

The Plan Section is issued subject to the following conditions and additional conditions mentioned herein:

1. Section is accorded for the Residential Apartment Building With Amenities (at BE MPK Kanchi No.208, Sy No.517, Panarai Village Subd. East Main Road, Vandalur Ward 145 Bangalore
2. Section is accorded for Residential use only. The use of the building shall not be allowed to any other use.
3. The building shall be constructed in accordance with the provisions of the Bangalore Building Bylaws, 2009 and approved plans shall be posted in a conspicuous place at the licensed premises. The building shall be constructed in accordance with the provisions of the Bangalore Building Bylaws, 2009 and approved plans shall be posted in a conspicuous place at the licensed premises. The building shall be constructed in accordance with the provisions of the Bangalore Building Bylaws, 2009 and approved plans shall be posted in a conspicuous place at the licensed premises.
4. A fence and displayed and they shall be made available during inspections.
5. On completion of foundation or footings before erection of walls on the foundation and in the case of basements, the contractor shall submit a plan of the foundation and footings to be obtained the site above 371m.
6. The construction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cables at ground level for postal services & space for damage parking within the premises shall be provided.
8. The space for parking of vehicles in the construction works area shall be demolished after the construction.
9. The space for parking of vehicles in the construction works area shall be demolished after the construction.
10. The contractor shall be responsible for the construction works area and any accident (unintended actions during the time of construction).
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20. The contractor shall be responsible for the construction works area and any accident (unintended actions during the time of construction).

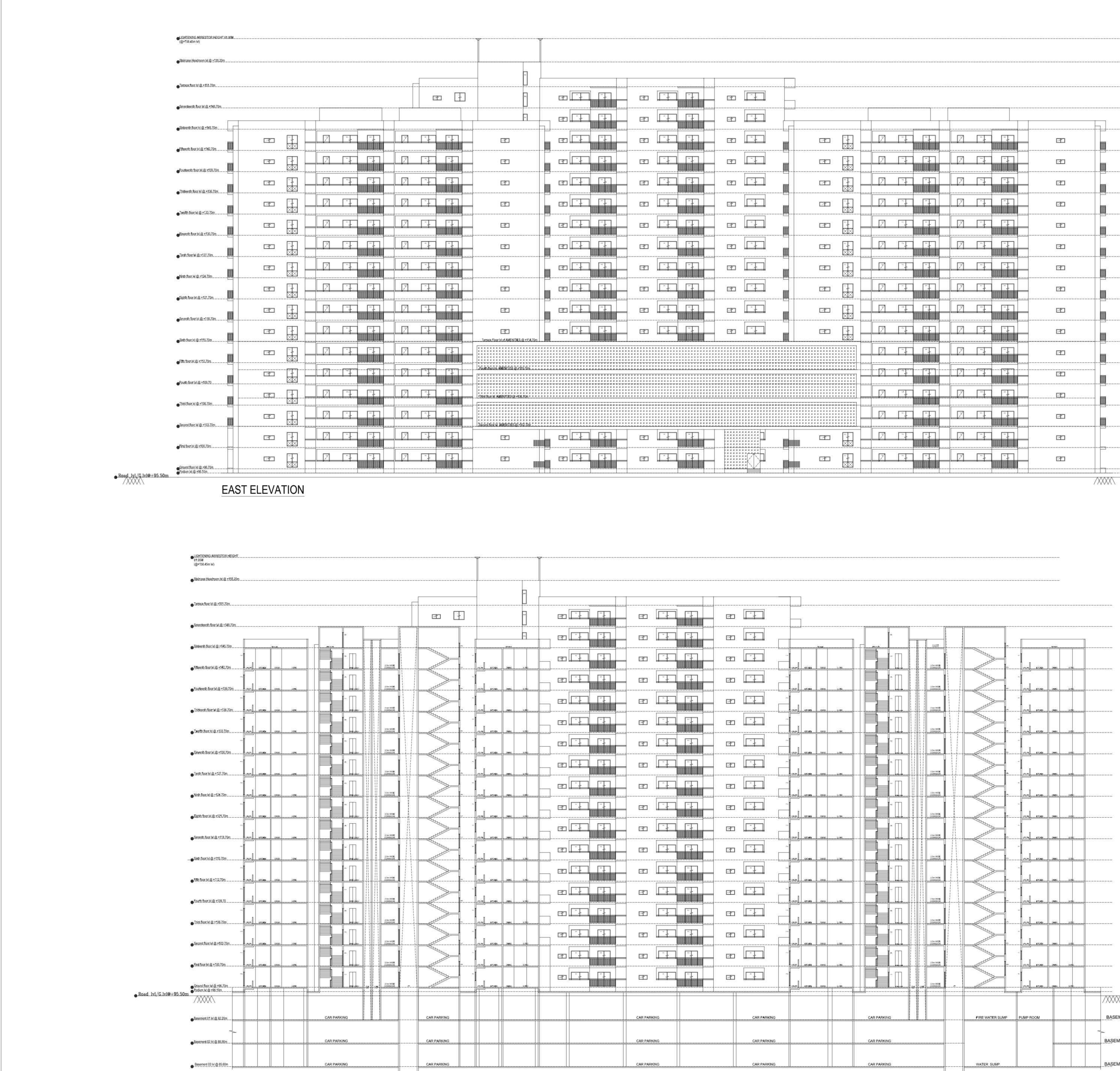
Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Vehicle Type	Reg'd.		Achieved	
	No.	Area (Sq.ft.)	No.	Area (Sq.ft.)
Car	394	5417.50	596	8195.00
Visitor's Car Parking	40	550.00	0	0.00
Total Car	434	5967.50	596	8195.00
Two Wheeler	-	550.00	0	0.00
Other Parking	-	-	-	18008.33
Total		6517.50		26203.33

