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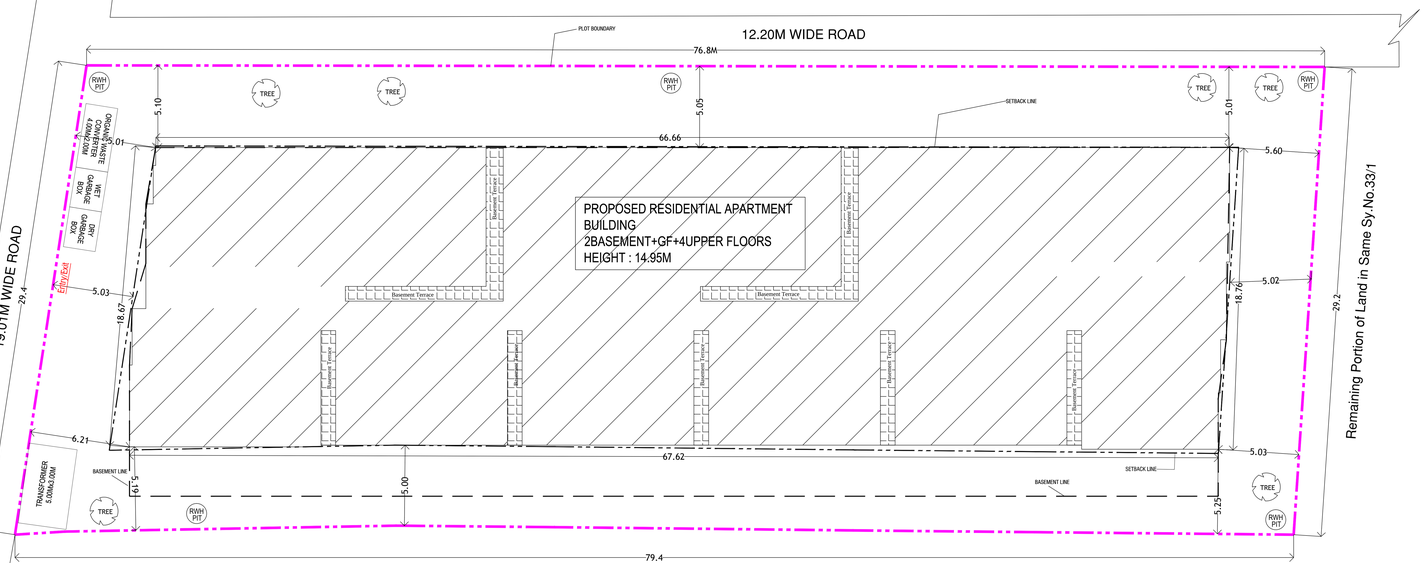
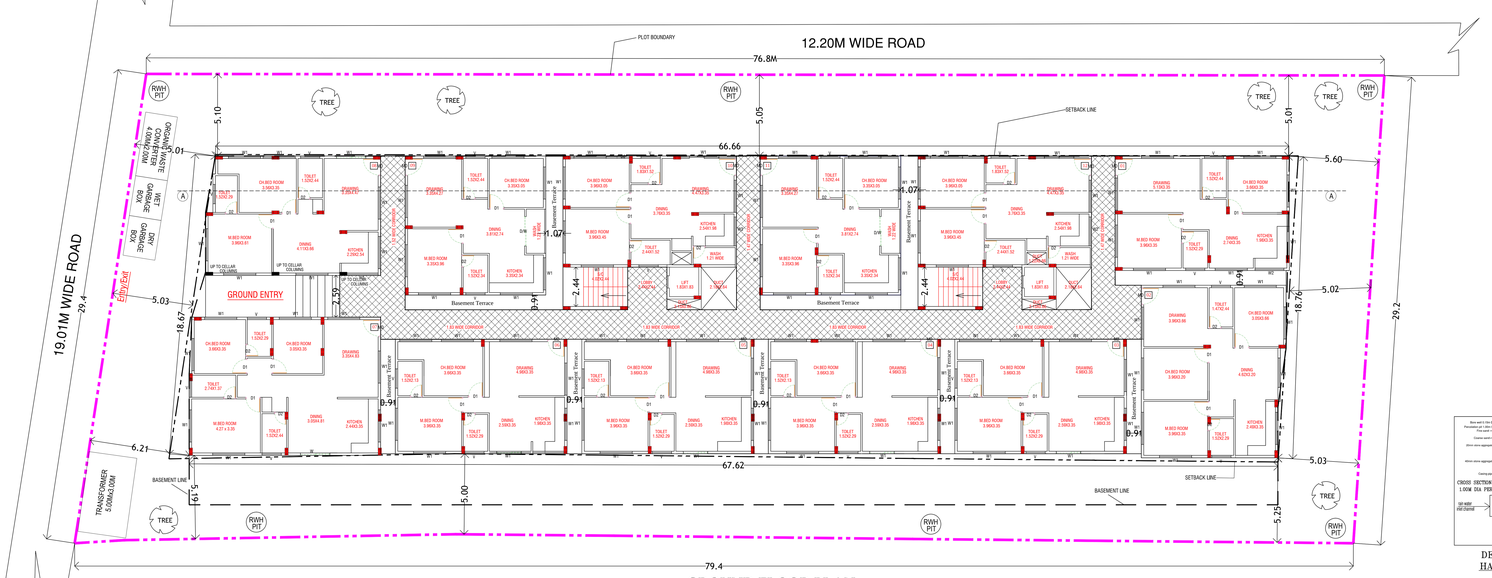


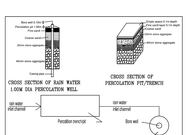
Anjanapura 10th Block BDA Layout

SITE PLAN



GROUND FLOOR PLAN

NO.OF UNITS : 12 Nos



DETAILS OF RAIN WATER HARVESTING STRUCTURES

Color Notes

COLOR INDEX

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

SCALE : 1:100

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of"Block - A (A) Wing - A-1 (A) Consisting of BASEMENT FIRST, BASEMENT 1 TH,GROUND, GF+4UPPER FLOORS.
2.The sanction is accorded for Apartment A (A) 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 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 / unexpected incidents arising during the time of construction.
8.The applicant shall not store 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 (Qs& ES) code leaving 3.00 mts. from the building within the premises.
11.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 No. 29.

