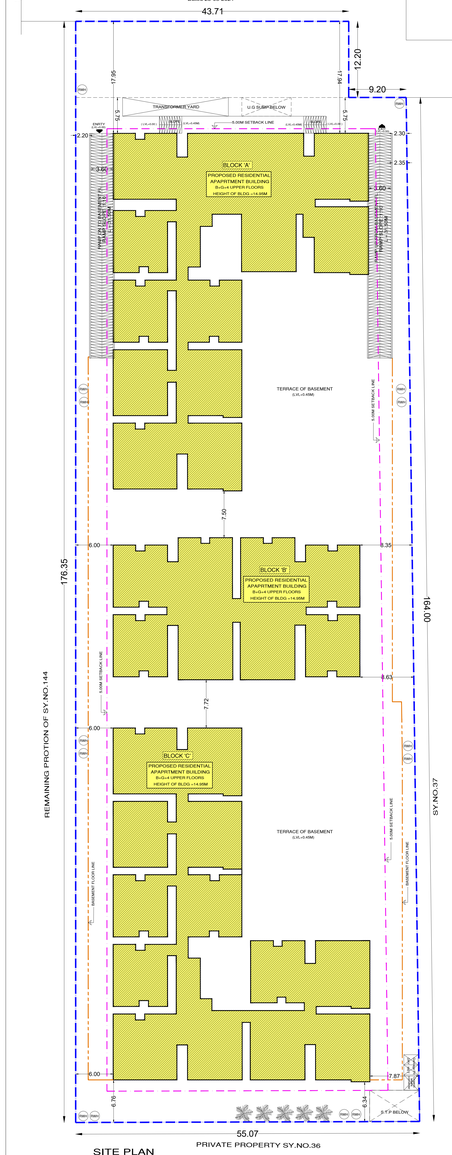
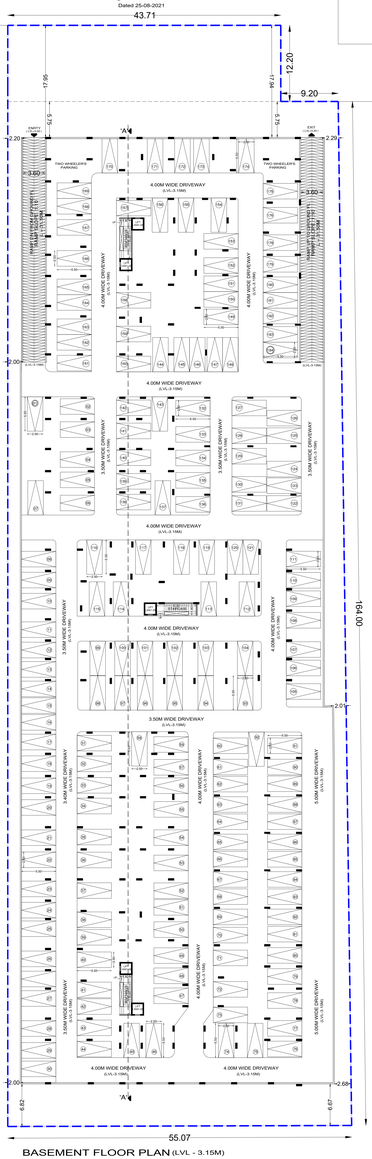


SITE PLAN



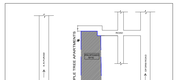
BASEMENT FLOOR PLAN (LVL - 3.15M)

NO OF CAR PARKING = 184 NO'S

GROUND FLOOR PLAN (LVL + 0.45M)

NO OF UNITS = 32 NO'S

NO OF CAR PARKING = 03 NO'S



Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a).Consisting of "Block - A -(PROPOSED RESI BLD) Wing - A-1-(PROPOSED RESI BLD) Consistin g of BASEMENT, GF+4UF and Block - B -(PROPOSED RESI BLD) Wing - B-1- (PROPOSED RESI BLD) Consisting of GF+4UF and Block - C -(PROPOSED RESI BLD) Wing - C-1 -(PROPOSED RESI BLD) Consisting of GF+4UF.
2.The sanction is accorded for Apartment A-(PROPOSED RESI BLD) and Apartment B -(PROPOSED RESI BLD) and Apartment C-(PROPOSED RESI BLD) only. The use of the building shall not be changed for any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after completion of work.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.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 near by dumping yard.
9.The applicant / builder is prohibited from putting the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10.The applicant shall provide fire safety measures in the building as per the provisions & associated equipment as per M.E.P.C (E&M D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent any access to the site & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.If any owner / builder / contractor violates any of the conditions laid down in the rules in force, the permission / license shall be liable to be withdrawn by the Authority. In the first instance, warned in writing. Second instance and onwards the registration if the same is repeated for the third time.
16.Technical personnel / supervisor or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-B (e) to (s).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws-2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide 20, No. 22, 24, 25 & 26 are provided in the building.
28.The Solid waste generated in the premises shall be segregated to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and processed for the Recycling processing unit ---- (e.g capacity installed at site for its re-use / disposal.(Applicable for Residential units of 20 and above and Commercial units of 10 kgs and above per day).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise buildings shall obtain clearance certificate from Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and serviceable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
34.The Owner / Association of high-rise buildings shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificates should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Owner / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall report to the owner & also the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a 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 the Authority regarding completion of plinth as per the approved plan as mentioned in Schedule IV. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Space area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a/ sites measuring 180 Sqm up to 240 Sqm b/ minimum of two trees for sites measuring with more than 240 Sqm. c/ One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Provides) Letter No. LD/ESTJ/27/2013, 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.At any point of time the 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".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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 concerned Taluk office.
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. 5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.12
		VERSION DATE: 09/12/2022
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PR/280622/-23		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 1736
Nature of Sanction: NEW		City Survey No.: 144,145 & 146
Location: RING-III		Khata No. (As per Khata Extract): 1736
Building Line Specified as per Z.R:		PID No. (As per Khata Extract): 144/145/146
Verthur Road (beyond the Airport)		
Zone: Mahadevpura		Locality / Street of the property: MUNNEKOLALU VILLAGE
Ward: Ward-085		
Planning District: 315-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9520.31
NET AREA OF PLOT	(A-Deductions)	9520.31
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4760.16
Proposed Coverage Area (36.54 %)		3478.91
Achieved Net coverage area (36.54 %)		3478.91
Balance coverage area left (13.46 %)		1281.25
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		16660.54
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 (1.75)		16660.54
Residential FAR (100.00%)		16631.71
Proposed FAR Area		16631.71
Achieved Net FAR Area (1.75)		16631.71
Balance FAR Area (0.00)		28.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		24994.08
Substructure Area Add in BUA (Layout Lvl)		50.81
Achieved BuiltUp Area		25044.87

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
A (PROPOSED RESI BLD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
B (PROPOSED RESI BLD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
C (PROPOSED RESI BLD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	63	-
B (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	40	-
C (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	65	-
	Total :		-	-	-	-	168	187

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	168	2310.00	187	2571.25
Visitor's Car Parking	18	247.50	0	0.00
Total Car	186	2557.50	187	2571.25
TotalBikes	-	247.50	0	0.00
Other Parking	-	-	-	4784.45
Total		2805.00		7355.70

FAR &Tenement Details

Block	No. of Same Bldg	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.)
A (PROPOSED RESI BLD)	1	14320.79	97.95	43.58	2.72	290.55	259.20	7355.70	6311.08	6311.08	63
B (PROPOSED RESI BLD)	1	3891.44	68.58	13.60	2.72	153.27	0.00	0.00	3653.27	3653.27	40
C (PROPOSED RESI BLD)	1	6781.83	70.07	29.97	2.72	11.70	0.00	0.00	6667.37	6667.37	65
Grand Total:	3	24994.06	236.60	87.15	8.16	455.52	259.20	7355.70	16631.72	16631.72	168.00

Block :A (PROPOSED RESI BLD)