Estimate Details													
Est. Item	Est. Item Description	Est. Item Unit	Est. Item Quantity	Est. Item Price	Est. Item Subtotal	Est. Item Tax	Est. Item Total	Est. Item Net	Est. Item Tax	Est. Item Total	Est. Item Net	Est. Item Tax	Est. Item Total
Estimate Details (Est. Item = 1)													
Est. Item	Est. Item Description	Est. Item Unit	Est. Item Quantity	Est. Item Price	Est. Item Subtotal	Est. Item Tax	Est. Item Total	Est. Item Net	Est. Item Tax	Est. Item Total	Est. Item Net	Est. Item Tax	Est. Item Total
1	Estimate Item 1	1	1	100.00	100.00	0.00	100.00	100.00	0.00	100.00	100.00	0.00	100.00
2	Estimate Item 2	1	1	200.00	200.00	0.00	200.00	200.00	0.00	200.00	200.00	0.00	200.00
3	Estimate Item 3	1	1	300.00	300.00	0.00	300.00	300.00	0.00	300.00	300.00	0.00	300.00
4	Estimate Item 4	1	1	400.00	400.00	0.00	400.00	400.00	0.00	400.00	400.00	0.00	400.00
5	Estimate Item 5	1	1	500.00	500.00	0.00	500.00	500.00	0.00	500.00	500.00	0.00	500.00
6	Estimate Item 6	1	1	600.00	600.00	0.00	600.00	600.00	0.00	600.00	600.00	0.00	600.00
7	Estimate Item 7	1	1	700.00	700.00	0.00	700.00	700.00	0.00	700.00	700.00	0.00	700.00
8	Estimate Item 8	1	1	800.00	800.00	0.00	800.00	800.00	0.00	800.00	800.00	0.00	800.00
9	Estimate Item 9	1	1	900.00	900.00	0.00	900.00	900.00	0.00	900.00	900.00	0.00	900.00
10	Estimate Item 10	1	1	1000.00	1000.00	0.00	1000.00	1000.00	0.00	1000.00	1000.00	0.00	1000.00
11	Estimate Item 11	1	1	1100.00	1100.00	0.00	1100.00	1100.00	0.00	1100.00	1100.00	0.00	1100.00
12	Estimate Item 12	1	1	1200.00	1200.00	0.00	1200.00	1200.00	0.00	1200.00	1200.00	0.00	1200.00
13	Estimate Item 13	1	1	1300.00	1300.00	0.00	1300.00	1300.00	0.00	1300.00	1300.00	0.00	1300.00
14	Estimate Item 14	1	1	1400.00	1400.00	0.00	1400.00	1400.00	0.00	1400.00	1400.00	0.00	1400.00
15	Estimate Item 15	1	1	1500.00	1500.00	0.00	1500.00	1500.00	0.00	1500.00	1500.00	0.00	1500.00
16	Estimate Item 16	1	1	1600.00	1600.00	0.00	1600.00	1600.00	0.00	1600.00	1600.00	0.00	1600.00
17	Estimate Item 17	1	1	1700.00	1700.00	0.00	1700.00	1700.00	0.00	1700.00	1700.00	0.00	1700.00
18	Estimate Item 18	1	1	1800.00	1800.00	0.00	1800.00	1800.00	0.00	1800.00	1800.00	0.00	1800.00
19	Estimate Item 19	1	1	1900.00	1900.00	0.00	1900.00	1900.00	0.00	1900.00	1900.00	0.00	1900.00
20	Estimate Item 20	1	1	2000.00	2000.00	0.00	2000.00	2000.00	0.00	2000.00	2000.00	0.00	2000.00
21	Estimate Item 21	1	1	2100.00	2100.00	0.00	2100.00	2100.00	0.00	2100.00	2100.00	0.00	2100.00
22	Estimate Item 22	1	1	2200.00	2200.00	0.00	2200.00	2200.00	0.00	2200.00	2200.00	0.00	2200.00
23	Estimate Item 23	1	1	2300.00	2300.00	0.00	2300.00	2300.00	0.00	2300.00	2300.00	0.00	2300.00
24	Estimate Item 24	1	1	2400.00	2400.00	0.00	2400.00	2400.00	0.00	2400.00	2400.00	0.00	2400.00
25	Estimate Item 25	1	1	2500.00	2500.00	0.00	2500.00	2500.00	0.00	2500.00	2500.00	0.00	2500.00
26	Estimate Item 26	1	1	2600.00	2600.00	0.00	2600.00	2600.00	0.00	2600.00	2600.00	0.00	2600.00
27	Estimate Item 27	1	1	2700.00	2700.00	0.00	2700.00	2700.00	0.00	2700.00	2700.00	0.00	2700.00
28	Estimate Item 28	1	1	2800.00	2800.00	0.00	2800.00	2800.00	0.00	2800.00	2800.00	0.00	2800.00
29	Estimate Item 29	1	1	2900.00	2900.00	0.00	2900.00	2900.00	0.00	2900.00	2900.00	0.00	2900.00
30	Estimate Item 30	1	1	3000.00	3000.00	0.00	3000.00	3000.00	0.00	3000.00	3000.00	0.00	3000.00
31	Estimate Item 31	1	1	3100.00	3100.00	0.00	3100.00	3100.00	0.00	3100.00	3100.00	0.00	3100.00
32	Estimate Item 32	1	1	3200.00	3200.00	0.00	3200.00	3200.00	0.00	3200.00	3200.00	0.00	3200.00
33	Estimate Item 33	1	1	3300.00	3300.00	0.00	3300.00	3300.00	0.00	3300.00	3300.00	0.00	3300.00
34	Estimate Item 34	1	1	3400.00	3400.00	0.00	3400.00	3400.00	0.00	3400.00	3400.00	0.00	3400.00
35	Estimate Item 35	1	1	3500.00	3500.00	0.00	3500.00	3500.00	0.00	3500.00	3500.00	0.00	3500.00
36	Estimate Item 36	1	1	3600.00	3600.00	0.00	3600.00	3600.00	0.00	3600.00	3600.00	0.00	3600.00
37	Estimate Item 37	1	1	3700.00	3700.00	0.00	3700.00	3700.00	0.00	3700.00	3700.00	0.00	3700.00
38	Estimate Item 38	1	1	3800.00	3800.00	0.00	3800.00	3800.00	0.00	3800.00	3800.00	0.00	3800.00
39	Estimate Item 39	1	1	3900.00	3900.00	0.00	3900.00	3900.00	0.00	3900.00	3900.00	0.00	3900.00