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. on & around the site.
13.Permission shall be obtained from forest department for cutting trees before the commencement of the work.
14.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building licence and the copies of sanctioned plans with specifications shall be mounted on 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 5-(4) (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before erecting the superstructure walls, it is the duty of the owner of the building to intimate the Authority to inspect. Failure "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed within 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 shall be provided.
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 03, 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 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 Authorities for renewal of the permission issued that 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 efficient fire 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 & Emergency.
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. If the work is not started within the period of two years, the sanction shall be deemed to be cancelled 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 the 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 any false information, misrepresentation of facts, or pending court cases, the plan sanction will be deemed cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housebag Hoodike) Letter No. LD/95LET/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 change 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 from time to time.
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.: 1.0.4
		VERSION DATE: 31/08/2021
PROJECT DETAIL:		
Authority: BBMP		Plot User: Residential
Inward_No: PRJ/5502/21-22		Prot Sub-Use: Apartment
Application Type: General		Land Use Zone: Residential (Main)
Proposal Type: Building Permission		Prot Sub-Use: Plot Area Less
Nature of Sanction: NEW		City Survey No.: 33/1
Location: RING-III		Khata No. (As per Khata Extract): 134/1407/33/1
Building Line Specified as per Z.R: NA		Locality / Street of the property: GOLLAHALLI VILLAGE, UTTARAHALLI HOBLI,BANGALORE.
Zone: Bommanahalli		
Ward: Ward-198		
Planning District: 321-Anjanapura		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2351.07
NET AREA OF PLOT	(A-Deductions)	2351.07
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		1226.38
Proposed Coverage Area (51.16 %)		1140.75
Achieved Net coverage area (51.16 %)		1140.75
Balance coverage area left (3.84 %)		85.63
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		5874.48
Additional F.A.R within Ring I and II for amalgamated plot - ( )		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		5874.48
Residential FAR (100.00%)		5571.83
Proposed FAR Area		5571.82
Achieved Net FAR Area (2.50)		5571.82
Balance FAR Area (0.00)		2.68
BUILT UP AREA CHECK		
Proposed BuiltUp Area		8124.33
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		8139.33

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	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 (A)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	60	76

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	60	825.00	76	1045.00
Visitor's Car Parking	6	82.50	0	0.00
Total Car	66	907.50	76	1045.00
Two/Wheeler	-	82.50	0	0.00
Other Parking	-	-	-	1335.29
Total		990.00		2380.29

Block :A (A)

Floor Name	Gross Builtup Area	Deductions From Gross 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.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	48.51	0.00	48.51	41.83	3.34	3.34	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Third Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Second Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
First Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Ground Floor	1140.77	0.00	1140.77	32.15	6.69	0.00	147.76	0.06	0.00	0.00	954.11	954.11	12
Basement First Floor	1608.00	0.00	1608.00	18.98	6.69	0.00	0.00	0.00	0.00	146.34	1436.00	0.00	00
Basement Floor	1116.20	0.00	1116.20	18.98	6.69	0.00	0.00	0.00	146.25	944.29	0.00	0.00	00
Total:	8789.13	64.80	8724.33	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60
Total Number of Same Blocks	1												
Total:	8789.13	64.80	8724.33	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D2	0.75	2.10	126
A (A)	D1	0.90	2.10	134
A (A)	MD	1.09	2.10	14
A (A)	MD	1.10	2.10	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	1.20	1.20	120
A (A)	V1	1.20	1.20	55
A (A)	W1	1.79	1.80	06
A (A)	W1	1.80	1.80	508

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.12 X 3.50 X 1 X 1	3.96	60.25
	1.10 X 3.20 X 2.5 X 1	11.94	
	1.12 X 4.22 X 2 X 1	9.30	
	1.10 X 3.36 X 1 X 1	3.93	
	1.10 X 3.36 X 1 X 1	3.94	
	1.10 X 3.32 X 1 X 1	3.86	
	1.10 X 3.81 X 1 X 1	4.23	
	1.10 X 2.68 X 3 X 1	8.91	
	1.10 X 2.68 X 1 X 1	2.97	
	1.10 X 3.15 X 1 X 1	3.48	
	1.10 X 3.51 X 1 X 1	3.85	
TYPICAL – 2.36 4 FLOOR PLAN	1.12 X 3.50 X 1 X 3	11.88	180.75
	1.12X 3.81 X 1 X 3	12.84	
	1.12 X 4.22 X 2 X 3	27.90	
	1.12 X 3.36 X 1 X 3	11.79	
	1.12 X 3.36 X 1 X 3	11.82	
	1.12 X 3.32 X 1 X 3	11.58	
	1.12 X 3.81 X 1 X 3	12.83	
	1.12 X 2.68 X 3 X 3	26.73	
	1.12 X 2.68 X 1 X 3	8.91	
	1.12X 3.15 X 1 X 3	10.44	
	1.12 X 3.51 X 1 X 3	11.55	
Total:	-	-	241.00

UnitBUA Table for Block :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	101	FLAT	71.46	71.46	5	12
	102	FLAT	87.43	87.43	6	
	103	FLAT	70.44	70.44	5	
	104	FLAT	70.44	70.44	5	
	105	FLAT	70.44	70.44	5	
	106	FLAT	70.44	70.44	5	
	107	FLAT	96.23	96.23	7	
	108	FLAT	90.63	90.63	6	
	109	FLAT	70.16	70.16	5	
	110	FLAT	67.78	67.78	5	
	111	FLAT	70.16	70.16	5	
	112	FLAT	67.81	67.81	5	
TYPICAL – 2.36 4 FLOOR PLAN	201-401	FLAT	71.46	71.46	5	36
	202-402	FLAT	87.43	87.43	6	
	203-403	FLAT	70.44	70.44	5	
	204-404	FLAT	70.44	70.44	5	
	205-405	FLAT	70.44	70.44	5	
	206-406	FLAT	70.44	70.44	5	
	207-407	FLAT	96.23	96.23	7	
	208-408	FLAT	90.63	90.63	6	
	209-409	FLAT	70.16	70.16	5	
	210-410	FLAT	67.78	67.78	5	
	211-411	FLAT	70.16	70.16	5	
	212-412	FLAT	67.81	67.81	5	
GROUND FLOOR PLAN	001	FLAT	71.46	71.46	5	12
	002	FLAT	87.43	87.43	6	
	003	FLAT	70.44	70.44	5	
	004	FLAT	70.44	70.44	5	
	005	FLAT	70.44	70.44	5	
	006	FLAT	70.44	70.44	5	
	007	FLAT	96.23	96.23	7	
	008	FLAT	73.31	73.31	5	
	009	FLAT	70.16	70.16	5	
	010	FLAT	67.87	67.87	5	
	011	FLAT	70.16	70.16	5	
	012	FLAT	67.81	67.81	5	
Total:	-	-	4495.06	4495.06	319	60

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Areas in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.		
A (A)	1	8789.12	64.80	8724.32	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60
Grand Total:	1	8789.12	64.80	8724.32	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
LFANDU Regs by G.P.A Holder M/s Istrika Homes PVT Ltd Reg by its Managing Director G.CHRINAEEVI REDDY No.937, 21st MAIN ROAD,9th CROSS,J.P.NAGAR 2nd PHASE, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
vinod.P # 11 3 rd cross Doctors layout chikkalasandra b- 61 BCC/BL-3.6/E-4021/2019-2020

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.33/1, KATHA NO.134/1407/33/1, GOLLAHALLI VILLAGE, UTTARAHALLI HOBLI,BANGALORE. WARD NO.198

DRAWING TITLE : 1635642930-10-10-220104-50-056_SIXTHTOKA REVISED ONLINE_2

SHEET NO : 1

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING

JOINT DIRECTOR

DEPUTY DIRECTOR

DYNAMIC 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 BANGALORE DEVELOPMENT AUTHORITY
Date: 2021.12.30 15:29:17 IST
Reason: Approved
Location: BANGALORE

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.