Floor Name	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.)
Terrace Floor	31.39	25.99	2.72	2.72	0.00	0.00	0.00	0.00	00	
Fourth Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	13
Third Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	13
Second Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	13
First Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	13
Ground Floor	1376.92	9.00	5.45	0.00	43.43	0.00	184.82	1133.80	1133.80	11
Basement Floor	3470.70	27.00	13.61	0.00	0.00	259.20	7170.88	0.00	00	00
Total:	14320.79	97.95	43.58	2.72	290.55	259.20	7355.70	6311.08	6311.08	63
Total Number of Same Blocks	1									
Grand Total:	14320.79	97.95	43.58	2.72	290.55	259.20	7355.70	6311.08	6311.08	63

Block :B (PROPOSED RESI BLD)

Floor Name	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.)
Terrace Floor	26.30	23.58	0.00	2.72	0.00	0.00	0.00	00		
Fourth Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08		
Third Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08		
Second Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08		
First Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08		
Ground Floor	767.46	9.00	2.72	0.00	30.63	724.91	724.91	08		
Total:	3891.44	68.58	13.60	2.72	153.27	3653.27	3653.27	40		
Total Number of Same Blocks	1									
Total:	3891.44	68.58	13.60	2.72	153.27	3653.27	3653.27	40		

Block :C (PROPOSED RESI BLD)

Floor Name	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.)
Terrace Floor	30.51	26.87	2.72	2.72	0.00	0.00	0.00	00		
Fourth Floor	1364.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13		
Third Floor	1364.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13		
Second Floor	1364.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13		
First Floor	1364.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13		
Ground Floor	1324.98	9.00	5.45	0.00	2.34	1318.17	1318.17	13		
Total:	6781.83	70.07	29.97	2.72	11.70	6667.37	6667.37	65		
Total Number of Same Blocks	1									
Total:	6781.83	70.07	29.97	2.72	11.70	6667.37	6667.37	65		

UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A BLOCK GF FLR 01	FLAT	102.00	102.00	10	
	A BLOCK GF FLR 02	FLAT	89.31	89.31	8	
	A BLOCK GF FLR 03	FLAT	89.32	89.32	8	
	A BLOCK GF FLR 04	FLAT	78.61	78.61	7	
	A BLOCK GF FLR 05	FLAT	79.57	79.57	7	
	A BLOCK GF FLR 06	FLAT	88.94	88.94	8	11
	A BLOCK GF FLR 07	FLAT	102.00	102.00	10	
	A BLOCK GF FLR 08	FLAT	87.97	87.97	8	
	A BLOCK GF FLR 09	FLAT	79.80	79.80	7	
	A BLOCK GF FLR 10	FLAT	79.85	79.85	7	
	A BLOCK GF FLR 11	FLAT	78.10	78.10	7	
	A BLOCK GF FLR 12	FLAT	79.40	79.40	7	
	A BLOCK GF FLR 13	FLAT	92.23	92.23	9	
FOURTH FLOOR PLAN	A BLOCK 4th FLR 01	FLAT	91.84	91.84	9	
	A BLOCK 4th FLR 02	FLAT	92.60	92.60	9	
	A BLOCK 4th FLR 03	FLAT	78.10	78.10	7	
	A BLOCK 4th FLR 04	FLAT	79.40	79.40	7	
	A BLOCK 4th FLR 05	FLAT	92.23	92.23	9	
	A BLOCK 4th FLR 06	FLAT	102.06	102.06	10	
	A BLOCK 4th FLR 07	FLAT	91.21	91.21	9	13
	A BLOCK 4th FLR 08	FLAT	79.80	79.80	7	
	A BLOCK 4th FLR 09	FLAT	79.85	79.85	7	
	A BLOCK 4th FLR 10	FLAT	102.00	102.00	10	
	A BLOCK 4th FLR 11	FLAT	82.87	82.87	7	
	A BLOCK 4TH FLR 12	FLAT	83.66	83.66	7	
	A BLOCK 4th FLR 13	FLAT	92.23	92.23	9	
TYPICAL - 1, 2& 3 FLOOR PLAN	A BLOCK 1st to 3rd FLR 01	FLAT	91.84	91.84	9	
	A BLOCK 1st to 3rd FLR 02	FLAT	92.60	92.60	9	
	A BLOCK 1st to 3rd FLR 03	FLAT	78.10	78.10	7	
	A BLOCK 1st to 3rd FLR 04	FLAT	79.40	79.40	7	
	A BLOCK 1st to 3rd FLR 05	FLAT	92.23	92.23	9	
	A BLOCK 1st to 3rd FLR 06	FLAT	102.06	102.06	10	
	A BLOCK 1st to 3rd FLR 07	FLAT	91.21	91.21	9	39
	A BLOCK 1st to 3rd FLR 08	FLAT	79.80	79.80	7	
	A BLOCK 1st to 3rd FLR 09	FLAT	79.85	79.85	7	
	A BLOCK 1st to 3rd FLR 10	FLAT	102.00	102.00	10	
	A BLOCK 1st to 3rd FLR 11	FLAT	82.87	82.87	7	
	A BLOCK 1st to 3rd FLR 12	FLAT	83.66	83.66	7	
	A BLOCK 1st to 3rd FLR 13	FLAT	92.23	92.23	9	
	A BLOCK TYP 1st to 3rd FLR 11	FLAT	102.00	102.00	10	
Total:	-	-	5559.24	5559.24	516	63

UnitBUA Table for Block :B (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	B BLOCK GF FLR 01	FLAT	83.72	83.72	7	
	B BLOCK GF FLR 02	FLAT	83.72	83.72	7	
	B BLOCK GF FLR 03	FLAT	81.37	81.37	7	
	B BLOCK GF FLR 04	FLAT	81.37	81.37	7	
	B BLOCK GF FLR 05	FLAT	83.72	83.72	7	8
	B BLOCK GF FLR 06	FLAT	83.72	83.72	7	
	B BLOCK GF FLR 07	FLAT	79.93	79.93	6	
	B BLOCK GF FLR 08	FLAT	79.91	79.91	6	
FOURTH FLOOR PLAN	B BLOCK 4th FLR 01	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 02	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 03	FLAT	81.37	81.37	7	
	B BLOCK 4th FLR 04	FLAT	81.37	81.37	7	
	B BLOCK 4th FLR 05	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 06	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 07	FLAT	83.46	83.46	6	
	B BLOCK 4th FLR 08	FLAT	83.17	83.17	6	
TYPICAL - 1, 2& 3 FLOOR PLAN	B BLOCK 1st to 3rd FLR 01	FLAT	83.72	83.72	7	
	B BLOCK 1st to 3rd FLR 02	FLAT	83.72	83.72	7	
	B BLOCK 1st to 3rd FLR 03	FLAT	81.37	81.37	7	
	B BLOCK 1st to 3rd FLR 04	FLAT	81.37	81.37	7	
	B BLOCK 1st to 3rd FLR 05	FLAT	83.72	83.72	7	24
	B BLOCK 1st to 3rd FLR 06	FLAT	83.72	83.72	7	
	B BLOCK 1st to 3rd FLR 07	FLAT	83.46	83.46	6	
	B BLOCK 1st to 3rd FLR 08	FLAT	83.17	83.17	6	
Total:	-	-	3314.40	3314.40	270	40