40	Estimate Item 40	1	1	4000.00	4000.00	0.00	4000.00	4000.00	0.00	4000.00	4000.00	0.00	4000.00
41	Estimate Item 41	1	1	4100.00	4100.00	0.00	4100.00	4100.00	0.00	4100.00	4100.00	0.00	4100.00
42	Estimate Item 42	1	1	4200.00	4200.00	0.00	4200.00	4200.00	0.00	4200.00	4200.00	0.00	4200.00
43	Estimate Item 43	1	1	4300.00	4300.00	0.00	4300.00	4300.00	0.00	4300.00	4300.00	0.00	4300.00
44	Estimate Item 44	1	1	4400.00	4400.00	0.00	4400.00	4400.00	0.00	4400.00	4400.00	0.00	4400.00
45	Estimate Item 45	1	1	4500.00	4500.00	0.00	4500.00	4500.00	0.00	4500.00	4500.00	0.00	4500.00
46	Estimate Item 46	1	1	4600.00	4600.00	0.00	4600.00	4600.00	0.00	4600.00	4600.00	0.00	4600.00
47	Estimate Item 47	1	1	4700.00	4700.00	0.00	4700.00	4700.00	0.00	4700.00	4700.00	0.00	4700.00
48	Estimate Item 48	1	1	4800.00	4800.00	0.00	4800.00	4800.00	0.00	4800.00	4800.00	0.00	4800.00
49	Estimate Item 49	1	1	4900.00	4900.00	0.00	4900.00	4900.00	0.00	4900.00	4900.00	0.00	4900.00
50	Estimate Item 50	1	1	5000.00	5000.00	0.00	5000.00	5000.00	0.00	5000.00	5000.00	0.00	5000.00
51	Estimate Item 51	1	1	5100.00	5100.00	0.00	5100.00	5100.00	0.00	5100.00	5100.00	0.00	5100.00
52	Estimate Item 52	1	1	5200.00	5200.00	0.00	5200.00	5200.00	0.00	5200.00	5200.00	0.00	5200.00
53	Estimate Item 53	1	1	5300.00	5300.00	0.00	5300.00	5300.00	0.00	5300.00	5300.00	0.00	5300.00
54	Estimate Item 54	1	1	5400.00	5400.00	0.00	5400.00	5400.00	0.00	5400.00	5400.00	0.00	5400.00
55	Estimate Item 55	1	1	5500.00	5500.00	0.00	5500.00	5500.00	0.00	5500.00	5500.00	0.00	5500.00
56	Estimate Item 56	1	1	5600.00	5600.00	0.00	5600.00	5600.00	0.00	5600.00	5600.00	0.00	5600.00
57	Estimate Item 57	1	1	5700.00	5700.00	0.00	5700.00	5700.00	0.00	5700.00	5700.00	0.00	5700.00
58	Estimate Item 58	1	1	5800.00	5800.00	0.00	5800.00	5800.00	0.00	5800.00	5800.00	0.00	5800.00
59	Estimate Item 59	1	1	5900.00	5900.00	0.00	5900.00	5900.00	0.00	5900.00	5900.00	0.00	5900.00
60	Estimate Item 60	1	1	6000.00	6000.00	0.00	6000.00	6000.00	0.00	6000.00	6000.00	0.00	6000.00
61	Estimate Item 61	1	1	6100.00	6100.00	0.00	6100.00	6100.00	0.00	6100.00	6100.00	0.00	6100.00
62	Estimate Item 62	1	1	6200.00	6200.00	0.00	6200.00	6200.00	0.00	6200.00	6200.00	0.00	6200.00
63	Estimate Item 63	1	1	6300.00	6300.00	0.00	6300.00	6300.00	0.00	6300.00	6300.00	0.00	6300.00
64	Estimate Item 64	1	1	6400.00	6400.00	0.00	6400.00	6400.00	0.00	6400.00	6400.00	0.00	6400.00
65	Estimate Item 65	1	1	6500.00	6500.00	0.00	6500.00	6500.00	0.00	6500.00	6500.00	0.00	6500.00
66	Estimate Item 66	1	1	6600.00	6600.00	0.00	6600.00	6600.00	0.00	6600.00	6600.00	0.00	6600.00
67	Estimate Item 67	1	1	6700.00	6700.00	0.00	6700.00	6700.00	0.00	6700.00	6700.00	0.00	6700.00
68	Estimate Item 68	1	1	6800.00	6800.00	0.00	6800.00	6800.00	0.00	6800.00	6800.00	0.00	6800.00
69	Estimate Item 69	1	1	6900.00	6900.00	0.00	6900.00	6900.00	0.00	6900.00	6900.00	0.00	6900.00
70	Estimate Item 70	1	1	7000.00	7000.00	0.00	7000.00	7000.00	0.00	7000.00	7000.00	0.00	7000.00
71	Estimate Item 71	1	1	7100.00	7100.00	0.00	7100.00	7100.00	0.00	7100.00	7100.00	0.00	7100.00
72	Estimate Item 72	1	1	7200.00	7200.00	0.00	7200.00	7200.00	0.00	7200.00	7200.00	0.00	7200.00
73	Estimate Item 73	1	1	7300.00	7300.00	0.00	7300.00	7300.00	0.00	7300.00	7300.00	0.00	7300.00
74	Estimate Item 74	1	1	7400.00	7400.00	0.00	7400.00	7400.00	0.00	7400.00	7400.00	0.00	7400.00
75	Estimate Item 75	1	1	7500.00	7500.00	0.00	7500.00	7500.00	0.00	7500.00	7500.00	0.00	7500.00
76	Estimate Item 76	1	1	7600.00	7600.00	0.00	7600.00	7600.00	0.00	7600.00	7600.00	0.00	7600.00
77	Estimate Item 77	1	1	7700.00	7700.00	0.00	7700.00	7700.00	0.00	7700.00	7700.00	0.00	7700.00
78	Estimate Item 78	1	1	7800.00	7800.00	0.00	7800.00	7800.00	0.00	7800.00	7800.00	0.00	7800.00
79	Estimate Item 79	1	1	7900.00	7900.00	0.00	7900.00	7900.00	0.00	7900.00	7900.00	0.00	7900.00
80	Estimate Item 80	1	1	8000.00	8000.00	0.00	8000.00	8000.00	0.00	8000.00	8000.00	0.00	8000.00
81	Estimate Item 81	1	1	8100.00	8100.00	0.00	8100.00	8100.00	0.00	8100.00	8100.00	0.00	8100.00
82	Estimate Item 82	1	1	8200.00	8200.00	0.00	8200.00	8200.00	0.00	8200.00	8200.00	0.00	8200.00
83	Estimate Item 83	1	1	8300.00	8300.00	0.00	8300.00	8300.00	0.00	8300.00	8300.00	0.00	8300.00
84	Estimate Item 84	1	1	840									