UserDefinedMetric (1600.00 x 890.00MM)_1

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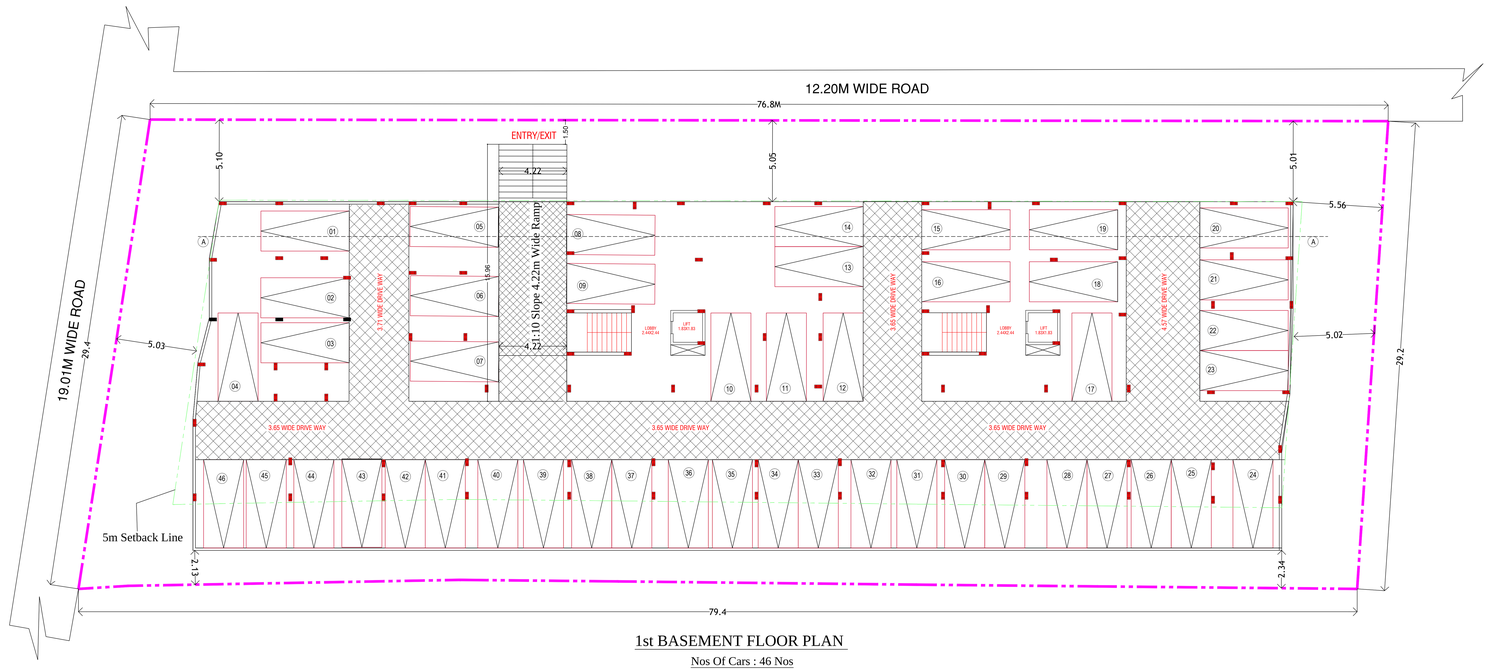
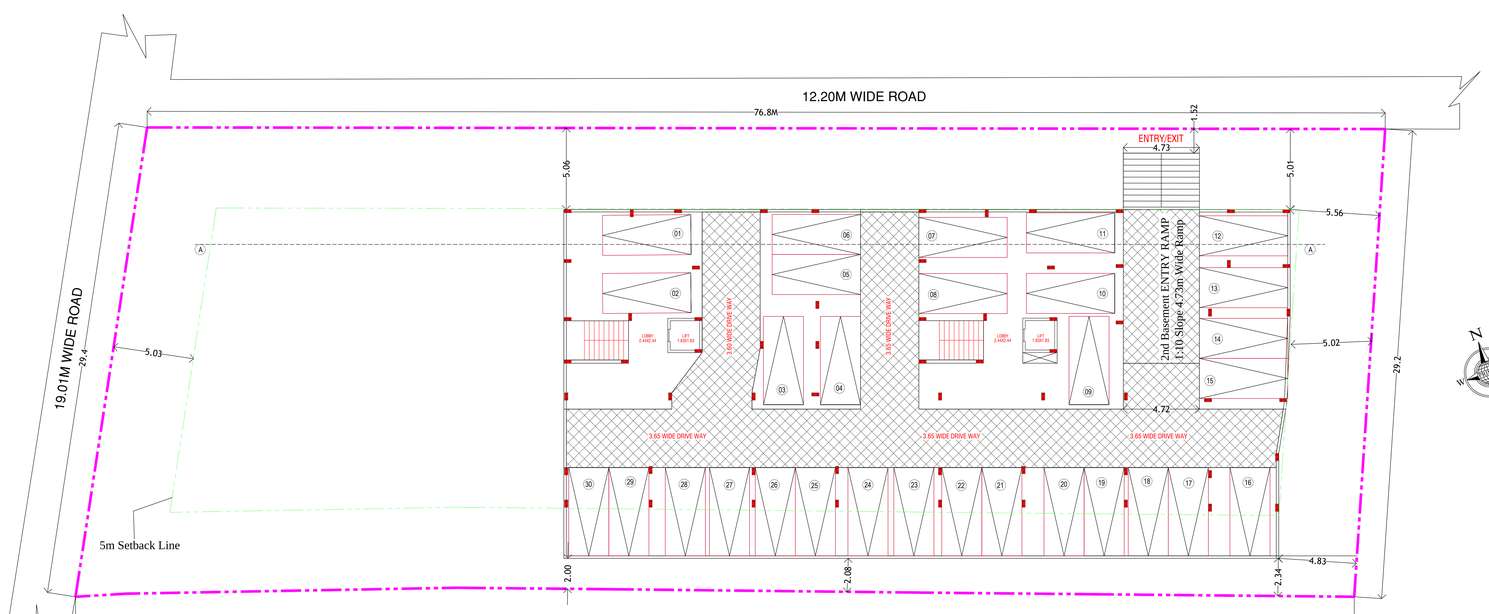