UnitBUA Table for Block :C (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	C BLOCK GF FLR 01	FLAT	92.68	92.68	9	
	C BLOCK GF FLR 02	FLAT	92.68	92.68	9	
	C BLOCK GF FLR 03	FLAT	83.72	83.72	8	
	C BLOCK GF FLR 04	FLAT	84.05	84.05	7	
	C BLOCK GF FLR 05	FLAT	92.68	92.68	9	
	C BLOCK GF FLR 06	FLAT	92.68	92.68	9	
	C BLOCK GF FLR 07	FLAT	81.37	81.37	8	13
	C BLOCK GF FLR 08	FLAT	81.37	81.37	8	
	C BLOCK GF FLR 09	FLAT	106.19	106.19	11	
	C BLOCK GF FLR 10	FLAT	83.72	83.72	8	
	C BLOCK GF FLR 11	FLAT	83.72	83.72	8	
	C BLOCK GF FLR 12	FLAT	91.79	91.79	9	
	C BLOCK GF FLR 13	FLAT	106.19	106.19	11	
TYPICAL - 1, 2& 3 FLOOR PLAN	C BLOCK 1st to 3rd FLR 01	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 02	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 03	FLAT	83.72	83.72	8	
	C BLOCK 1st to 3rd FLR 04	FLAT	87.33	87.33	8	
	C BLOCK 1st to 3rd FLR 05	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 06	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 07	FLAT	81.37	81.37	8	39
	C BLOCK 1st to 3rd FLR 08	FLAT	81.37	81.37	8	
	C BLOCK 1st to 3rd FLR 09	FLAT	106.19	106.19	11	
	C BLOCK 1st to 3rd FLR 10	FLAT	83.72	83.72	8	
	C BLOCK 1st to 3rd FLR 11	FLAT	83.72	83.72	8	
	C BLOCK 1st to 3rd FLR 12	FLAT	91.79	91.79	9	
	C BLOCK 1st to 3rd FLR 13	FLAT	106.19	106.19	11	
FOURTH FLOOR PLAN	C BLOCK 4th FLR 01	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 02	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 03	FLAT	83.72	83.72	8	
	C BLOCK 4th FLR 04	FLAT	87.33	87.33	8	
	C BLOCK 4th FLR 05	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 06	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 07	FLAT	81.37	81.37	8	13
	C BLOCK 4th FLR 08	FLAT	81.37	81.37	8	
	C BLOCK 4th FLR 09	FLAT	106.19	106.19	11	
	C BLOCK 4th FLR 10	FLAT	83.72	83.72	8	
	C BLOCK 4th FLR 11	FLAT	83.72	83.72	8	
	C BLOCK 4th FLR 12	FLAT	91.79	91.79	9	
	C BLOCK 4th FLR 13	FLAT	106.19	106.19	11	
Total:	-	-	6642.58	6642.58	664	65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.75	2.10	206
A (PROPOSED RESI BLD)	D1	0.90	2.10	238
A (PROPOSED RESI BLD)	MD	1.10	2.10	63

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	W1	1.20	1.80	198
A (PROPOSED RESI BLD)	W1	1.80	1.80	319
A (PROPOSED RESI BLD)	SD	2.10	2.10	97
A (PROPOSED RESI BLD)	W2	2.60	1.80	29
A (PROPOSED RESI BLD)	W2	2.80	1.80	06
A (PROPOSED RESI BLD)	W	3.00	1.20	24

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (PROPOSED RESI BLD)	V	1.00	1.20	80
B (PROPOSED RESI BLD)	W1	1.50	1.80	228
B (PROPOSED RESI BLD)	SD	2.10	2.10	40
B (PROPOSED RESI BLD)	W2	2.60	1.80	10
B (PROPOSED RESI BLD)	W	3.00	1.20	10

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	0.90 X 3.85 X 2 X 1	6.93	6.93
TYPICAL - 1, 2& 3 FLOOR PLAN	0.90 X 3.85 X 2 X 3	19.68	19.68
Total:	-	-	26.24

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (PROPOSED RESI BLD)	D2	0.75	2.10	289
C (PROPOSED RESI BLD)	D1	0.90	2.10	230
C (PROPOSED RESI BLD)	MD	1.10	2.10	65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (PROPOSED RESI BLD)	V	1.00	1.20	140
C (PROPOSED RESI BLD)	W1	1.50	1.80	370
C (PROPOSED RESI BLD)	SD	2.10	2.10	100
C (PROPOSED RESI BLD)	W	3.00	1.20	10

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (PROPOSED RESI BLD)	D2	0.75	2.10	108
B (PROPOSED RESI BLD)	D1	0.90	2.10	122
B (PROPOSED RESI BLD)	MD	1.10	2.10	40

SCALE : 1:100

OWNER / GPA HOLDER'S SIGNATURE

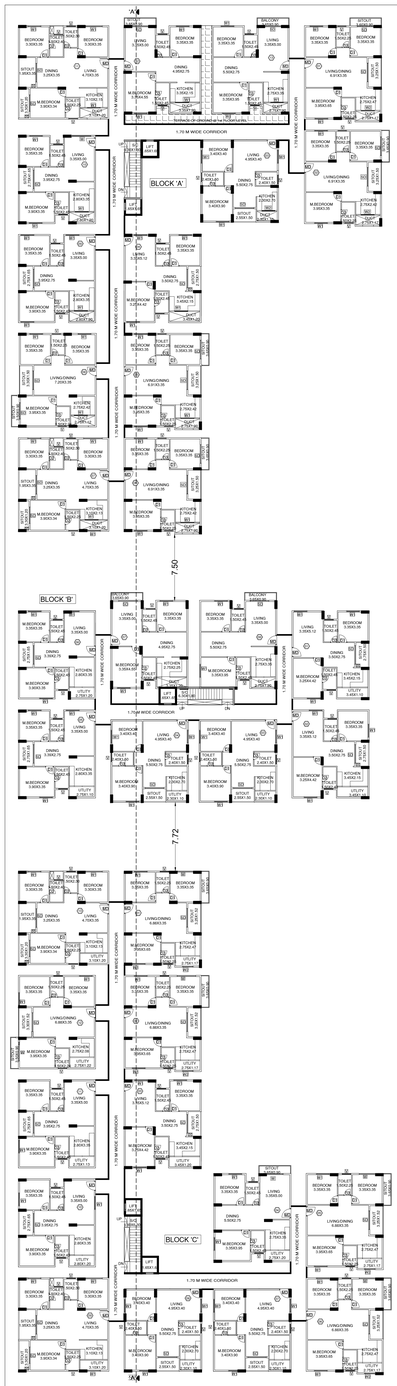
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER

SHANKAR REDDY M B & OTHERS 3276,NAL 2ND STAGE, INDIRANAGAR

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE

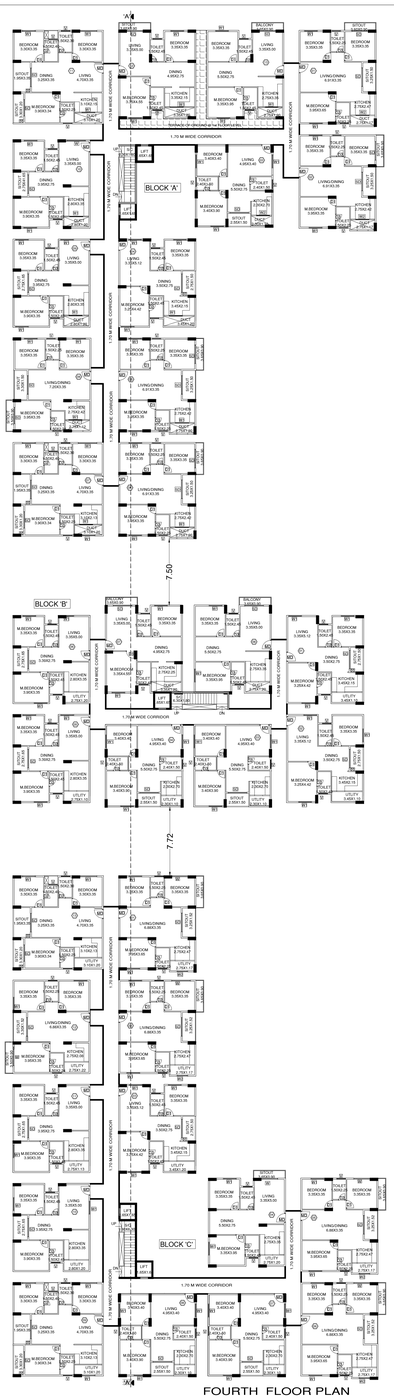
ABHISHEK R NO.29, 6TH CROSS, SS A ROAD, RT NAGAR BCC/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @K