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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.



Approved Condition :

This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence.
1. Sanction is accorded for the Residential Apartment Building With Amenities @ at BEMP Kaha No.2368, Sy.No.51/1, Panathur Village, Silver Oak Main Road, Varthur Ward No.149 Bangalore.
a) Consent of Stewards - 100m - 11.11 only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 25/187.63 area reserved for car parking shall not be converted for any other purpose.
4. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspection.
5. On completion of foundation or footing before erection of walls on the foundation and in the case of column structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained for the site above 311.5m.
6. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
7. Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided.
8. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
9. The applicant shall INSURE all workers involved in the construction work against any accident / untoward incidents arising during the time of construction.
10. The applicant shall not stock any building material / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard.
11. The applicant / builder is prohibited from selling the setback area / open spaces and the community areas, which shall be accessible to all the tenants and occupants.
12. The applicant shall provide a space for locating the distribution transformers & associated equipment as per I.E.R. (S&D) Code leaving 3.00 mts. from the building within the premises.
13. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law.
14. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
15. Permission shall be obtained from forest department / section for cutting trees before the commencement of the work.
16. If any owner / builder contravenes the provisions of Building Bye-laws & rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule VI (Bye-law No. 1.3) under sub-section V (a) to (i).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority.
20. The applicant shall ensure that the Rain Water Harvesting Structure are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law.
21. The building shall be designed and constructed according to the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
22. Buildings have to be designed as per registered structural engineer. Based on SBC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer.
23. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
24. Facilities for physically handicapped persons prescribed in schedule XI (Bye-law No. 31) of Building Bye-laws 2003 and Government orders time to time shall be ensured.
25. The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry.
26. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 7.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours.
27. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqn and above built-up area for Commercial buildings).
28. The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation / basements with safe design for retaining walls and super structures for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safety barricades.
29. Two-wheeler parking shall be provided as per the building bye-law.
30. The Owner / Association of the high-rise building shall conduct two mock '86' trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards. 31. The Builder / Contractor / Professional responsible for supervision of work shall not reasonably or structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall explain to the owner about the risk involved in contravention of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BEMP.
32. The Construction or reconstruction of building shall be commenced within a period of two (2) years from date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BEMP (Sanctioning Authority) of the intention to start work in the form prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled.
33. The Applicant should follow the instruction of BWSBS specified in the DO letter No. BWSBS/30/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.m.
34. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2015.
35. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
36. The Applicant / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling and development plan and at least Two Trees for single unit.
37. The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018.
38. If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BEMP Act No. 2003.
39. The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence.
40. The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable.
41. BEMP will not be responsible for any dispute that may arise in respect of property in question.
42. In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated.
43. The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more.
44. The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law.
45. The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property.
46. Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities.
47. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BEMP is not responsible for such loss. Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadway) Roadway Letter No. LD/55/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 register 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. 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 of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.

The following documents or information to be submitted shall be commenced within a time of (2) years from the date of issue of license. Before the expiry of two years, the Owner/ Developer shall give intimation to BSMIP (Sanctioning Authority) of the intention to start work in the form of a written application. The Owner/ Developer shall submit the following documents for the sanctioning or booking of walls of columns of the foundation. Otherwise the same sanction desired to be carried out shall be void.

33) The Applicant/ Owner/ Developer shall submit the BWSBSS specified in the DL No/ Letter No. BWSB/SA-36/2015-20, dated 25-07-2017 regarding utilization of treated water for all construction works in the project. (Not applicable for projects with less than 2000 sq.ft. of built up area)

34) The Applicant/ Owner/ Developer shall abide by the condition of the solids waste and its segregation as per solid waste management system-2016.

35) The Applicant/ Owner/ Developer shall submit the necessary proposal to charge electrical vehicles in the project. (Not applicable for projects with less than 2000 sq.ft. of built up area)

36) The Applicant/ Owner/ Developer shall plant one tree for every 240 Sq. m of FAR area as part of the green building initiative. (Not applicable for projects with less than 2000 sq.ft. of built up area)

37) The Applicant/ Owner/ Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code, 2019.

38) The Applicant/ Owner/ Developer shall abide upon the sanctioned plan the action will be taken to ensure the safety of the building.

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

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

41) The Applicant/ Owner/ Architect shall ensure that the building is not used for any purpose which will not be permissible for any dispute that may arise in respect of any property.

42) In case of any dispute, the Applicant/ Owner/ Architect shall ensure that the building is not used for any purpose which will not be permissible for any dispute that may arise in respect of any property.