1st BASEMENT FLOOR PLAN

Nos Of Cars : 46 Nos



2nd BASEMENT FLOOR PLAN

Nos Of Cars : 30 Nos

SCALE : 1:100

Color Notes

COLOR INDEX

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- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
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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 shall be provided.
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 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 ---- (e.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 Authorities on demand. Failure to obtain clearance shall attract penalty.
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 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 is 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 Rule 18(1) of the KMC Act. Failure to give such intimation shall entail cancellation of the sanction 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 the 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 shall be cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Vooline) Letter No. LD/SEL/77/2013, 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 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 from time to time.
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.: 1.0.4
		VERSION DATE: 31/08/2021
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: PRJ/3502/21-22	Plot SubUse: Apartment	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 134/1471/3/1	
Nature of Sanction: NEW	City Survey No.: 3301	
Location: RING-III	Khata No. (As per Khata Extract): 134/1471/3/1	
Building Line Specified as per Z.R: NA	Locality / Street of the property: GOLLAHALLI VILLAGE, UTTARAHALLI HOBLI,BANGALORE.	
Zone: Bommanahalli		
Ward: Ward-196		
Planning District: 321-Anjanapura		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2351.07
NET AREA OF PLOT	(A-Deductions)	2351.07
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		1226.38
Proposed Coverage Area (51.16 %)		1140.75
Achieved Net coverage area (51.16 %)		1140.75
Balance coverage area left (3.84 %)		85.63
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		5874.48
Additional F.A.R within Ring I and II for amalgamated plot - ( )		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone - ( )		0.00
Total Perm. FAR area (2.50)		5874.48
Residential FAR (100.00%)		5871.82
Proposed FAR Area		5871.82
Achieved Net FAR Area (2.50)		5871.82
Balance FAR Area (0.00)		2.66
BUILT UP AREA CHECK		
Proposed BuiltUp Area		8124.33
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		8139.33

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	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 (A)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	60	76

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	60	825.00	76	1045.00
Visitor's Car Parking	6	82.50	0	0.00
Total Car	66	907.50	76	1045.00
Two/Wheeler	-	82.50	0	0.00
Other Parking	-	-	-	1335.29
Total	-	990.00	-	2380.29

Block :A (A)

Floor Name	Gross Builtup Area	Deductions From Gross 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.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	48.51	0.00	48.51	41.83	3.34	3.34	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Third Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Second Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
First Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Ground Floor	1140.77	0.00	1140.77	32.15	6.69	0.00	147.76	0.06	0.00	0.00	954.11	954.11	12
Basement First Floor	1608.00	0.00	1608.00	18.98	6.69	0.00	0.00	0.00	148.34	1436.00	0.00	0.00	00
Basement Second Floor	1116.20	0.00	1116.20	18.98	6.69	0.00	0.00	0.00	148.25	944.29	0.00	0.00	00
Total :	8789.13	64.80	8724.33	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60
Total Number of Same Blocks	1												
Total :	8789.13	64.80	8724.33	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D2	0.75	2.10	126
A (A)	D1	0.90	2.10	134
A (A)	MD	1.09	2.10	14
A (A)	MD	1.10	2.10	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	1.20	1.20	120
A (A)	V1	1.20	1.20	05
A (A)	W1	1.79	1.80	06
A (A)	W1	1.80	1.80	508

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.50 X 1 X 1	3.86	60.25
	1.10 X 3.81 X 2.8 X 1	11.94	
	1.10 X 4.22 X 2.8 X 1	9.30	
	1.10 X 3.36 X 1.4 X 1	3.93	
	1.10 X 3.36 X 1 X 1	3.94	
	1.10 X 3.50 X 1 X 1	3.86	
	1.10 X 3.81 X 1 X 1	4.23	
	1.10 X 2.68 X 3 X 1	8.91	
	1.10 X 2.68 X 1 X 1	2.97	
	1.10 X 3.15 X 1 X 1	3.48	
	1.10 X 3.51 X 1 X 1	3.85	
TYPICAL - 2.36 4 FLOOR PLAN	1.52 X 3.50 X 1 X 3	11.88	180.75
	1.52X 3.81 X 2 X 3	35.82	
	1.52 X 4.22 X 2 X 3	27.90	
	1.10 X 3.36 X 1 X 3	11.79	
	1.52 X 3.36 X 1 X 3	11.82	
	1.10 X 3.50 X 1 X 3	11.58	
	1.52 X 3.81 X 1 X 3	12.63	
	1.10 X 2.68 X 3 X 3	26.73	
	1.52 X 2.68 X 1 X 3	8.91	
	1.52X 3.15 X 1 X 3	10.44	
	1.52 X 3.51 X 1 X 3	11.55	
Total :	-	-	241.00

UnitBUA Table for Block :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	
FIRST FLOOR PLAN	101	FLAT	71.48	71.48	5	12	36
	102	FLAT	87.43	87.43	6		
	103	FLAT	70.44	70.44	5		
	104	FLAT	70.44	70.44	5		
	105	FLAT	70.44	70.44	5		
	106	FLAT	70.44	70.44	5		
	107	FLAT	96.23	96.23	7		
	108	FLAT	90.63	90.63	6		
	109	FLAT	70.16	70.16	5		
	110	FLAT	67.78	67.78	5		
	111	FLAT	70.16	70.16	5		
	112	FLAT	67.81	67.81	5		
TYPICAL - 2.36 4 FLOOR PLAN	201-401	FLAT	71.48	71.48	5		
	202-402	FLAT	87.43	87.43	6		
	203-403	FLAT	70.44	70.44	5		
	204-404	FLAT	70.44	70.44	5		
	205-405	FLAT	70.44	70.44	5		
	206-406	FLAT	70.44	70.44	5		
	207-407	FLAT	96.23	96.23	7		
	208-408	FLAT	90.63	90.63	6		
	209-409	FLAT	70.16	70.16	5		
	210-410	FLAT	67.78	67.78	5		
	211-411	FLAT	70.16	70.16	5		
	212-412	FLAT	67.81	67.81	5		
GROUND FLOOR PLAN	001	FLAT	71.48	71.48	5	12	
	002	FLAT	87.43	87.43	6		
	003	FLAT	70.44	70.44	5		
	004	FLAT	70.44	70.44	5		
	005	FLAT	70.44	70.44	5		
	006	FLAT	70.44	70.44	5		
	007	FLAT	96.23	96.23	7		
	008	FLAT	73.31	73.31	5		
	009	FLAT	70.16	70.16	5		
	010	FLAT	67.81	67.81	5		
	011	FLAT	70.16	70.16	5		
	012	FLAT	67.81	67.81	5		
Total :	-	-	4495.06	4495.06	319	60	