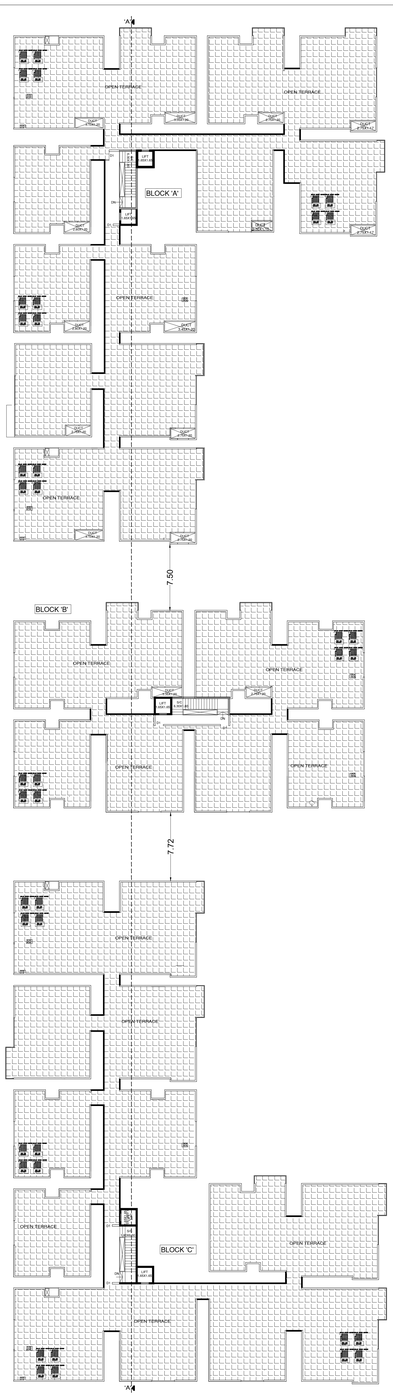
TYPICAL 1st TO 3rd FLOOR PLAN

NO OF UNITS = 34X3= 102 NO'S



FOURTH FLOOR PLAN

NO OF UNITS = 34 NO'S



TERRACE FLOOR PLAN

UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A BLOCK GF FLR 01	FLAT	102.00	102.00	10	11
	A BLOCK GROUND FLR 02	FLAT	89.31	89.31	8	
	A BLOCK GROUND FLR 03	FLAT	89.32	89.32	8	
	A BLOCK GROUND FLR 04	FLAT	78.61	78.61	7	
	A BLOCK GROUND FLR 05	FLAT	79.57	79.57	7	
	A BLOCK GROUND FLR 06	FLAT	88.94	88.94	8	
	A BLOCK GROUND FLR 07	FLAT	102.00	102.00	10	
	A BLOCK GROUND FLR 08	FLAT	87.97	87.97	8	
	A BLOCK GROUND FLR 09	FLAT	79.80	79.80	7	
	A BLOCK GROUND FLR 10	FLAT	79.85	79.85	7	
FOURTH FLOOR PLAN	A BLOCK 4th FLR 01	FLAT	88.94	88.94	8	8
	A BLOCK 4th FLR 02	FLAT	91.84	91.84	9	
	A BLOCK 4th FLR 03	FLAT	92.60	92.60	9	
	A BLOCK 4th FLR 04	FLAT	78.50	78.50	7	
	A BLOCK 4th FLR 05	FLAT	79.40	79.40	7	
	A BLOCK 4th FLR 06	FLAT	92.23	92.23	9	
	A BLOCK 4th FLR 07	FLAT	102.06	102.06	10	
	A BLOCK 4th FLR 08	FLAT	91.21	91.21	9	
	A BLOCK 4th FLR 09	FLAT	79.80	79.80	7	
	A BLOCK 4th FLR 10	FLAT	79.85	79.85	7	
	A BLOCK 4th FLR 11	FLAT	102.00	102.00	10	
	A BLOCK 4th FLR 12	FLAT	82.87	82.87	7	
	A BLOCK 4th FLR 13	FLAT	83.66	83.66	7	
TYPICAL - 1, 2& 3 FLOOR PLAN	A BLOCK 1st to 3rd FLR 01	FLAT	91.84	91.84	9	39
	A BLOCK 1st to 3rd FLR 02	FLAT	92.60	92.60	9	
	A BLOCK 1st to 3rd FLR 03	FLAT	78.50	78.50	7	
	A BLOCK 1st to 3rd FLR 04	FLAT	79.40	79.40	7	
	A BLOCK 1st to 3rd FLR 05	FLAT	92.23	92.23	9	
	A BLOCK 1st to 3rd FLR 06	FLAT	102.06	102.06	10	
	A BLOCK 1st to 3rd FLR 07	FLAT	91.21	91.21	9	
	A BLOCK 1st to 3rd FLR 08	FLAT	79.80	79.80	7	
	A BLOCK 1st to 3rd FLR 09	FLAT	79.85	79.85	7	
	A BLOCK 1st to 3rd FLR 10	FLAT	82.87	82.87	7	
	A BLOCK 1st to 3rd FLR 11	FLAT	83.66	83.66	7	
	A BLOCK TYP 1st to 3rd FLR 11	FLAT	92.23	92.23	9	
	A BLOCK TYP 1st to 3rd FLR 12	FLAT	102.00	102.00	10	
Total:	-	-	5559.24	5559.24	516	63

UnitBUA Table for Block :B (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	B BLOCK GROUND FLR 01	FLAT	83.72	83.72	7	8
	B BLOCK GROUND FLR 02	FLAT	83.72	83.72	7	
	B BLOCK GROUND FLR 03	FLAT	81.37	81.37	7	
	B BLOCK GROUND FLR 04	FLAT	81.37	81.37	7	
	B BLOCK GROUND FLR 05	FLAT	83.72	83.72	7	
	B BLOCK GROUND FLR 06	FLAT	83.72	83.72	7	
	B BLOCK GROUND FLR 07	FLAT	79.93	79.93	6	
	B BLOCK GROUND FLR 08	FLAT	79.91	79.91	6	
FOURTH FLOOR PLAN	B BLOCK 4th FLR 01	FLAT	83.72	83.72	7	8
	B BLOCK 4th FLR 02	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 03	FLAT	81.37	81.37	7	
	B BLOCK 4th FLR 04	FLAT	81.37	81.37	7	
	B BLOCK 4th FLR 05	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 06	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 07	FLAT	83.46	83.46	6	
	B BLOCK 4th FLR 08	FLAT	83.17	83.17	6	
TYPICAL - 1, 2& 3 FLOOR PLAN	B BLOCK 1st to 3rd FLR 01	FLAT	83.72	83.72	7	24
	B BLOCK 1st to 3rd FLR 02	FLAT	83.72	83.72	7	
	B BLOCK 1st to 3rd FLR 03	FLAT	81.37	81.37	7	
	B BLOCK 1st to 3rd FLR 04	FLAT	81.37	81.37	7	
	B BLOCK 1st to 3rd FLR 05	FLAT	83.72	83.72	7	
	B BLOCK 1st to 3rd FLR 06	FLAT	83.72	83.72	7	
	B BLOCK 1st to 3rd FLR 07	FLAT	83.46	83.46	6	
	B BLOCK 1st to 3rd FLR 08	FLAT	83.17	83.17	6	
Total:	-	-	3314.40	3314.40	270	40

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (PROPOSED RESI BLD)	V	1.00	1.20	80
B (PROPOSED RESI BLD)	W1	1.50	1.80	228
B (PROPOSED RESI BLD)	SD	2.10	2.10	40
B (PROPOSED RESI BLD)	W2	2.60	1.80	10
B (PROPOSED RESI BLD)	W	3.00	1.20	10

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	0.90 X 3.65 X 2 X 1	6.56	6.56
TYPICAL - 1, 2& 3 FLOOR PLAN	0.90 X 3.65 X 2 X 3	19.68	19.68
Total	-	-	26.24

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (PROPOSED RESI BLD)	D2	0.75	2.10	289
C (PROPOSED RESI BLD)	D1	0.90	2.10	230
C (PROPOSED RESI BLD)	MD	1.10	2.10	65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (PROPOSED RESI BLD)	V	1.00	1.20	140
C (PROPOSED RESI BLD)	W1	1.50	1.80	370
C (PROPOSED RESI BLD)	SD	2.10	2.10	100
C (PROPOSED RESI BLD)	W	3.00	1.20	10

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of Block - A (PROPOSED RESI BLD) Wing - A-1 (PROPOSED RESI BLD) Consisting of BASEMENT, GF+4UF and Block - B (PROPOSED RESI BLD) Wing - B-1 (PROPOSED RESI BLD) Consisting of GF+4UF and Block - C (PROPOSED RESI BLD) Wing - C-1 (PROPOSED RESI BLD) Consisting of GF+4UF.
2.The sanction is accorded for Apartment A (PROPOSED RESI BLD) and Apartment B (PROPOSED RESI BLD) and Apartment C (PROPOSED RESI BLD) only. The use of the building shall not deviate to any other use.
3.Car Parking received in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises has to be provided.
6.The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforeseen incidents arising during the time of construction.
8.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 near by dumping yard.
9.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.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C. (Sub.) code leaving 3.20 mts. free from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section 1V-6 (e) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.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.
19.Construction or reconstruction of the building should be completed within the period of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.The building should 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.
24.The applicant should provide solar water heaters as per table 17-if Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall ensure that no inconvenience is caused to the neighbors 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 as per noise control rules and early morning hours.
29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- k.g capacity 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).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the building inspected by empanelled agencies of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building ,one before the onset of summer and another during the summer season safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan, without previous approval of the authority. They shall explain to the owners about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan- Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for all sites measuring 185 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housetax/Voucher) Letter No. LD95LET2013, 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.At 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".