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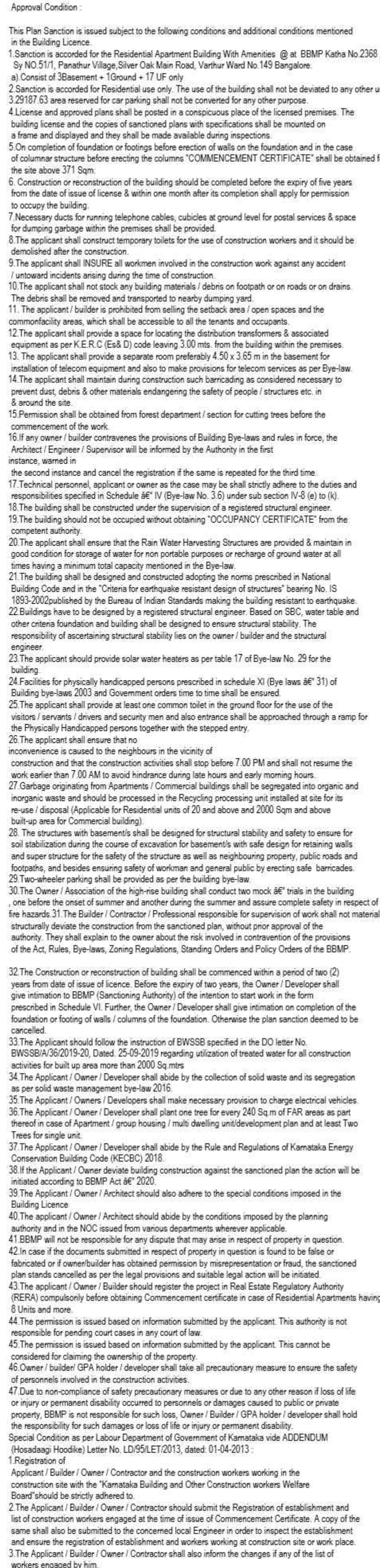
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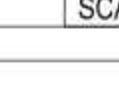
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AREA STATEMENT (BBMP)		VERSION NO : 1.0.19	
		VERSION DATE : 22/07/2024	
PROJECT DETAIL			
Authority: BBMP		Plot Use: Residential	
Project No: PH/26/24/25		Plot SubUse: Apartment	
Application Type: General		Land Use Zone: Residential (Main)	
Process Type: Building Permission		Plot/Sub Plot No: 2362	
Nature of Sanction: New		City Survey No: 5111	
Location: Ring-II		Khasa No: (As per Khasa Extract): 2368	
Surrounding Land Specified as per Z.R. Mapping Road		Locality / Street of the property: Panathur Village/Villa Salka Main Road	
Zone: Mahadevapur			
Ward: Ward-145			
Planning District: 315-Venur			
AREA DETAILS			SQ.MT
AREA OF PLOT (Minimum)		(A)	19019.29
Deduction for No-Ref Area			
Summer Shade of Cost			687.44
Total			687.44
NET AREA OF PLOT		(A-Deductions)	18331.85
COVERAGE CHECK			
Permissible Coverage Area (50.00 %)			9175.92
Proposed Coverage Area (20.13 %)			3693.69
Achieved Net coverage area (10.15 %)			1883.13
Balance coverage area left: (29.87 %)			5482.83
BUILDING CHECK			
Permissible F.A.R. as per zoning regulation (25.17 : 300)			51807.86
Additional F.A.R. within Ring I (A till) for amalgamated plot (-)			0.00
Allowable TDR Area (50% of Perm FARK)			0.00
Maximum F.A.R. for Plot within impact Zone (-)			0.00
Total Perm. F.A.R. avail. (3.00)			9197.86
Residential F.A.R. (100.00%)			5055.92
Proposed F.A.R. Area			5695.92
Achieved Net F.A.R. Area (1.29)			5695.93
Balance F.A.R. Area (1.011)			10.93
BUILT UP AREA CHECK			
Proposed Built Up Area			88992.26
Sanctioned Area (As in BU/LA, Layout Ltr)			0.00
Achieved Built Up Area			88992.27

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

Block Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
ABC TOWER (APARTMENT)	Residential	Apartment	50 - 225	1	-	1	394	-
	Total :		-	-	-	-	394	596

Vehicle Type	Reg'd		Achieved	
	No	Area (Sq.mt.)	No	Area (Sq.mt.)
Car	394	5417.50	596	8195.00
Visitor's Car Parking	40	550.00	0	0.00
Total Car	434	5967.50	596	8195.00
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	18008.33
Total		6517.50		26203.33

[illegible]

OWNER / GPA HOLDER'S
SIGNATURE

OWNER'S ADDRESS WITH ID
NUMBER & CONTACT NUMBER :
M/s TRENDSQUARES REALTY LLP
Rep By Its Designated Partner
RAJASEKHAR REDDY
No.412,9th Main,
HRBR 1st BLOCK,KALYAN NAGAR,
BENGALURU

ARCHITECT/ENGINEER
/SUPERVISOR 'S SIGNATURE
R. Vasanth Madhava
BCC/BL-3.6/E-3213/08-09
No 29, 2nd main road,
Tata Silk Farm,
Basavenagudi

PROJECT TITLE :
PROPOSED RESIDENTIAL APARTMENT BUILDING
@ BBMP Katha No.2368,Municipal No.2368,Sy No.2368
Panathur Village,Varthur Ward No. 149 Bangalore