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.		
A (A)	1	8789.12	64.80	8724.32	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60
Grand Total :	1	8789.12	64.80	8724.32	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60.00

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	JOINT DIRECTOR	DEPUTY DIRECTOR	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 BANGALORE DEVELOPMENT AUTHORITY
Date: Thursday, 30 Dec 2021 12:00:00 AM
Place: BANGALORE
Approved by Joint Director of Town Planning (Bangalore Development Authority)
Drawing Id: 1636422030-10-20-221004-50-058_SISHTIKA
Drawing Title: Block Plan
Version: 1.0.4
Approval Date: 31-08-2021 Time: 17:11:07

NORTH

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
LIFANDU Reg-by G.P.A Holder M/s Isntika Homes PVT Ltd Reg by its Managing Director G.CHIRANJEEVI REDDY No.937, 21st MAIN ROAD 9th CROSS,J.P.NAGAR 2nd PHASE, BANGALORE.

ARCHITECT / ENGINEER / SUPERVISOR'S SIGNATURE
vinod.P # 11 3 rd cross Doctors layout chikkalasandra b- 61 BCC/BL-3.6/E-4021/2019-2020

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.33/1, KATHA NO.134/1471/3/1, GOLLAHALLI VILLAGE, UTTARAHALLI HOBLI,BANGALORE. WARD NO.196

DRAWING TITLE : 1636422030-10-20-221004-50-058_SISHTIKA REVISED ONLINE_2

SHEET NO : 2

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.

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UserDefinedMetric (1600.00 x 890.00MM)_1

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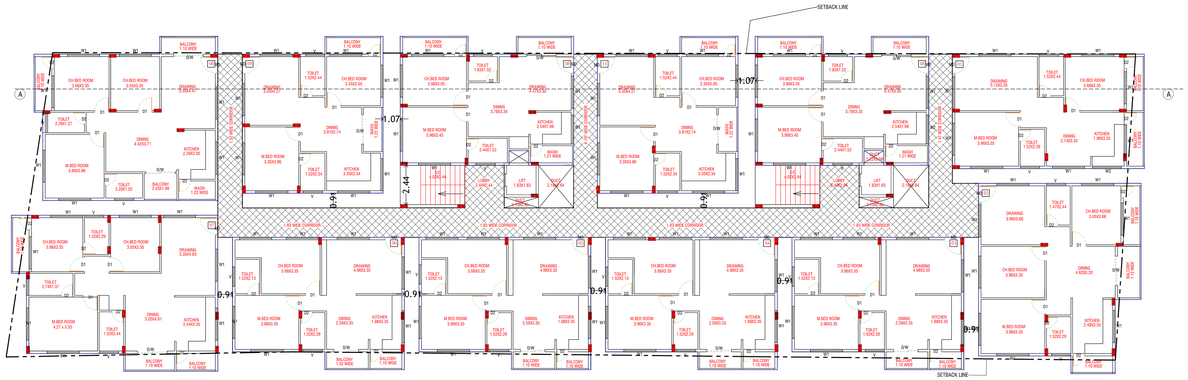
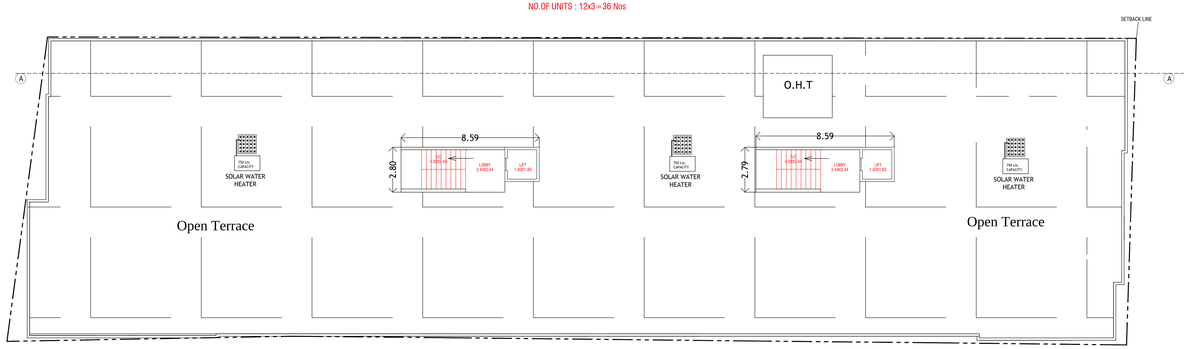


FIRST FLOOR PLAN

NO.OF UNITS : 12 Nos

TYPICAL 2nd, 3rd & 4th FLOOR PLAN

NO.OF UNITS : 12x3=36 Nos



TERRACE FLOOR PLAN

SCALE : 1:100

Color Notes

COLOR INDEX

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

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of"Block - A (A) Wing - A-1 (A) Consisting of BASEMENT FIRST, BASEMEN
2.The FAR(AB) :GF+SUP
2.The sanction is accorded for Apartment A (A) 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 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 store 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 (E&A TS) code leaving 3.00 mts. from the building within the premises.
11.The applicant shall provide a separate room preferably of 3.0x 3.00 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 29.

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.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building plan and the copies of sanctioned plans with specifications shall be mounted on 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 5-6 (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or footings before proceeding with the work, intimation shall be given to the concerned Assistant Director of Town Planning (Jurisdiction) in-charge in Form "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or erection of the building should be completed within the expiry of five years from the date of issue of licence & 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.
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25.Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building Bye laws shall be provided.
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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 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).
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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 o 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.
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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.
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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 any false information, misrepresentation of facts, or pending court cases, the plan sanction will be cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodles) Letter No. LD/SEL/ET/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 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 from time to time.
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.: 1.0.4
	VERSION DATE: 31/08/2021

PROJECT DETAIL:	
Authority: BBMP	Plot User: Residential
Inward_No: PRJ/5502/21-22	Prof Sub-Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot Sub Use: NA
Nature of Sanction: NEW	City Survey No.: 33/1
Location: RING-III	Khata No. (As per Khata Extract): 134/147/133/1
Building Line Specified as per Z.R: NA	Locality / Street of the property: GOLLAHALLI VILLAGE, UTTARAHALLI HOBLI,BANGALORE.
Zone: Bommanahalli	
Ward: Ward-198	
Planning District: 321-Anjanapura	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2251.07
NET AREA OF PLOT	(A-Deductions)	2251.07
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		1238.38
Proposed Coverage Area (51.16 %)		1152.75
Achieved Net coverage area (51.16 %)		1152.75
Balance coverage area left (3.84 %)		85.63
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		5574.48
Additional F.A.R within Ring I and II for amalgamated plot - ( )		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone (-)		0.00
Total Perm. FAR area (2.50)		5574.48
Residential FAR (100.00%)		5571.83
Proposed FAR Area		5571.82
Achieved Net FAR Area (2.50)		5571.82
Balance FAR Area (0.00)		2.66
BUILT UP AREA CHECK		
Proposed BuiltUp Area		8724.33
Substructure Area Add in BUA (Layout Lvl)		15.00
Achieved BuiltUp Area		8739.33