Note :

1.Accommodation shall be provided for setting up of schools for imparting education to the children o f 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.
5.BBMP will not be responsible for any dispute that may arise in respect of property in question.
6.In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.75	2.10	206
A (PROPOSED RESI BLD)	D1	0.90	2.10	238
A (PROPOSED RESI BLD)	MD	1.10	2.10	63

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	1.20	1.36	136
A (PROPOSED RESI BLD)	W1	1.80	1.80	319
A (PROPOSED RESI BLD)	SD	2.10	2.10	97
A (PROPOSED RESI BLD)	W2	2.60	1.80	29
A (PROPOSED RESI BLD)	W2	2.80	1.80	06
A (PROPOSED RESI BLD)	W	3.00	1.20	24

UnitBUA Table for Block :C (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	C BLOCK GROUND FLR 01	FLAT	92.68	92.68	9	13
	C BLOCK GROUND FLR 02	FLAT	92.68	92.68	9	
	C BLOCK GROUND FLR 03	FLAT	83.72	83.72	8	
	C BLOCK GROUND FLR 04	FLAT	84.05	84.05	7	
	C BLOCK GROUND FLR 05	FLAT	92.68	92.68	9	
	C BLOCK GROUND FLR 06	FLAT	92.68	92.68	9	
	C BLOCK GROUND FLR 07	FLAT	81.37	81.37	8	
	C BLOCK GROUND FLR 08	FLAT	81.37	81.37	8	
	C BLOCK GROUND FLR 09	FLAT	106.19	106.19	11	
	C BLOCK GROUND FLR 10	FLAT	83.72	83.72	8	
	C BLOCK GROUND FLR 11	FLAT	83.72	83.72	8	
	C BLOCK GROUND FLR 12	FLAT	91.79	91.79	9	
	C BLOCK GROUND FLR 13	FLAT	106.19	106.19	11	
TYPICAL - 1, 2& 3 FLOOR PLAN	C BLOCK 1st to 3rd FLR 01	FLAT	95.96	95.96	10	39
	C BLOCK 1st to 3rd FLR 02	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 03	FLAT	83.72	83.72	8	
	C BLOCK 1st to 3rd FLR 04	FLAT	87.33	87.33	8	
	C BLOCK 1st to 3rd FLR 05	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 06	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 07	FLAT	81.37	81.37	8	
	C BLOCK 1st to 3rd FLR 08	FLAT	81.37	81.37	8	
	C BLOCK 1st to 3rd FLR 09	FLAT	106.19	106.19	11	
	C BLOCK 1st to 3rd FLR 10	FLAT	83.72	83.72	8	
	C BLOCK 1st to 3rd FLR 11	FLAT	83.72	83.72	8	
	C BLOCK 1st to 3rd FLR 12	FLAT	95.03	95.03	10	
	C BLOCK 1st to 3rd FLR 13	FLAT	106.19	106.19	11	
FOURTH FLOOR PLAN	C BLOCK 4th FLR 01	FLAT	95.96	95.96	10	13
	C BLOCK 4th FLR 02	FLAT	106.19	106.19	11	
	C BLOCK 4th FLR 03	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 04	FLAT	83.72	83.72	8	
	C BLOCK 4th FLR 05	FLAT	87.33	87.33	8	
	C BLOCK 4th FLR 06	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 07	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 08	FLAT	81.37	81.37	8	
	C BLOCK 4th FLR 09	FLAT	81.37	81.37	8	
	C BLOCK 4th FLR 10	FLAT	106.19	106.19	11	
	C BLOCK 4th FLR 11	FLAT	83.72	83.72	8	
	C BLOCK 4th FLR 12	FLAT	83.72	83.72	8	
	C BLOCK 4th FLR 13	FLAT	95.03	95.03	10	
Total:	-	-	5942.68	5942.68	594	65

Block :A (PROPOSED RESI BLD)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Ramp	Parking				
Terrace Floor	31.39	25.95	2.72	2.72	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	1294.32	13
Third Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	1294.32	13
Second Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	1294.32	13
First Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	1294.32	13
Ground Floor	1376.56	9.00	5.45	0.00	43.43	0.00	184.82	1133.80	1133.80	1133.80	11
Basement Floor	7470.70	27.00	13.61	0.00	0.00	259.20	7170.88	0.00	0.00	0.00	00
Total:	14320.79	97.95	43.58	2.72	250.55	259.20	7355.70	6311.08	6311.08	6311.08	63
Total Number of Same Blocks	1										
Total:	14320.79	97.95	43.58	2.72	250.55	259.20	7355.70	6311.08	6311.08	6311.08	63

Block :B (PROPOSED RESI BLD)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Ramp	Parking				
Terrace Floor	26.30	23.58	0.00	2.72	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08
Third Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08
Second Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08
First Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08
Ground Floor	787.46	9.00	2.72	0.00	30.83	724.91	724.91	08
Total:	3891.44	68.58	13.60	2.72	153.27	3653.27	3653.27	40
Total Number of Same Blocks	1										
Total:	3891.44	68.58	13.60	2.72	153.27	3653.27	3653.27	40

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.12
	VERSION DATE: 09/12/2022
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Project No: PR/6956/22-23	Plot Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 1736
Nature of Sanction: NEW	City Survey No.: 144,145 &146
Location: RING-II	Khata No. (As per Khata Extract): 1736
Building Line Specified as per Z.R:	PID No. (As per Khata Extract): 144/145/146
Vanthur Road (beyond the Airport)	
Zone: Mahadevapura	Locality / Street of the property: MUNNEKOLALU VILLAGE
Ward: Ward-085	
Planning District: 315-Whitefield	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 9520.31
NET AREA OF PLOT	(A-Deductions) 9520.31
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4760.16
Proposed Coverage Area (36.54 %)	3478.91
Achieved Net Coverage area (36.54 %)	3478.91
Balance coverage area left (13.46 %)	1281.25
FAR CHECK	
Permissible F.A.R. as per zoning regulation 2015 (1.75)	16660.54
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 Permi. FAR area (1.75)	16660.54
Residential FAR (100.00%)	16631.71
Proposed FAR Area	16631.71
Achieved Net FAR Area (1.75)	16631.71
Balance FAR Area (0.00)	28.83
BUILT UP AREA CHECK	
Proposed BuiltUp Area	24994.06
Substructure Area Add in BUA (Layout Lvl)	921.81
Achieved BuiltUp Area	25044.87

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
A (PROPOSED RESI BLD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
B (PROPOSED RESI BLD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
C (PROPOSED RESI BLD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.Unit	Car Reqd.	Car Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	63	-
B (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	40	-
C (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	65	-
Total :	-	-	-	-	-	168	187	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	168	2310.00	187	2571.25
Visitor's Car Parking	18	247.50	0	0.00
Total Car	186	2557.50	187	2571.25
Two/Three wheeler	-	247.50	0	0.00
Other Parking	-	-	-	4784.45
Total	-	2805.00	-	7355.70

FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Void	Ramp	Parking				
A (PROPOSED RESI BLD)	1	14320.79	97.95	43.58	2.72	250.55	259.20	7355.70	6311.08	6311.08	63
B (PROPOSED RESI BLD)	1	3891.44	68.58	13.60	2.72	153.27	0.00	0.00	3653.27	3653.27	40
C (PROPOSED RESI BLD)	1	6781.83	70.07	29.97	2.72	11.70	0.00	0.00	6667.37	6667.37	65
Grand Total:	3	24994.06	236.60	87.15	8.16	415.52	259.20	7355.70	16631.72	16631.72	168.00

Block :C (PROPOSED RESI BLD)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void						
Terrace Floor	30.51	25.07	2.72	2.72	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1354.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13
Third Floor	1354.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13
Second Floor	1354.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13
First Floor	1354.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13
Ground Floor	1334.96	9.00	5.45	0.00	2.34	1318.17	1318.17	13
Total:	6781.83	70.07	29.97	2.72	11.70	6667.37	6667.37	65
Total Number of Same Blocks	1										
Total:	6781.83	70.07	29.97	2.72	11.70	6667.37	6667.37	65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (PROPOSED RESI BLD)	D2	0.75	2.10	108
B (PROPOSED RESI BLD)	D1	0.90	2.10	122
B (PROPOSED RESI BLD)	MD	1.10	2.10	40

SCALE : 1:100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SHANKAR REDDY M.B & OTHERS 3276,HAL 2ND STAGE, INDIRANAGAR

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
ABHISHEK R NO 29, 6TH CROSS, SS A ROAD, RT NAGAR
BCC/BL-3.6/E-0207/22-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @KHATHA NO.1736, SY NO. 144/145 & 146(OLD SY NO.37/8),140(OLD SY NO.37/10), MUNNEKOLALU VILLAGE,DODDANEKUNDI ,VARTHUR HOBLI WARD NO.85,HOOD SUBDIVISION,MAHADEVAPURA ZONE, BANGALORE EAST TALUK,BANGALORE.

DRAWING TITLE : 1st To 4th FLOOR PLAN & TERRACE FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING | 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.

NORTH

Digitally signed by PRAVEEN KUMAR MUNIYAPPA
Date: 2023.01.05 15:49:31 IST
Reason: SelfAttested
Organisation: Karnataka Vikas Sahaya Bank Limited
Location: Bangalore
BBMP/Addl.Dir/JDZ/Mahadevapura/PR/0956/22-23
Bruhatbengaluru Pallike

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.

UserDefinedMetric (841.00 x 1250.00MM)

UnitBUA Table for Block :A (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A BLOCK GF FLR 01	FLAT	102.00	102.00	10	
	A BLOCK GROUND FLR 01	FLAT	89.31	89.31	8	
	A BLOCK GROUND FLR 02	FLAT	89.32	89.32	8	
	A BLOCK GROUND FLR 03	FLAT	78.61	78.61	7	
	A BLOCK GROUND FLR 04	FLAT	79.57	79.57	7	
	A BLOCK GROUND FLR 05	FLAT	88.94	88.94	8	11
	A BLOCK GROUND FLR 07	FLAT	102.00	102.00	10	
	A BLOCK GROUND FLR 08	FLAT	87.97	87.97	8	
	A BLOCK GROUND FLR 09	FLAT	79.80	79.80	7	
	A BLOCK GROUND FLR 10	FLAT	79.85	79.85	7	
	A BLOCK GROUND FLR 06	FLAT	88.94	88.94	8	
FOURTH FLOOR PLAN	A BLOCK 4th FLR 01	FLAT	91.84	91.84	9	
	A BLOCK 4th FLR 02	FLAT	92.60	92.60	9	
	A BLOCK 4th FLR 03	FLAT	78.50	78.50	7	
	A BLOCK 4th FLR 04	FLAT	79.40	79.40	7	
	A BLOCK 4th FLR 05	FLAT	92.23	92.23	9	
	A BLOCK 4th FLR 07	FLAT	102.06	102.06	10	
	A BLOCK 4th FLR 08	FLAT	91.21	91.21	9	13
	A BLOCK 4th FLR 09	FLAT	79.80	79.80	7	
	A BLOCK 4th FLR 10	FLAT	79.85	79.85	7	
	A BLOCK 4th FLR 11	FLAT	102.00	102.00	10	
	A BLOCK 4th FLR 12	FLAT	82.87	82.87	7	
	A BLOCK4TH FLR 13	FLAT	83.66	83.66	7	
	A BLOCK 4th FLR 06	FLAT	92.23	92.23	9	
TYPICAL - 1, 2& 3 FLOOR PLAN	A BLOCK 1st to 3rd FLR 01	FLAT	91.84	91.84	9	
	A BLOCK 1st to 3rd FLR 02	FLAT	92.60	92.60	9	
	A BLOCK 1st to 3rd FLR 03	FLAT	78.50	78.50	7	
	A BLOCK 1st to 3rd FLR 04	FLAT	79.40	79.40	7	
	A BLOCK 1st to 3rd FLR 05	FLAT	92.23	92.23	9	
	A BLOCK 1st to 3rd FLR 07	FLAT	102.06	102.06	10	
	A BLOCK 1st to 3rd FLR 08	FLAT	91.21	91.21	9	39
	A BLOCK 1st to 3rd FLR 09	FLAT	79.80	79.80	7	
	A BLOCK 1st to 3rd FLR 10	FLAT	79.85	79.85	7	
	A BLOCK 1st to 3rd FLR 12	FLAT	82.87	82.87	7	
	A BLOCK 1st to 3rd FLR 13	FLAT	83.66	83.66	7	
	A BLOCK 1st to 3rd FLR 09	FLAT	92.23	92.23	9	
	A BLOCK TYP 1st to 3rd FLR 11	FLAT	102.00	102.00	10	
Total:	-	-	5559.24	5559.24	516	63

UnitBUA Table for Block :B (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	B BLOCK GROUND FLR 01	FLAT	83.72	83.72	7	
	B BLOCK GROUND FLR 02	FLAT	83.72	83.72	7	
	B BLOCK GROUND FLR 03	FLAT	81.37	81.37	7	
	B BLOCK GROUND FLR 04	FLAT	81.37	81.37	7	
	B BLOCK GROUND FLR 05	FLAT	83.72	83.72	7	8
	B BLOCK GROUND FLR 06	FLAT	83.72	83.72	7	
	B BLOCK GROUND FLR 07	FLAT	79.93	79.93	6	
	B BLOCK GROUND FLR 08	FLAT	79.91	79.91	6	
FOURTH FLOOR PLAN	B BLOCK 4th FLR 01	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 02	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 03	FLAT	81.37	81.37	7	
	B BLOCK 4th FLR 04	FLAT	81.37	81.37	7	8
	B BLOCK 4th FLR 05	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 06	FLAT	83.72	83.72	7	
	B BLOCK 4th FLR 07	FLAT	83.46	83.46	6	
	B BLOCK 4th FLR 08	FLAT	83.17	83.17	6	
TYPICAL - 1, 2& 3 FLOOR PLAN	B BLOCK 1st to 3rd FLR 01	FLAT	83.72	83.72	7	
	B BLOCK 1st to 3rd FLR 02	FLAT	83.72	83.72	7	
	B BLOCK 1st to 3rd FLR 03	FLAT	81.37	81.37	7	
	B BLOCK 1st to 3rd FLR 04	FLAT	81.37	81.37	7	24
	B BLOCK 1st to 3rd FLR 05	FLAT	83.72	83.72	7	
	B BLOCK 1st to 3rd FLR 06	FLAT	83.72	83.72	7	
	B BLOCK 1st to 3rd FLR 07	FLAT	83.46	83.46	6	
	B BLOCK 1st to 3rd FLR 08	FLAT	83.17	83.17	6	
Total:	-	-	3314.40	3314.40	270	40