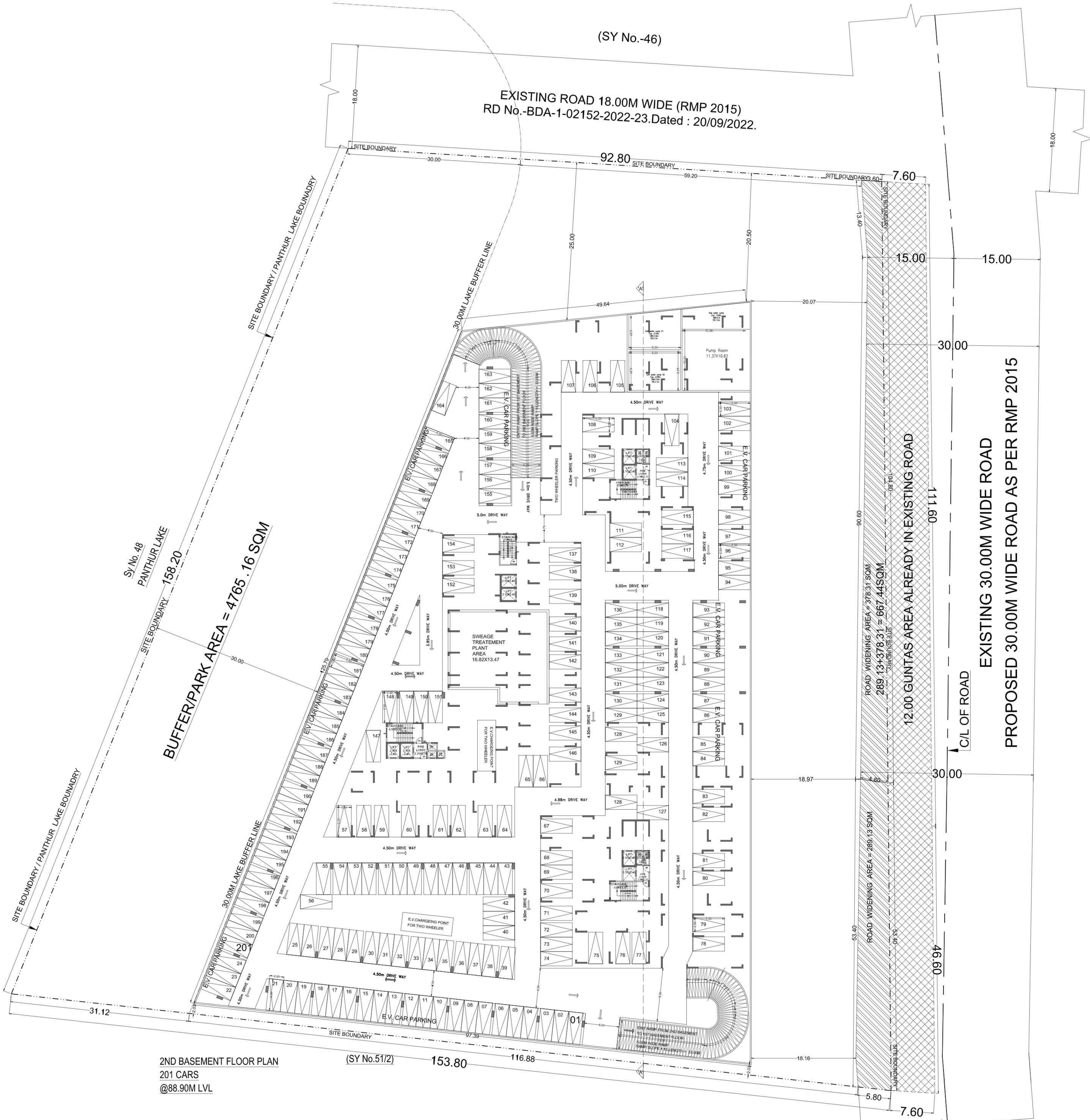
DRAWING TITLE : 3RD BASEMENT FLOOR PLAN

SHEET NO : 2

SANCTIONING AUTHORITY : _____

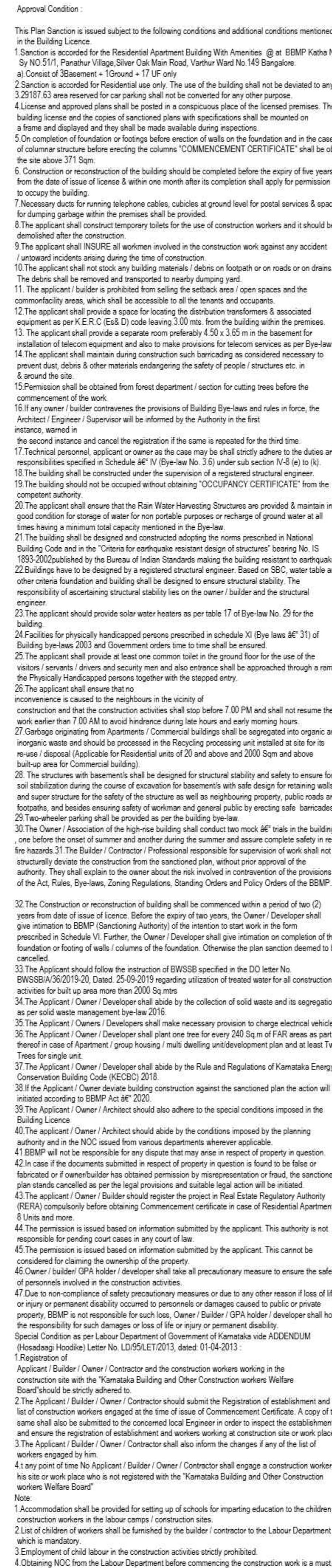
This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.