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	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 Req/Unit	Car Reqd.	Car Prop.
A (A)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	60	76

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	60	825.00	76	1045.00
Visitor's Car Parking	6	82.50	0	0.00
Total Car	66	907.50	76	1045.00
Two\Wheeler	-	82.50	0	0.00
Other Parking	-	-	-	1335.29
Total		990.00		2380.29

Block :A (A)

Floor Name	Gross Builup Area	Deductions From Gross Floor 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.)
		Cutout		StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Resi.		
Terrace Floor	48.51	0.00	48.51	41.83	3.34	3.34	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1218.91	16.20	1202.71	33.46	6.69	6.69	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Third Floor	1218.91	16.20	1202.71	33.46	6.69	6.69	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Second Floor	1218.91	16.20	1202.71	33.46	6.69	6.69	8.07	0.06	0.00	0.00	1154.43	1154.43	12
First Floor	1218.91	16.20	1202.71	33.46	6.69	6.69	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Stilt Floor/ Ground Floor	1140.77	0.00	1140.77	32.15	6.69	0.00	147.76	0.06	0.00	0.00	954.11	954.11	12
Basement First Floor	1608.00	0.00	1608.00	18.98	6.69	0.00	0.00	0.00	0.00	146.34	1436.00	0.00	0.00	00
Basement Second Floor	1116.20	0.00	1116.20	18.98	6.69	0.00	0.00	0.00	0.00	146.25	944.29	0.00	0.00	00
Total :	8789.13	64.80	8724.33	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60
Total Number of Same Blocks	1												
Total:	8789.13	64.80	8724.33	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D2	0.75	2.10	125
A (A)	D1	0.90	2.10	134
A (A)	MD	1.09	2.10	14
A (A)	MD	1.10	2.10	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	1.20	1.20	120
A (A)	V1	1.20	1.20	05
A (A)	W1	1.79	1.80	06
A (A)	W1	1.80	1.80	508

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.50 X 1 X 1	3.86	60.25
	1.10 X 3.50 X 3 X 1	11.94	
	1.10 X 4.22 X 2 X 1	9.30	
	1.10 X 3.06 X 1 X 1	3.37	
	1.10 X 3.36 X 1 X 1	3.94	
	1.10 X 3.30 X 1 X 1	3.86	
	1.10 X 3.81 X 1 X 1	4.23	
	1.10 X 2.68 X 3 X 1	8.91	
	1.10 X 2.68 X 1 X 1	2.97	
	1.10 X 1.75 X 1 X 1	1.93	
	1.10 X 3.51 X 1 X 1	3.85	
TYPICAL – 2, 3& 4 FLOOR PLAN	1.52 X 3.50 X 1 X 3	11.88	180.75
	1.52X 2.81 X 2 X 3	35.82	
	1.52 X 4.22 X 2 X 3	27.90	
	1.52 X 3.06 X 1 X 3	11.79	
	1.52 X 3.36 X 1 X 3	11.82	
	1.52 X 3.30 X 1 X 3	11.58	
	1.52 X 3.81 X 1 X 3	12.63	
	1.52 X 2.68 X 3 X 3	26.73	
	1.52 X 2.68 X 1 X 3	8.91	
	1.52X 3.16 X 1 X 3	10.44	
	1.52 X 3.51 X 1 X 3	11.55	
Total :	-	-	241.00

UnitBUA Table for Block :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	101	FLAT	71.48	71.48	5	12
	102	FLAT	87.43	87.43	6	
	103	FLAT	70.44	70.44	5	
	104	FLAT	70.44	70.44	5	
	105	FLAT	70.44	70.44	5	
	106	FLAT	70.44	70.44	5	
	107	FLAT	96.23	96.23	7	
	108	FLAT	90.63	90.63	6	
	109	FLAT	70.16	70.16	5	
	110	FLAT	67.78	67.78	5	
	111	FLAT	70.16	70.16	5	
	112	FLAT	67.81	67.81	5	
TYPICAL – 2, 3& 4 FLOOR PLAN	201-401	FLAT	71.48	71.48	5	36
	202-402	FLAT	87.43	87.43	6	
	203-403	FLAT	70.44	70.44	5	
	204-404	FLAT	70.44	70.44	5	
	205-405	FLAT	70.44	70.44	5	
	206-406	FLAT	70.44	70.44	5	
	207-407	FLAT	96.23	96.23	7	
	208-408	FLAT	90.63	90.63	6	
	209-409	FLAT	70.16	70.16	5	
	210-410	FLAT	67.78	67.78	5	
	211-411	FLAT	70.16	70.16	5	
	212-412	FLAT	67.81	67.81	5	
GROUND FLOOR PLAN	001	FLAT	71.48	71.48	5	12
	002	FLAT	87.43	87.43	6	
	003	FLAT	70.44	70.44	5	
	004	FLAT	70.44	70.44	5	
	005	FLAT	70.44	70.44	5	
	006	FLAT	70.44	70.44	5	
	007	FLAT	96.23	96.23	7	
	008	FLAT	73.31	73.31	5	
	009	FLAT	70.16	70.16	5	
	010	FLAT	67.81	67.81	5	
	011	FLAT	70.16	70.16	5	
	012	FLAT	67.81	67.81	5	
Total:	-	-	4495.06	4495.06	319	60

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Resi.		
A (A)	1	8789.12	64.80	8724.32	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60
Grand Total :	1	8789.12	64.80	8724.32	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60.00

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	JOINT DIRECTOR	DEPUTY DIRECTOR	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

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
LFANDU Rep by G.P.A Holder M/s Ishtika Homes PVT Ltd Rep by its Managing Director G.CHINNADEVI REDDY No.93/ 2,1st MAIN ROAD 9th CROSS,J.P.NAGAR 2nd PHASE, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
vinod.P 8 11 3 rd cross Doctors layout chikkalasandra b- 61 BCC/BL-3.6/E-4021/2019-2020

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.33/1, KATHA NO.134/147/133/1, GOLLAHALLI VILLAGE, UTTARAHALLI HOBLI,BANGALORE. WARD NO.196

DRAWING TITLE : 1635642930-10-10-202104-50-058_SISHTIKA REVISED-ONLINE_3

SHEET NO : 3

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.