UnitBUA Table for Block :C (PROPOSED RESI BLD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	C BLOCK GROUND FLR 01	FLAT	92.68	92.68	9	
	C BLOCK GROUND FLR 02	FLAT	92.68	92.68	9	
	C BLOCK GROUND FLR 03	FLAT	83.72	83.72	8	
	C BLOCK GROUND FLR 04	FLAT	84.05	84.05	7	
	C BLOCK GROUND FLR 05	FLAT	92.68	92.68	9	
	C BLOCK GROUND FLR 06	FLAT	92.68	92.68	9	
	C BLOCK GROUND FLR 07	FLAT	81.37	81.37	8	13
	C BLOCK GROUND FLR 08	FLAT	81.37	81.37	8	
	C BLOCK GROUND FLR 09	FLAT	106.19	106.19	11	
	C BLOCK GROUND FLR 10	FLAT	83.72	83.72	8	
	C BLOCK GROUND FLR 11	FLAT	83.72	83.72	8	
	C BLOCK GROUND FLR 12	FLAT	91.79	91.79	9	
	C BLOCK GROUND FLR 13	FLAT	106.19	106.19	11	
TYPICAL - 1, 2& 3 FLOOR PLAN	C BLOCK 1st to 3rd FLR 01	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 02	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 03	FLAT	83.72	83.72	8	
	C BLOCK 1st to 3rd FLR 04	FLAT	87.33	87.33	8	
	C BLOCK 1st to 3rd FLR 05	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 06	FLAT	95.96	95.96	10	
	C BLOCK 1st to 3rd FLR 07	FLAT	81.37	81.37	8	39
	C BLOCK 1st to 3rd FLR 08	FLAT	81.37	81.37	8	
	C BLOCK 1st to 3rd FLR 09	FLAT	106.19	106.19	11	
	C BLOCK 1st to 3rd FLR 10	FLAT	83.72	83.72	8	
	C BLOCK 1st to 3rd FLR 11	FLAT	83.72	83.72	8	
	C BLOCK 1st to 3rd FLR 12	FLAT	95.03	95.03	10	
	C BLOCK 1st to 3rd FLR 13	FLAT	106.19	106.19	11	
FOURTH FLOOR PLAN	C BLOCK 4th 02 FLR 13	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 13	FLAT	106.19	106.19	11	
	C BLOCK 4th 01 FLR 13	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 03	FLAT	83.72	83.72	8	
	C BLOCK 4th FLR 04	FLAT	87.33	87.33	8	
	C BLOCK 4th FLR 05	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 06	FLAT	95.96	95.96	10	
	C BLOCK 4th FLR 07	FLAT	81.37	81.37	8	
	C BLOCK 4th FLR 08	FLAT	81.37	81.37	8	
	C BLOCK 4th FLR 09	FLAT	106.19	106.19	11	
	C BLOCK 4th FLR 10	FLAT	83.72	83.72	8	13
	C BLOCK 4th FLR 11	FLAT	83.72	83.72	8	
	C BLOCK 4th FLR 12	FLAT	95.03	95.03	10	
Total:	-	-	5942.68	5942.68	594	65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (PROPOSED RESI BLD)	V	1.00	1.20	80
B (PROPOSED RESI BLD)	W1	1.50	1.80	228
B (PROPOSED RESI BLD)	SD	2.10	2.10	40
B (PROPOSED RESI BLD)	W2	2.60	1.80	10
B (PROPOSED RESI BLD)	W	3.00	1.20	10

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	0.90 X 3.65 X 2 X 1	6.56	6.56
TYPICAL - 1, 2& 3 FLOOR PLAN	0.90 X 3.65 X 2 X 3	19.68	19.68
Total:	-	-	26.24

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (PROPOSED RESI BLD)	D2	0.75	2.10	289
C (PROPOSED RESI BLD)	D1	0.90	2.10	230
C (PROPOSED RESI BLD)	MD	1.10	2.10	65

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
C (PROPOSED RESI BLD)	V	1.00	1.20	140
C (PROPOSED RESI BLD)	W1	1.50	1.80	370
C (PROPOSED RESI BLD)	SD	2.10	2.10	100
C (PROPOSED RESI BLD)	W	3.00	1.20	10

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
B (PROPOSED RESI BLD)	D2	0.75	2.10	108
B (PROPOSED RESI BLD)	D1	0.90	2.10	122
B (PROPOSED RESI BLD)	MD	1.10	2.10	40

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	D2	0.75	2.10	206
A (PROPOSED RESI BLD)	D1	0.90	2.10	238
A (PROPOSED RESI BLD)	MD	1.10	2.10	63

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED RESI BLD)	V	1.20	1.20	136
A (PROPOSED RESI BLD)	W1	1.80	1.20	319
A (PROPOSED RESI BLD)	SD	2.10	2.10	97
A (PROPOSED RESI BLD)	W2	2.60	1.80	29
A (PROPOSED RESI BLD)	W2	2.80	1.80	06
A (PROPOSED RESI BLD)	W	3.00	1.20	24

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accepted for:
a) Consisting of "Block - A (PROPOSED RESI BLD) Wing - A-1 (PROPOSED RESI BLD) Consisting of BASEMENT, GF+4UF and Block - B (PROPOSED RESI BLD) Wing - B-1 (PROPOSED RESI BLD) Consisting of GF+4UF and Block - C (PROPOSED RESI BLD) Wing - C-1 (PROPOSED RESI BLD) Consisting of GF+4UF".
2.The sanction is accorded for Apartment A (PROPOSED RESI BLD) and Apartment B (PROPOSED RESI BLD) and Apartment C (PROPOSED RESI BLD) only. The use of the building shall not deviate to any other use.
3.Car Parking reserved in the plan should not be converted for any other purpose.
4.Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5.Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6.The applicant shall temporary toilets for the use of construction workers and it should be demolished after the construction.
7.The applicant shall INSURE all workmen involved in the construction work against any accident / unforward incidents arising during the time of construction.
8.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 near by dumping yard.
9.The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be enclosed to all the tenants and occupants.
10.The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (E&A D) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.

12.The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.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.
15.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.
16.Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-B (e) to (x).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erection of walls on the foundation and in the case of columns immediately before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
19.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.
20.The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
21.Drinking water supplied by BWSSB should not be used for the construction activity of the building.
22.The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
23.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.
24.The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
26.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.
27.The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
28.The applicant shall carry out no inconvenience is caused to the neighbors 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.

29.Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit ---- kg capacity 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).
30.The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structure for the safety of the structure as well as neighboring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
31.Sufficient two wheeler parking shall be provided as per requirement.
32.Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
33.The Owner / Association of high-rise building shall obtain clearance certificate from Karnataka Fire and Emergency Department every Two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the Corporation and shall get the renewal of the permission issued once in Two years.
34.The Owner / Association of high-rise building shall get the installing equipment and allied equipments of the Karnataka Fire and Emergency Department to ensure that the equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the Corporation and Fire Force Department every year.
35. The Owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every Two years with due inspection by the Department regarding working condition of Electrical installation / Lifts etc., The certificate should be produced to the BBMP and shall get the renewal of the permission issued that once in Two years.
36.The Owner / Association of the high-rise building shall conduct two mock - trials in the building ,one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
37.The Builder / Contractor / Professional responsible for supervision of work shall not shall not materially and structurally deviate the construction from the sanctioned plan without previous approval of the authority. They shall explain to the owner a about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BBMP.
38.The construction or reconstruction of a building shall be commenced within a period of two (2) years from date of issue of licence. Before the expiry of two years, the Owner / Developer shall give intimation to BBMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed cancelled.
39.In case of Development plan, Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
40.All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority while approving the Development Plan for the project should be strictly adhered to.
41.The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
42.The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
43.The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
44.The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm up to 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of the FAR area as part thereof in case of Apartment / group housing / multi-dwelling unit/development plan.
45.In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ACDENDUM (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 concerned Engineer, if any of the list of workers engaged by him.
4.At 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".