Approval Condition :	
This Plan Sanction is issued subject to the following conditions and additional conditions mentioned in the Building Licence	
1 Sanction is accorded for the Residential Apartment Building With Amenities @ as per BSMF Katha No.2368, Sy.No.51/1, Panathur Village, Silver Oak Main Road, Varthur Ward No.149 Bangalore	
a) Consent of 30 members - 100m - 11.11 U.P only	
2 Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use	
3 2.167.63 area reserved for car parking shall not be converted for any other purpose	
4 License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspection	
5 On completion of foundation or before erection of walls on the foundation and in the case of column structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained for the site above 311.5m	
6 Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building	
7 Necessary ducts for running telephone cables, cables at ground level for postal services & space for dumping garbage within the premises shall be provided	
8 The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after its construction	
9 The applicant shall INSURE all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction	
10 The applicant shall not stock any building material / debris on footpath or on roads or on drains. The debris shall be removed and transported to nearby dumping yard	
11 The applicant / builder is prohibited from selling the setback area / open spaces and the community areas, which shall be accessible to all the tenants and occupants	
12 The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.C / E.S.D Code leaving 3.00m, from the building within the premises	
13 The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-Law	
14 The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site	
15 Permission shall be obtained from forest department / section for cutting trees before the commencement of the work	
16 If any owner / builder contravenes the provisions of Building Bye-laws & rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned	
17 Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule IV / (Bye-law No. 1.3) under sub-section 1.4 (a) to (d)	
18 The building shall be constructed under the supervision of a registered structural engineer	
19 The building should not be occupied without obtaining 'OCCUPANCY CERTIFICATE' from the competent authority	
20 The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintain in good condition for storage of water for non portable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law	
21 The building shall be designed and constructed according to the norms prescribed in National Building Code and in the 'Criteria for earthquake resistant design of structures' bearing No. IS 1853-2002 published by the Bureau of Indian Standards making the building resistant to earthquake	
22 Buildings have to be designed by a registered structural engineer. Based on SSC, water table and other criteria foundation and building shall be designed to ensure structural stability. The responsibility of ascertaining structural stability lies on the owner / builder and the structural engineer	
23 The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building	
24 Facilities for physically handicapped persons prescribed in schedule XI (Bye-law 46' 31) of Building bye-laws 2003 and Government orders time to time shall be ensured	
25 The applicant shall provide at least one common toilet in the ground floor for the use of the visitors / servants / drivers and security men and also entrance shall be approached through a ramp for the Physically Handicapped persons together with the stepped entry	
26 The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 7.00 PM and shall not resume the work earlier than 7.00 AM to avoid hindrance during late hours and early morning hours	
27 Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recycling processing unit installed at site for its reuse / disposal (Applicable for Residential units of 20 and above and 2000 Sqn and above built-up area for Commercial building)	
28 The structures with basements shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basements with safe design for retaining walls and super structures for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workmen and general public by erecting safe barricades	
29 Two-wheeler parking shall be provided as per the building bye-law	
30 The Owner / Association of the high-rise building shall conduct two mock 48" trials in the building one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards 31 The Builder / Contractor / Professional responsible for supervision of work shall not reasonably and structurally deviate the construction from the sanctioned plan, without prior approval of the authority. They shall adhere to the center about the risk involved in compliance of the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders of the BSMF.	
32 The Construction or reconstruction of building shall be commenced within a period of two (2) years from the date of issue of license. Before the expiry of two years, the Owner / Developer shall give intimation to BSMF (Sanctioning Authority) of the manner in which the work may be commenced as prescribed in Schedule VI. Further, the Owner / Developer shall give intimation on completion of the foundation or footing of walls / columns of the foundation. Otherwise the plan sanction deemed to be cancelled	
33 The Applicant should follow the instruction of BWSBS specified in the DO letter No. BWSBS/30/2019-20, Dated: 25-09-2019 regarding utilization of treated water for all construction activities for built up area more than 2000 Sq.m	
34 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2015	
35 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles	
36 The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling and development plan and at least Two Trees for single unit	
37 The Applicant / Owner / Developer shall abide by the Rule and Regulations of Karnataka Energy Conservation Building Code (KECBC) 2018	
38 If the Applicant / Owner deviate building construction against the sanctioned plan the action will be initiated according to BSMF Act 46' 2003	
39 The Applicant / Owner / Architect should also adhere to the special conditions imposed in the Building Licence	
40 The applicant / Owner / Architect should abide by the conditions imposed by the planning authority and in the NOC issued from various departments wherever applicable	
41 BSMF will not be responsible for any dispute that may arise in respect of property in question	
42 In case if the documents submitted in respect of property in question is found to be false or fabricated or if owner/builder has obtained permission by misrepresentation or fraud, the sanctioned plan stands cancelled as per the legal provisions and suitable legal action will be initiated	
43 The applicant / Owner / Builder should register the project in Real Estate Regulatory Authority (RERA) compulsorily before obtaining Commencement certificate in case of Residential Apartments having 8 Units and more	
44 The permission is issued based on information submitted by the applicant. This authority is not responsible for pending court cases in any court of law	
45 The permission is issued based on information submitted by the applicant. This cannot be considered for claiming the ownership of the property	
46 Owner / builder / GPA holder / developer shall take all precautionary measures to ensure the safety of persons involved in the construction activities	
47 Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to persons or damages caused to public or private property, BSMF is not responsible for such loss, Owner / Builder / GPA holder / developer shall hold the responsibility for such damages or loss of life or injury or permanent disability	
Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Roadways) Roadside Letter No. LD/55/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 register 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	
41 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 of construction workers in the labour camps / construction sites	
2 List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory	
3 Employment of child labour in the construction activities strictly prohibited	
4 Obtaining NOC from the Labour Department before commencing the construction work is a must	
OWNER / GPA HOLDER'S SIGNATURE	
OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER : Mr TREND SQUARES REALTY LLP Reg By Its Designated Partner RAJESH K H RUDY No 412, 0th Main, HRBR 1st BLOCK KALYAN NAGAR, BENGALURU	
ARCHITECT/ENGINEER /SUPERVISOR'S SIGNATURE R. Viswanth Madhava BCOBL 3, 665-3013008-09 No 29, 2nd main road, Taba Silk Farm, Basavanagudi	
PROJECT TITLE: PROPOSED RESIDENTIAL APARTMENT BUILDING @ BSMF Katha No.2368, Municipal No.2368, Sy.No.51/1, Panathur Village, Varthur, Ward No.149 Bangalore.	
DRAWING TITLE : 2ND BASEMENT FLOOR PLAN	
SHEET NO : 2	
SANCTIONING AUTHORITY :	
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.	





SCALE 1:250

AREA STATEMENT (BBMP)

VERSION NO: 1.0.19

VERSION DATE: 22/07/2024

PROJECT DETAIL

Authority: BBMP

Project No: PRJ426/24/25

Application Type: General

Proposed Type: Building Permission

Nature of Sanction: NEW

Location: RING III

Building Line Specified as per Z.R.

Sewerage Road:

Zone: Metropolitan

Ward: Ward 45

Planning District: 316-Venohur

AREA DETAILS

AREA (CF Plot Minimum)

(A)

Deduction for Net/FAR Area

Summery Form of Cost

NET AREA OF PLOT

(A-Deductions)

COVERAGE CHECK

Permissible Coverage area (50.06 %)

Proposed Coverage Area (20.13 %)

Achieved Net coverage area (20.13 %)

Balance coverage area left (29.87 %)

FAR CHECK

Permissible F.A.R. as per zoning regulation 2015 (3.00)

Additional F.A.R. within Ring and I (For amalgamated plot -)

Allocated TDR Area (90% of Permissible FAR)

Net Permissible FAR for Plot within Impact Zone (-)

Total Per FAR Area (3.00)

Proposed FAR

Achieved Net FAR Area (2.99)

Balance FAR Area (0.01)

BUILT UP AREA CHECK

Proposed Builtup Area

Substructure Area Add in BUA (Layout Liv)

Achieved Builtup Area

Block USE/SUBUSE Details

Block Name

Block Use

Block SubUse

Block Structure

Block Land Use Category

ABC TOWER (APARTMENT)

Residential

Apartment

Highrise

R

Required Parking (Table 7a)

Block Name

SubUse

Area (Sq.Mt.)

Units

Prop.

Regd Unit

Car

Prop.

ABC TOWER (APARTMENT)

Residential

50-225

1

-

354

-

-

Total:

-

-

-

-

354

596

-

Parking Check (Table 7b)

Vehicle Type

No.

Area (Sq.Mt.)

No.

Area (Sq.Mt.)

Car

354

5417.50

596

8795.00

Visitors Car Parking

0

550.00

0

0.00

Total Car

434

5967.50

596

8795.00

Taxi/TwoWheeler

0

0.00

0

0.00

Other Parking

0

0.00

0

18006.33

Total

434

5967.50

596

26033.33

FAR Element Details

Block Name

SubUse

Deductions (Sq.Mt.)

Total Built Up Area (Sq.Mt.)

Deductions (Sq.Mt.)

Net Built Up Area (Sq.Mt.)