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UserDefinedMetric (1600.00 x 890.00MM)_1

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SCALE : 1:100

Color Notes

COLOR INDEX

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

Approval Condition :

This Plan Sanction is issued subject to the following conditions :

1.The sanction is accorded for:
a) Consisting of "Block - A (A) Wing - A-1 (A) Consisting of BASEMENT FIRST, BASEMEN
T SIXCOND, GF+4UP"
2.The sanction is accorded for Apartment A (A) 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 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 / mishap / 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 (Elx& TS) code leaving 3.00 mts. from the building within the premises.
11.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 No. 29.

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.Licence and approved plans shall be posted in a conspicuous place of the licensed premises. The building plans and copies of sanctioned plans with specifications shall be mounted on 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 5-6 (a) to (k).
17.The building shall be constructed under the supervision of a registered structural engineer.
18.On completion of foundation or lintel/ground floor/plinth level, the owner/ builder shall give a intimation for inspection. On completion of the building, Occupancy "COMMENCEMENT CERTIFICATE" shall be obtained.
19.Construction or reconstruction of the building should be completed within 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 shall 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 shall be provided.
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 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 Fire Force Department every year. Failure to obtain the same will be treated as violation.
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 and assure complete safety in respect of fire and allied 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 Rule 21(a) read with Rule 23 of the Karnataka Municipal Corporations Building Rules for inspection 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 the 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 any false information , misrepresentation of facts, or pending court cases, the plan sanction will be cancelled.
46.Also see, building licence for special conditions, if any.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Housekeep Hoodles) Letter No. LD/ESL/ET/20/13, 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 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 from time to time.
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.: 1.0.4 — VERSION DATE: 31/08/2021

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: PRJ3550/21-22	Prof. Sub Use: Apartment
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot Sub Use: NA
Nature of Sanction: NEW	City Survey No.: 331
Location: RING-III	Khata No. (As per Khata Extract): 134/1407/133/1
Building Line Specified as per Z.R: NA	Locality / Street of the property: GOLLAHALLI VILLAGE, UTTARAHALLI HOBLI,BANGALORE.
Zone: Bommanahalli	
Ward: Ward-196	
Planning District: 321-Anjanapura	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2251.07
NET AREA OF PLOT	(A-Deductions)	2251.07
COVERAGE CHECK		
Permissible Coverage area (55.00 %)		1238.38
Proposed Coverage Area (51.16 %)		1148.75
Achieved Net coverage area (51.16 %)		1148.75
Balance coverage area left (3.84 %)		86.63
FAR CHECK		
Permissible F.A.R. as per zoning regulation 2015 (2.50)		5574.48
Additional F.A.R within Ring I and II for amalgamated plot - ( )		0.00
Allowable TDR Area (60% of Perm.FAR)		0.00
Premium FAR for Plot within Impact Zone - ( )		0.00
Total Perm. FAR area (2.50)		5574.48
Residential FAR (100.00%)		5571.83
Proposed FAR Area		5571.82
Achieved Net FAR Area (2.50)		5571.82
Balance FAR Area (0.00)		2.66
BUILT UP AREA CHECK		
Proposed BuiltUp Area		8724.33
Substructure Area Add in BUA (Layout Lvl)		55.00
Achieved BuiltUp Area		8779.33

Block USE/SUBUSE Details

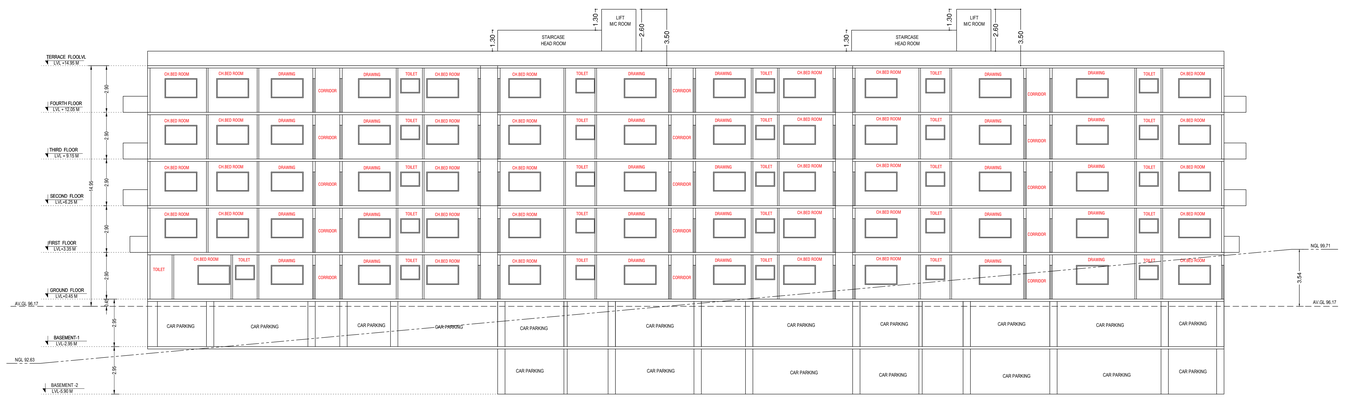
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (A)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

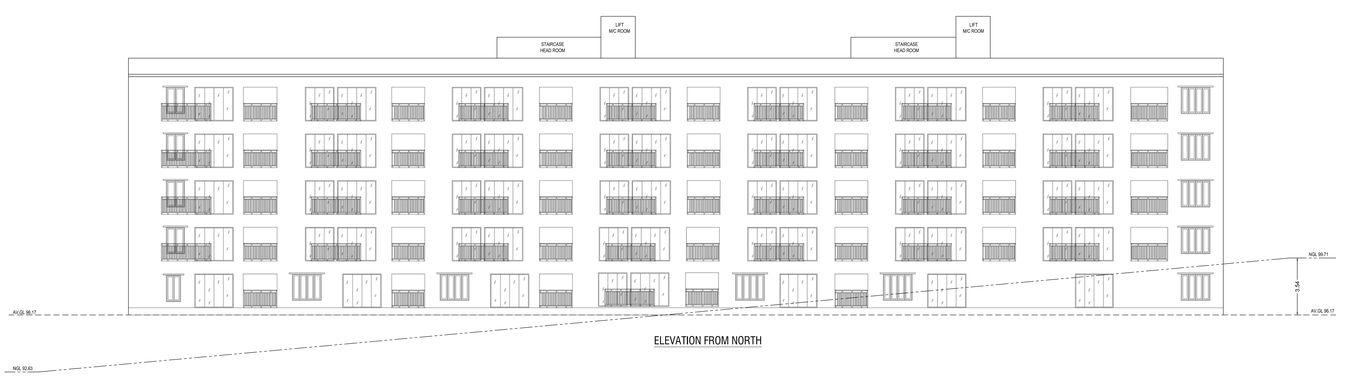
Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.
A (A)	Residential	Apartment	50 - 225	1	-	1	60	-
	Total :		-	-	-	-	60	76