Note :

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

Block :A (PROPOSED RESI BLD)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.		
Terrace Floor	31.39	25.95	2.72	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	13
Third Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	13
Second Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	13
First Floor	1360.55	9.00	5.45	0.00	51.78	0.00	0.00	1294.32	1294.32	13
Ground Floor	1376.50	9.00	5.45	0.00	43.43	0.00	184.82	1133.80	1133.80	11
Basement Floor	7470.70	27.00	13.61	0.00	0.00	259.20	7170.88	0.00	0.00	00
Total:	14320.79	97.95	43.58	2.72	250.55	259.20	7355.70	6311.08	6311.08	63
Total Number of Same Blocks	1									
Total:	14320.79	97.95	43.58	2.72	250.55	259.20	7355.70	6311.08	6311.08	63

Block :B (PROPOSED RESI BLD)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	26.30	23.58	0.00	2.72	0.00	0.00	0.00	00
Fourth Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08
Third Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08
Second Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08
First Floor	774.42	9.00	2.72	0.00	30.61	732.09	732.09	08
Ground Floor	767.46	9.00	2.72	0.00	30.83	724.91	724.91	08
Total:	3891.44	68.58	13.60	2.72	153.27	3653.27	3653.27	40
Total Number of Same Blocks	1							
Total:	3891.44	68.58	13.60	2.72	153.27	3653.27	3653.27	40

AREA STATEMENT (BBMP)		VERSION NO.: 1.0.12
		VERSION DATE: 09/12/2022
PROJECT DETAIL:		
Authority: BBMP		Plot Use: Residential
Project No: PRJ6956/22-23		Plot SubUse: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Plot/Sub Plot No.: 1736
Nature of Sanction: NEW		City Survey No.: 144,145 &146
Location: RING-II		Khata No. (As per Khata Extract): 1736
Building Line Specified as per Z.R: Varthur Road (beyond the Airport)		PID No. (As per Khata Extract): 144/145/146
Zone: Mahadevapura		Locality / Street of the property: MUNNEKOLALU VILLAGE
Ward: Ward-085		
Planning District: 315-Whitefield		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	9520.31
NET AREA OF PLOT	(A-Deductions)	9520.31
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4760.16
Proposed Coverage Area (36.54 %)		3478.91
Achieved Net coverage area (36.54 %)		3478.91
Balance coverage area left (13.46 %)		1281.25
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (1.75)		16660.54
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 (1.75)		16660.54
Residential FAR (100.00%)		16631.71
Proposed FAR Area		16631.71
Achieved Net FAR Area (1.75)		16631.71
Balance FAR Area (0.00)		28.83
BUILT UP AREA CHECK		
Proposed BuiltUp Area		24994.06
Subtructure Area Add in BUA (Layout Lvl)		50.81
Achieved BuiltUp Area		25044.87

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
A (PROPOSED RESI BLD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
B (PROPOSED RESI BLD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R
C (PROPOSED RESI BLD)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	63	-
B (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	40	-
C (PROPOSED RESI BLD)	Residential	Apartment	50 - 225	1	-	1	65	-
Total :			-	-	-	-	168	187

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	168	2310.00	187	2571.25
Visitor's Car Parking	18	247.50	0	0.00
Total Car	186	2557.50	187	2571.25
Two/Wheeler	0	247.50	0	0.00
Other Parking	-	-	-	4784.45
Total		2805.00		7355.70

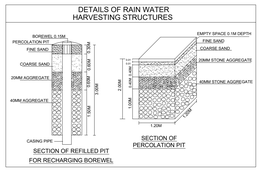
FAR &Tenement Details

Block	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Machine	Void	Ramp	Parking	Resi.		
A (PROPOSED RESI BLD)	1	14320.79	97.95	43.58	2.72	250.55	259.20	7355.70	6311.08	6311.08	63
B (PROPOSED RESI BLD)	1	3891.44	68.58	13.60	2.72	153.27	0.00	0.00	3653.27	3653.27	40
C (PROPOSED RESI BLD)	1	6781.83	70.07	29.97	2.72	11.70	0.00	0.00	6667.37	6667.37	65
Grand Total:	3	24994.06	236.60	87.15	8.16	415.52	259.20	7355.70	16631.72	16631.72	168.00

Block :C (PROPOSED RESI BLD)

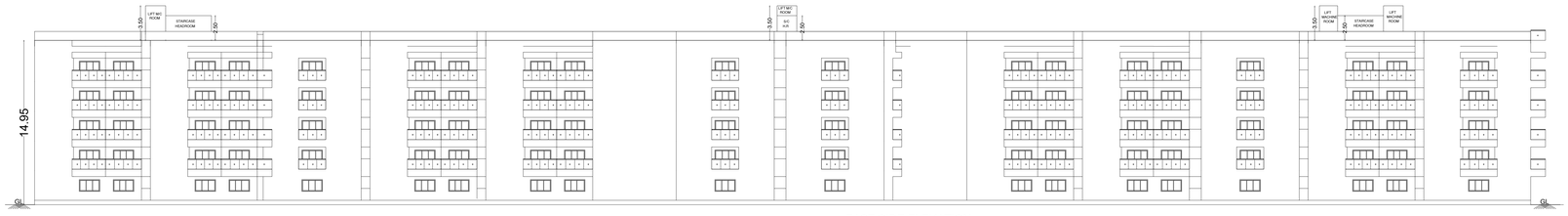
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Lift Machine	Void	Resi.		
Terrace Floor	30.51	25.07	2.72	2.72	0.00	0.00	0.00	00
Fourth Floor	1354.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13
Third Floor	1354.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13
Second Floor	1354.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13
First Floor	1354.09	9.00	5.45	0.00	2.34	1337.30	1337.30	13
Ground Floor	1334.96	9.00	5.45	0.00	2.34	1318.17	1318.17	13
Total:	6781.83	70.07	29.97	2.72	11.70	6667.37	6667.37	65
Total Number of Same Blocks	1							
Total:	6781.83	70.07	29.97	2.72	11.70	6667.37	6667.37	65

DETAILS OF RAIN WATER HARVESTING STRUCTURES

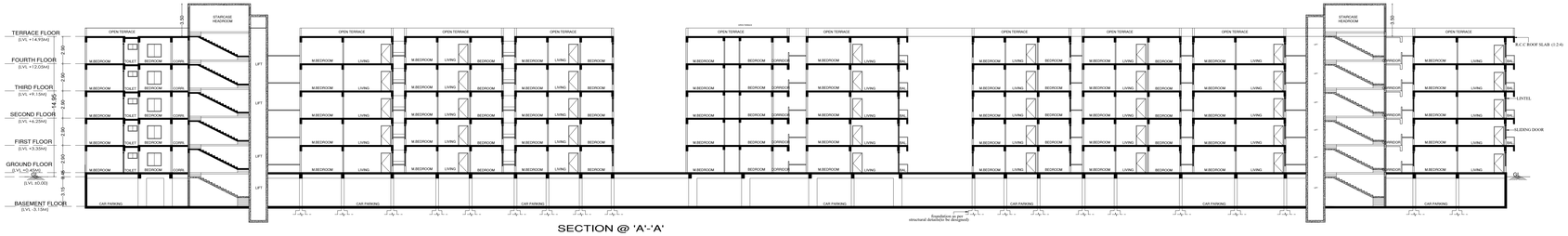


SECTION OF REFILLED PIT FOR RECHARGING BOREWEL

SECTION OF PERCOLATION PIT



EAST SIDE ELEVATION



SECTION @ 'A'-'A'

SCALE : 1:100

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
SHANKAR REDDY M.B & OTHER 3276,HAL 2ND STAGE, INDIRANAGAR

ARCHITECT/ENGINEER /SUPERVISOR 'S SIGNATURE
ABHISHEK R NO.23, 6TH CROSS, SS A ROAD, RT NAGAR
BCC/L/BL-3.6/E-0207/20-21

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING @KHATHA NO.1736, SY NO : 144(OLD SY NO.37/8),145(OLD SY NO.37/9) & 146(OLD SY NO.37/10), MUNNEKOLALU VILLAGE,DODDANEKUNDI, VARTHUR HOBLI, WARD NO.85,HOODI SUBDIVISION,MAHADEVAPURA ZONE, BANGALORE EAST TALUK,BANGALORE.

DRAWING TITLE : ELEVATION & SECTION

SHEET NO : 3

SANCTIONING AUTHORITY :

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

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

NORTH

Digitally signed by P MAHESH KUMAR
Date: 05-04-2023 18:30:24
Project No: PRJ6956/22-23
Application No: BBMP/9956/NEW/MP/BL-3.6/0207/22-23
Parent :
Designation : Town Planning Officer
Location : BBMP
Authorised Signatory: Mahanagara Palike
Mahanagara Palike

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.

UserDefinedMetric (841.00 x 1250.00MM)