Permissible FAR Area (Sq.Mt.)

Total FAR Area (Sq.Mt.)

Permissible FAR Area (Sq.Mt.)

Total FAR Area (Sq.Mt.)

ABC TOWER (APARTMENT)

Residential

19619.25

88962.20

19619.25

69342.95

19619.25

88962.20

19619.25

88962.20

Total

-

-

-

-

-

-

-

-

-

Block ABC TOWER (APARTMENT)

Block Name

SubUse

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Total Built Up Area (Sq.Mt.)

Deductions (Sq.Mt.)

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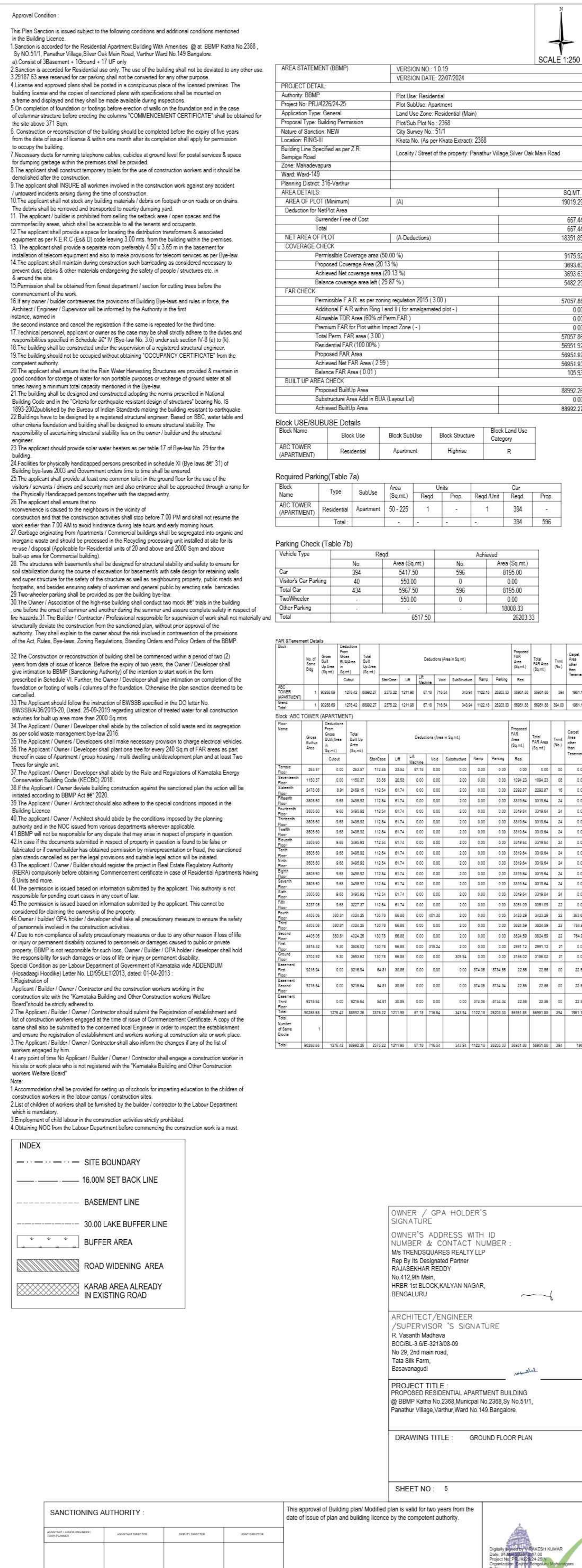
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Permissible FAR Area (Sq.Mt.)

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This Planning Scheme is issued subject to the following conditions and additional conditions mentioned in the Building Licence.

1. The proposed building is for a Residential Apartment Building With Amenities @ # BIMP Katha No 2368.

2. Sy No 51/1, Panathur Village, Silver Oak Main Road, Vardar Ward No 145 Bangalore.

3. a) Const of 3Bsement + 1Ground + 1TUF only.

2. a) Section is accorded for Residential use only. The use of the building shall not be deviated to any other use.

3. 25% of 3Bse are reserved for car parking shall not be converted for any other purpose.

4. The building and the proposed 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 a frame and displayed and they shall be made available during inspections.

5. On completion of foundation or footings before erection of walls on the foundation and in the case of column structure before erecting the columns 'COMMENCEMENT CERTIFICATE' shall be obtained from the site above 371 Sqm.

Vehicle Type	Regd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	394	5417.50	596	8195.00
Visitor's Car Parking	40	550.00	0	0.00
Total Car	434	5967.50	596	8195.00
Two/Wheeler	-	550.00	0	0.00
Other Parking	-	-	-	18008.33
Total		6517.50		26203.33

[illegible]

HO - NORTH

[illegible]

Block USE/SUBUSE Details				
Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
ABC TOWER (APARTMENT)	Residential	Apartment	Highrise	R

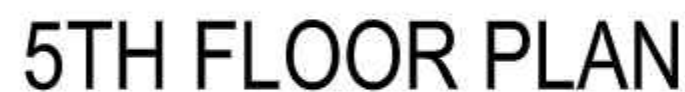
Vehicle Type	Reg'd.		Achieved	
	No.	Area (Sq.ft.)	No.	Area (Sq.ft.)
Car	394	5417.50	596	8195.00
Visitor's Car Parking	40	550.00	0	0.00
Total Car	434	5967.50	596	8195.00
TwoWheeler	-	550.00	0	0.00
Other Parking	-	-	-	18008.33
Total		6517.50		26203.33

ARCHITECT/ENGINEER
/SUPERVISOR'S SIGNATURE
R. Vasanth Madhava
BCC/BL-3.6/E-3213/08-09
No 29, 2nd main road,
Tata Silk Farm,
Bacavanurudi

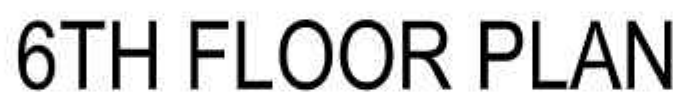
DRAWING TITLE :	5TH FLOOR PL 6TH FLOOR PL
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This approval of Building plan/ Modified plan is valid for two years from the date of issue of plan and building licence by the competent authority.

This is system generated report and does not require any signature
 however which may arise from use, or inability to use the Application



22 UNITS



24 UNITS