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	60	825.00	76	1045.00
Visitor's Car Parking	6	82.50	0	0.00
Total Car	66	907.50	76	1045.00
Two\Wheeler	-	82.50	0	0.00
Other Parking	-	-	-	1335.29
Total	-	990.00	-	2380.29



SECTION ON 'A-A'



ELEVATION FROM NORTH

Block :A (A)

Floor Name	Gross Builup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	Substructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
Terrace Floor	48.51	0.00	48.51	41.83	3.34	3.34	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Third Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Second Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
First Floor	1218.91	16.20	1202.71	33.46	6.69	0.00	8.07	0.06	0.00	0.00	1154.43	1154.43	12
Ground Floor	1140.77	0.00	1140.77	32.15	6.69	0.00	147.76	0.06	0.00	0.00	954.11	954.11	12
Basement First Floor	1608.00	0.00	1608.00	18.98	6.69	0.00	0.00	0.00	0.00	146.34	1436.00	0.00	0.00	00
Basement Second Floor	1116.20	0.00	1116.20	18.98	6.69	0.00	0.00	0.00	146.25	944.29	0.00	0.00	00
Total:	8789.13	64.80	8724.33	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60
Total Number of Same Blocks	1												
Total:	8789.13	64.80	8724.33	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D2	0.75	2.10	126
A (A)	D1	0.90	2.10	134
A (A)	MD	1.09	2.10	14
A (A)	MD	1.10	2.10	46

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	1.20	1.20	120
A (A)	V1	1.20	1.20	15
A (A)	W1	1.79	1.80	06
A (A)	W1	1.80	1.80	508

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.10 X 3.50 X 1 X 1	3.86	60.25
	1.10 X 3.61 X 2 X 1	11.94	
	1.10 X 4.22 X 2 X 1	9.30	
	1.10 X 3.36 X 1 X 1	3.70	
	1.10 X 3.36 X 1 X 1	3.94	
	1.10 X 3.50 X 1 X 1	3.86	
	1.10 X 3.81 X 1 X 1	4.23	
	1.10 X 2.68 X 3 X 1	8.91	
	1.10 X 2.68 X 1 X 1	2.97	
	1.10 X 3.15 X 1 X 1	3.48	
	1.10 X 3.51 X 1 X 1	3.85	
TYPICAL – 2, 3& 4 FLOOR PLAN	1.10 X 3.50 X 1 X 3	11.58	180.75
	1.10X 3.61 X 2 X 3	35.82	
	1.10 X 4.22 X 2 X 3	27.90	
	1.10 X 3.36 X 1 X 3	11.79	
	1.10 X 3.36 X 1 X 3	11.82	
	1.10 X 3.50 X 1 X 3	11.58	
	1.10 X 3.81 X 1 X 3	12.63	
	1.10 X 2.68 X 3 X 3	26.73	
	1.10 X 2.68 X 1 X 3	8.91	
	1.10X 3.15 X 1 X 3	10.44	
	1.10 X 3.51 X 1 X 3	11.55	
Total :	-	-	241.00

UnitBUA Table for Block :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	101	FLAT	71.48	71.48	5	12
	102	FLAT	87.43	87.43	6	
	103	FLAT	70.44	70.44	5	
	104	FLAT	70.44	70.44	5	
	105	FLAT	70.44	70.44	5	
	106	FLAT	70.44	70.44	5	
	107	FLAT	96.23	96.23	7	
	108	FLAT	90.63	90.63	6	
	109	FLAT	70.16	70.16	5	
	110	FLAT	67.78	67.78	5	
	111	FLAT	70.16	70.16	5	
	112	FLAT	67.81	67.81	5	
TYPICAL – 2, 3& 4 FLOOR PLAN	201-401	FLAT	71.48	71.48	5	36
	202-402	FLAT	87.43	87.43	6	
	203-403	FLAT	70.44	70.44	5	
	204-404	FLAT	70.44	70.44	5	
	205-405	FLAT	70.44	70.44	5	
	206-406	FLAT	70.44	70.44	5	
	207-407	FLAT	96.23	96.23	7	
	208-408	FLAT	90.63	90.63	6	
	209-409	FLAT	70.16	70.16	5	
	210-410	FLAT	67.78	67.78	5	
	211-411	FLAT	70.16	70.16	5	
	212-412	FLAT	67.81	67.81	5	
GROUND FLOOR PLAN	001	FLAT	71.48	71.48	5	12
	002	FLAT	87.43	87.43	6	
	003	FLAT	70.44	70.44	5	
	004	FLAT	70.44	70.44	5	
	005	FLAT	70.44	70.44	5	
	006	FLAT	70.44	70.44	5	
	007	FLAT	96.23	96.23	7	
	008	FLAT	73.31	73.31	5	
	009	FLAT	70.16	70.16	5	
	010	FLAT	67.81	67.81	5	
	011	FLAT	70.16	70.16	5	
	012	FLAT	67.81	67.81	5	
Total:	-	-	4495.06	4495.06	319	60

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Lift Machine	Void	SubStructure	Ramp	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
A (A)	1	8789.12	64.80	8724.32	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60
Grand Total:	1	8789.12	64.80	8724.32	245.78	50.17	3.34	180.04	0.30	292.59	2380.29	5571.83	5571.83	60.00

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER :
LFANDU Rep by G.P.A Holder M/s Ishtika Homes PVT Ltd Rep by its Managing Director G.CHIRANJEEVI REDDY No.937, 21st MAIN ROAD,9th CROSS,J.P.NAGAR 2nd PHASE, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE
vinod P.# 11 3 rd cross Doctors layout chikkalasandra b- 61 BCC/BL-3.6/E-4021/2019-2020

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING AT SY.NO.33/1, KATHA NO.134/1407/133/1, GOLLAHALLI VILLAGE, UTTARAHALLI HOBLI,BANGALORE. WARD NO.196

DRAWING TITLE : 1635642930-10-10-202104-50-058_SISHTIKA REVISED ONLINE_2

SHEET NO : 4

SANCTIONING AUTHORITY :

ASSISTANT DIRECTOR OF TOWN PLANNING	JOINT DIRECTOR	DEPUTY DIRECTOR	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 BANGALORE DEVELOPMENT AUTHORITY
Date: 2021.09.30 15:32:11 IST
Reason: Approved Building Plan
Location: Bangalore
Authority: Bangalore Development Authority
Contact Info: 9480683448
Name: BANGALORE DEVELOPMENT AUTHORITY
Date: 2021.09.30 15:32:11 IST

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 (1600.00 x 890.00MM)_1

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